

Village of Bayside 9075 N Regent Rd Board of Zoning Appeals Public Hearing & Meeting January 21, 2019 Village Board Room, 4:30 pm

BOARD OF ZONING APPEALS AGENDA

PLEASE TAKE NOTICE that a meeting of the Village of Bayside Board of Zoning Appeals will be held at Bayside Village Hall, 9075 North Regent Road, Bayside, Wisconsin at the above noted time and date, at which the following items of business will be discussed and possibly acted upon:

- I. CALL TO ORDER
- II. ROLL CALL
- III. PUBLIC HEARING
 - A. The purpose of the public hearing is to consider the request for a variance by Heidi Dondlinger, for the property located at 1250 E Brown Deer Road (020-0135-000) to install an outside staircase within 10 feet of the property line, contrary to Section 125.
 - 1. Public Discussion
 - Board Discussion
- IV. APPROVAL OF MINUTES
 - A. June 14, 2018 Board of Zoning Appeals Public Hearing and Meeting.
- V. BUSINESS
 - A. Discussion/recommendation on request for a variance by Heidi Dondlinger, for the property located at 1250 E Brown Deer Road (020-0135-000) to install an outside staircase within 10 feet of the property line, contrary to Section 125.
- VI. ANY OTHER BUSINESS AS MAY PROPERLY COME BEFORE THE BOARD
- VII. ADJOURNMENT

Lynn Galyardt, Director of Finance and Administration | | January 9, 2019

Upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. Contact Village Hall at 414-206-3915. It is possible that members of and possibly a quorum of members of other Boards, Commissions, or Committees of the Village including in particular the Board of Trustees may be in attendance in the above stated meeting to gather information; no action will be taken by any other Boards, Commissions, or Committees of the Village except by the Board, Commission, or Committee noticed above. Agendas and minutes are available on the Village website (www.bayside –wi.gov)

STATE OF WISCONSIN - VILLAGE OF BAYSIDE - MILWAUKEE & OZAUKEE COUNTIES

NOTICE OF PUBLIC HEARING

In the matter of a request for a variance by Heidi Dondlinger, for the property located at 1250 E Brown Deer Rd (020-0135-000) to install an outside staircase within 10 feet of property line, contrary to section 125.

PLEASE TAKE NOTICE that a public hearing will be held before the Board of Zoning Appeals of the Village of Bayside on January 21, 2019 at 4:30pm in the Village Hall, 9075 North Regent Road, Bayside, Wisconsin. The purpose of the public hearing is to consider:

The request for a variance by Heidi Dondlinger, for the property located at 1250 E Brown Deer Rd (020-0135-000) to install an outside staircase within 10 feet of property line, contrary to Section 125.

PLEASE TAKE FURTHER NOTICE that at such time and place, all interested parties must appear in person, or by attorney or agent, and be heard on this matter.

DATED this eighth day of January, 2019

Lynn Galyardt

Director of Finance and Administration/Clerk/Treasurer



APPLICATION FOR VARIANCE TO THE ZONING CODE REQUIREMENTS

Statutory Requirements

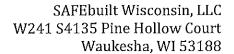
State law does not allow the Zoning Board of Appeals to approve a variance unless the situation meets all three of the specific tests listed below. State how and why your situation and request satisfies these tests.

Unnecessary hardship is present in that a literal enforcement of the terms of the zoning ordinance would deny the applicant all reasonable use of the property because:

North door is inaccessible
The hardship is due to physical limitations of the property rather than the circumstances of the appellant because (economic or self-imposed hardships do not meet this test):
The original plans called for a retaining wall / sidewalk option on the north side, and house was sited and approved
accordingly with a min 3ft setback per Section 125-3. However, a retaining wall could constrict swale from west yard
to east culvert. Updated proposal of circular or straight stairs would not affect the swale, but would categorize the stair
as an accessory structure, require 10' to property line.
The variance will not be contrary to the public interest as expressed by the objectives of the Zoning Ordinance because:
Stair choice better preserves proper drainage and maintains egress.

Applicant Printed Name

Applicant Signature





11/15/2018

Attention:

Village of Bayside, WI

Architecture Review Committee

PROJECT/SITE OWNER:

Heidi Dondlinger

PROJECT ADDRESS: 1250 E Brown Deer Rd

PROJECT SUMMARY:

Spiral outside stair, black aluminum fence, and composite deck

VILLAGE CODE REVIEW

LENGTH AND FENCE TYPE:

Proposed fence is more than 50% open and therefore the length is not limited.

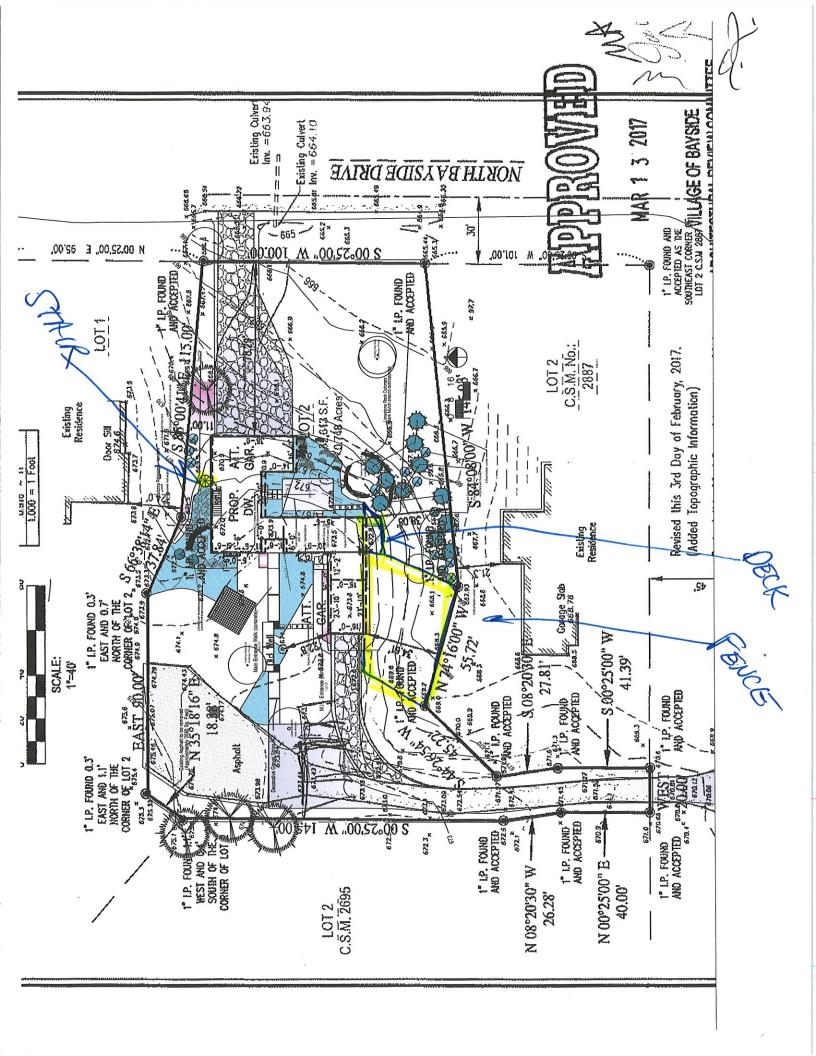
PROPOSED FENCE COMPLIES WITH VILLAGE CODE.

DECK COMPLIES WITH VILLAGE CODE.

PROPOSED STAIRS DO NOT COMPLY WITH VILLAGE ZONING CODE AS THEY ARE LOCATED WITHIN THE REQUIRED 10FT SIDE YARD SETBACK. REVISE LOCATION AS REQUIRED.

Dan Hatch, RA

Plans Examiner dhatch@safebuilt.com



PROPOSAL

Date of Acceptance:_

7875 HIGHWAY 45 KEWASKUM, WI 53040 (262) 334-3723	PROPOSAL
	www.deanderge.com
FAX: (262) 334-5285 ORNAMENTAL IRONWORKS, INC.	1-800-570-3723
Heidi & Brian Dondlinger PHONE FAX	DATE 10-5-18
1250 E Brown Duer Rd	
Bayside, WI DATE OF PLANS NAME/LOCATION	
We hereby propose to furnish materials and labor necessary for the completion of:	
	# 0 20000
A) Exterior Steel Stairs/Landing/Posts	8,393.27
Standard Picket Style Railing - Aluminum	
10" Channel Stringers, Composite Decking Truads	
4" Sa Posts, 4' x 4' Landing	
***************************************	4 4 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2
Alternate: Aluminum Frame, 18" S.S. Cable Kail	7 55.78
Skel	4 - 2001 20
B) 6' Diameter Spiral Staircase, 4' x 4' Landing, 4" Past	5,986.38
Composite Decking Trans	1 Shaldh
Option: Aluminum Spiral	+ 6,40
	11.1:00
Prices include materials, fabrication, powdercoat and rast *Complete for Fence Installation Only	a (a f 0/1
Street Address: Lot Size: L	Inder An Acre() Over An Acre()
City() Town() Village() of County()	
WE PROPOSE hereby to furnish material and labor — complete in accordance with above specifications, for	the sum of:
Reyment to be made as follows:	dollars (\$).
Deposit, Balance At Completion	
A 1/3 down payment required prior to ordering material	
All material is guaranteed to be as specified. All work to be completed in a substantial workmanlike manner according to specifications submitted, per standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.	90
AS REQUIRED by Wisconsin Construction Lien Law: Contractor hereby notifies owner that persons or companies furnowner's land may have lien rights on owner's land and buildings if not paid.	Ishing labor or material for the construction of the
ACCEPTANCE OF PROPOSAL The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Signature	:

Signature

