



Village of Bayside
9075 N Regent Rd
Board of Zoning Appeals Public Hearing & Meeting
May 17, 2018
Village Board Room, 5:30 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 special exception by Chaz and Tiffani Rodrigues, for the property located at 9095 N King Road (021-0043-000) to build a shed in the required 10-foot setback area contrary to Sec. 125-91 of Municipal Code.

1. Public Discussion
2. Board Discussion

- B.** The purpose of the public hearing is to consider the request for a special exception by Colin M White Trust, for the property located at 1400 E Bay Point Road (018-9980-000) to exceed the permitted structure height of 35 feet and the chimney height of 42 feet by approximately 3 feet contrary to Sec 125-3(f)(4) of Municipal Code.

1. Public Discussion
2. Board Discussion

IV. APPROVAL OF MINUTES

- A.** April 9, 2018 Board of Zoning Appeals Public Hearing and Meeting.

V. BUSINESS

- A.** Discussion/recommendation on the request for a special exception by Chaz and Tiffani Rodrigues, for the property located at 9095 N King Road (021-0043-000) to build a shed in the required 10-foot setback area contrary to Sec. 125-91 of Municipal Code.
- B.** Discussion/recommendation on the request for a special exception by Colin M White Trust, for the property located at 1400 E Bay Point Road (018-9980-000) to exceed the permitted structure height of 35 feet and the chimney height of 42 feet by approximately 3 feet contrary to Sec 125-3(f)(4) of Municipal Code.

VI. ANY OTHER BUSINESS AS MAY PROPERLY COME BEFORE THE BOARD

VII. ADJOURNMENT

Lynn Galyardt, Director of Finance and Administration | | May 9, 2018

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 special exception by Chaz and Tiffani Rodrigues, for the property located at 9095 N King Road (021-0043-000) to build a shed in the required 10-foot setback area contrary to Sec. 125-91 of Municipal Code.

In the matter of a request for a special exception by Colin M White Trust, for the property located at 1400 E Bay Point Road (018-9980-000) to exceed the permitted structure height of 35 feet and the chimney height of 42 feet by approximately 3 feet contrary to Sec 125-3(f)(4) of Municipal Code.

PLEASE TAKE NOTICE that a public hearing will be held before the Board of Zoning Appeals of the Village of Bayside on May 17, at 5:30pm in the Village Hall, 9075 North Regent Road, Bayside, Wisconsin. The purpose of the public hearing is to consider:

The request for a special exception by Chaz and Tiffani Rodrigues, for the property located at 9095 N King Road (021-0043-000) to build a shed in the required 10-foot setback area contrary to Sec. 125-91 of Municipal Code.

The request for a special exception by Colin M White Trust, for the property located at 1400 E Bay Point Road (018-9980-000) to exceed the permitted structure height of 35 feet and the chimney height of 42 feet by approximately 3 feet contrary to Sec 125-3(f)(4) of Municipal Code.

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 seventh day of May, 2018.

Lynn Galyardt
Director of Finance and Administration/Clerk/Treasurer



Village of Bayside
9075 N Regent Rd
Board of Zoning Appeals Public Hearing & Meeting Minutes
April 9, 2018

I. CALL TO ORDER

Chairperson Max Dickman called the meeting to order at 5:00pm.

II. ROLL CALL

Chair:	Max Dickman	
Members:	Dan Rosenfeld	Barry Chaet
	Amy Krier-excused	Eido Walny-excused
	Ben Minkin-excused	

Also Present: Village Manager Andy Pederson
Director of Finance and Administration Lynn Galyardt
Attorney Christopher Jaekels
There were three people in the audience

III. PUBLIC HEARING

- A. The purpose of the public hearing is to consider the request for a special exception by Sally and David Moskol, for the property located at 9512 N Sequoia Drive (15-0039-000) to exceed the permitted total linear length of proposed fence in excess of 25% open design contrary to Sec. 14-182 of Municipal Code.**

Chairperson Dickman provided an update on the procedures for the meeting process, read the above meeting notice and called for public discussion at 5:06pm.

1. Public Discussion

Sally Moskol, homeowner, stated they were requesting the special exception due to privacy and security for their inground pool noting they currently have a solid fence that they need to replace.

2. Board Discussion

Chairperson Dickman stated it appears that compliance with the Code would be unreasonably burdensome.

- B. The purpose of the public hearing is to consider the request for a special exception by Jason Korb, 1005 E Crocker Place (017-0149-000) to exceed the permitted total linear length of proposed fence in excess of 50% open design contrary to Sec 14-182(l) of Municipal Code.**

1. Public Discussion

Jason Korb, homeowner, stated the current fence's top openness is 8 ½" wide and their request is to put additional slats in the open area to close the fence so they can put a swimming pool in.

2. Board Discussion

Chairperson Dickman noted the fence is already there and to replace the entire fence would be unreasonably burdensome. Attorney Jaekels stated Mr. Korb also needs to comply with the fence code for swimming pools.

IV. APPROVAL OF MINUTES

A. November 16, 2017 Board of Zoning Appeals Public Hearing and Meeting.

Motion by Trustee Rosenfeld, seconded by Barry Chaet, to accept the November 16, 2017 Board of Zoning Appeals Public Hearing and Meeting. Motion carried unanimously.

V. BUSINESS

A. Discussion/recommendation on the request for a special exception by Sally and David Moskol, for the property located at 9512 N Sequoia Drive (15-0039-000) to exceed the permitted total linear length of proposed fence in excess of 25% open design contrary to Sec. 14-182 of Municipal Code.

Motion by Trustee Rosenfeld, seconded by Barry Chaet, to recommend approval to the Village Board of Trustees on the request for a special exception by Sally and David Moskol, for the property located at 9512 N Sequoia Drive (15-0039-000) to exceed the permitted total linear length of proposed fence in excess of 25% open design contrary to Sec. 14-182 of Municipal Code as compliance with the code would be unreasonably burdensome. Motion carried unanimously.

B. Discussion/recommendation on the request for a special exception by Jason Korb, 1005 E Crocker Place (017-0149-000) to exceed the permitted total linear length of proposed fence in excess of 50% open design contrary to Sec 14-182(l) of Municipal Code.

Motion by Barry Chaet, seconded by Trustee Rosenfeld, to recommend approval to the Village Board of Trustees on the request for a special exception by Jason Korb, for the property located at 1005 E Crocker Place (17-0149-000) to exceed the permitted total linear length of proposed fence in excess of 50% open design contrary to Sec. 14-182(l) of Municipal Code as compliance with the code would be unreasonably burdensome. Motion carried unanimously.

VI. ANY OTHER BUSINESS AS MAY PROPERLY COME BEFORE THE BOARD

VII. ADJOURNMENT

Motion by Trustee Rosenfeld, seconded by Barry Chaet, to adjourn the meeting at 5:15pm. Motion carried unanimously.

Lynn Galyardt, Director of Finance and Administration | | May 9, 2018



**Application for Appearance before the
Board of Zoning Appeals Committee**

Owner's Name Chaz & Tiffani Rodriguez
Property Address 9095 N. King Rd.
Telephone 414-748-8388
Email therodriguezfamily11@gmail.com

Proposed project details (type of work, size, materials, etc.):

Build a 10x16 shed made of wood on
a stone foundation

Fee: \$500.00



APPLICATION FOR SPECIAL EXCEPTION TO THE ZONING CODE REQUIREMENTS

The Board of Appeals, pursuant to Wis. Stats. 62.23(7)(e) and after appropriate notice and hearing, may, with regard to any requirement imposed by the Zoning Code, or any other section of the Municipal Code which specifically allows for special exceptions, recommend a special exception to the Village Board for approval. Notice of application for special exception shall be provided to all property owners adjoining or abutting the property proposed for a special exception. Denials of special exceptions shall not be appeal able to the Village Board.

1. State the section of the Village of Bayside Municipal Code that you are appealing.

125-91

2. Give a brief description of what you want to do and why.

I would like to build a shed w/in the 10ft
Setback requirement.

3. State why compliance with Municipal Code is unreasonably burdensome or negatively impacting upon the use of the property.

Please see Attached

Applicant Printed Name

Chaz Rodriguez

Applicant Signature

The property located at 9095 N. King Rd is a unique lot. It is a corner lot bordered by King Rd, Ellsworth Rd, a closed face fence (due to a pool) and a hedge row. The property also abuts a second red fence. Since the property is a corner lot it is subject to stricter set of rules as it relates to Accessory Structures as defined in the Village of Bayside Municipal Code sec 125-91. The code is crafted to ensure that Accessory Structures (i.e. shed) are not placed too close to a road and/or an adjacent property line.

Strict compliance with the code with these unique set of factors would be unreasonably burdensome and have a negative impact on the property as the shed would have to be placed more towards the center of the property and closer to the road. A shed placed more in the center of the subject property would limit our use and enjoyment of the remaining open space for kids to play and play equipment. Another negative impact would be the awkward appearance of a property with a shed placed in the middle of the backyard.

A Special Exception is consistent with the character of the neighborhood as it would help limit the ability of others to see the shed from the roads and park. The granting of the Special Exception would not undermine the ability to enforce the requirements with respect to other properties due to the unique nature of the property. It is a corner lot which has 2 of 3 neighbors with closed face fences. The shed will also be built in an area that currently is a mud pit due to the removal of an old willow tree. The granting of the Special Exception would be in harmony with the general purpose and intent of the ordinance as it would have the desired effect of placing the shed further from Ellsworth Rd and Ellsworth Park.

To Whom it May Concern,

We are currently the neighbors and our properties are adjacent to the property located at 9095 N. King Rd. We are in support of their attempt to locate a shed within the prescribed 10ft setback as set forth in municipal code sec. 125-91. We are in support of the shed foundation being located 5ft from the southerly property line and 6ft from the westerly property line with the shed being located 6ft from the southerly property line and 7ft from the westerly property line.

Curtis Lingweiler
9081 N. King Rd

5-4-18
Date

Nanette Lingwater
9081 N. King Rd

5/4/18

William Ellsworth
415 E. Ellsworth

5.5.2018
Date

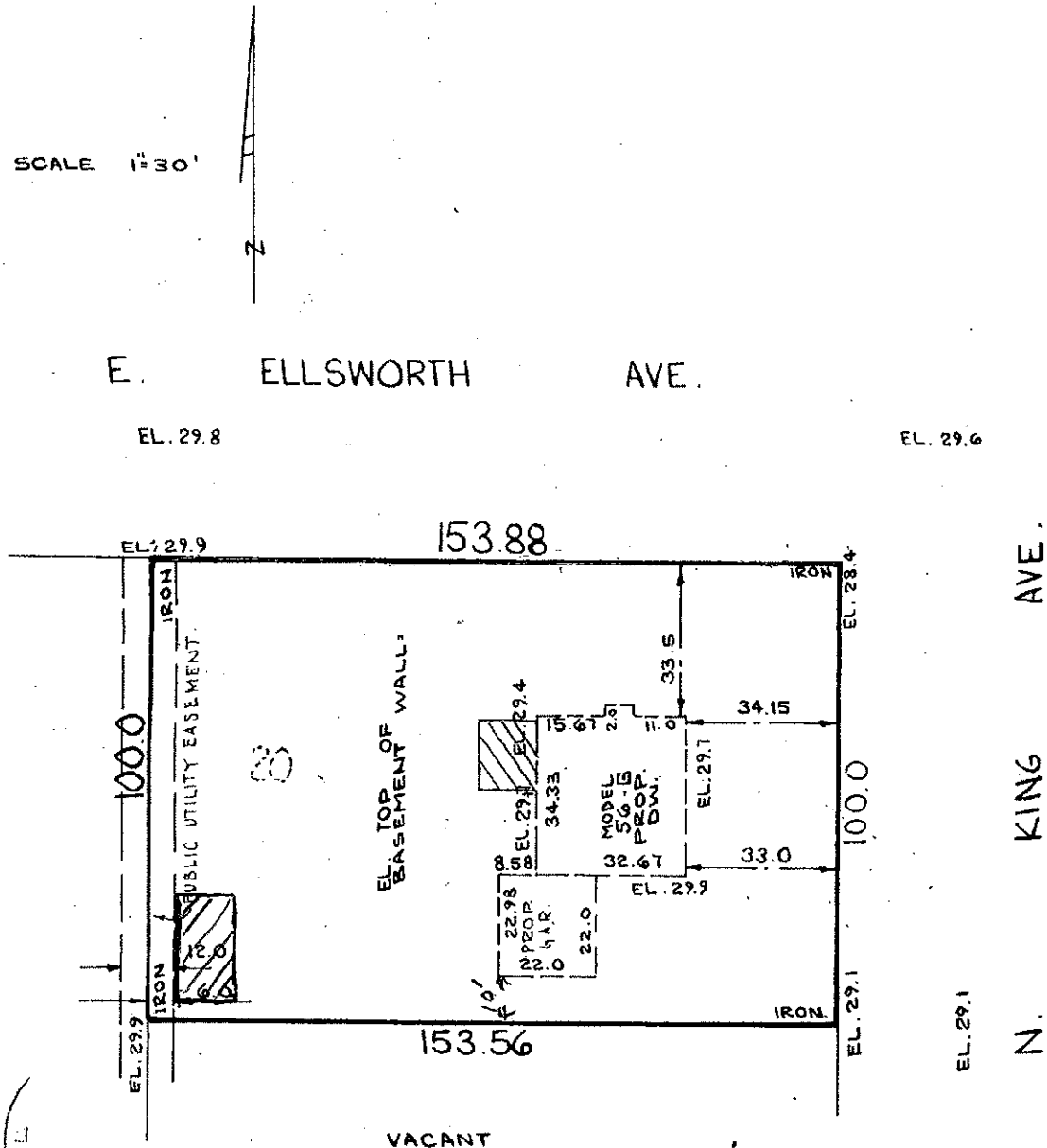
Dan Ellsworth
415 E. Ellsworth

5.5.18
Date

Plat of Survey

Known as 9095 North King Avenue, Village of Bayside, Wisconsin
 Lot 20 in Block 2 in BRANDA ESTATES, being a Subdivision of a part of the S. W. 1/4
 of Section 4, T 8 N, R 22 E, in the Village of Bayside, Milwaukee County, Wisconsin.
 May 4, 1956
 Survey No. 74499-S

SCALE 1"=30'



We Certify that we have surveyed the above described property and that the above plat is an accurate survey and a true representation thereof and correctly shows the exterior boundary lines and location of buildings and other improvements on said property and the correct measurements thereof.

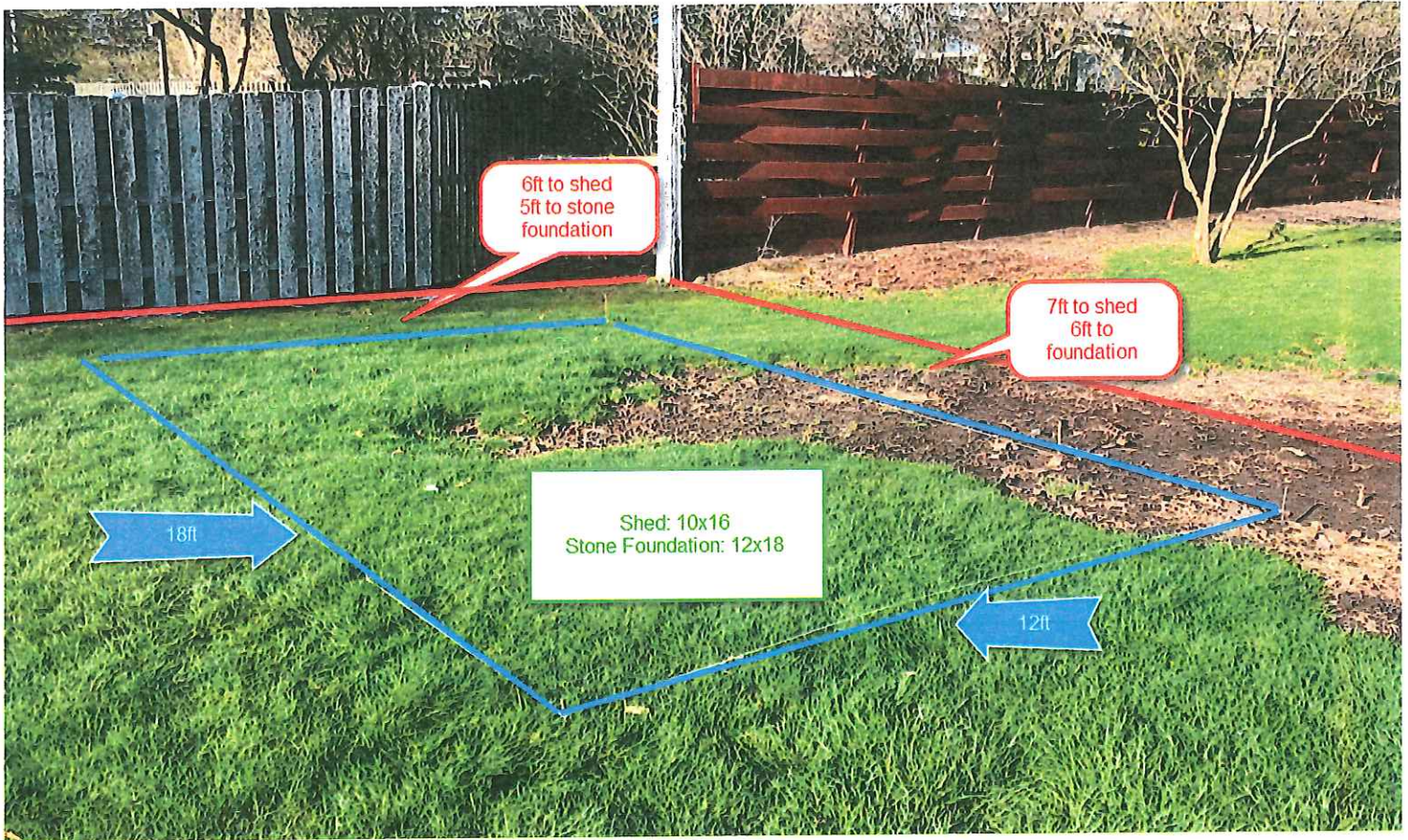
NATIONAL SURVEY SERVICE
 CIVIL ENGINEERS AND SURVEYORS

5729 W. VLIET ST. BLUEMOUND 8-9830
 MILWAUKEE 4, WISCONSIN

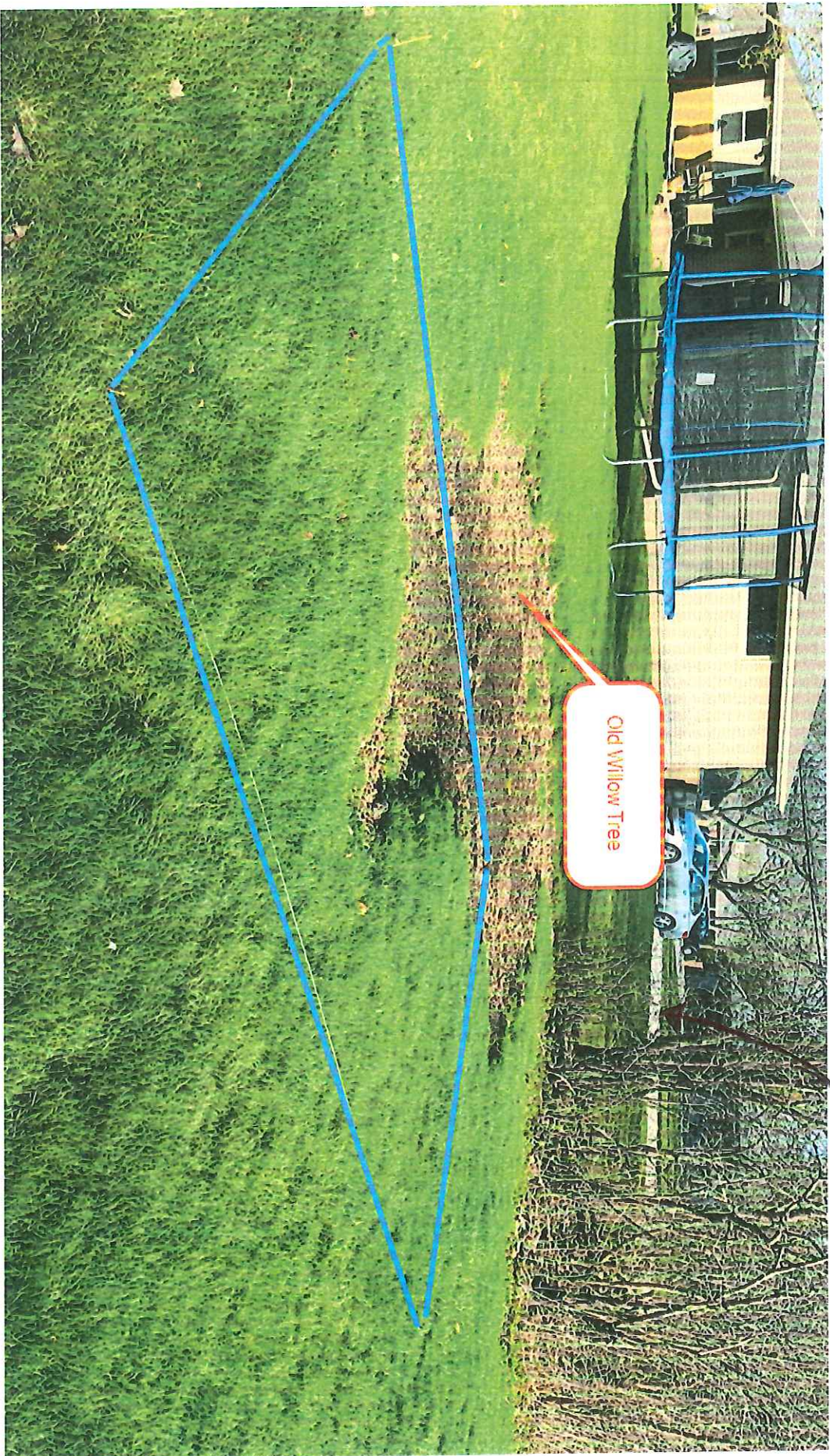


Kenneth C. Burke
 SURVEYOR









Elsworth



[Home \(https://www.yardlinespecialevents.com/\)](https://www.yardlinespecialevents.com/)

[About Us \(https://www.yardlinespecialevents.com/about/\)](https://www.yardlinespecialevents.com/about/) Current zip code: 53217 (Change)

[Sheds \(https://www.yardlinespecialevents.com/assembled-sheds/\)](https://www.yardlinespecialevents.com/assembled-sheds/)

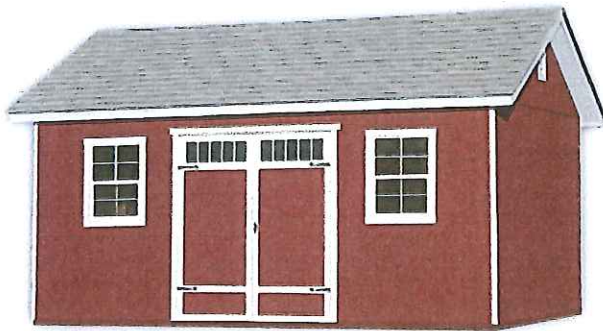
[FAQ \(https://www.yardlinespecialevents.com/faqs/\)](https://www.yardlinespecialevents.com/faqs/)

[Testimonials \(https://www.yardlinespecialevents.com/testimonials/\)](https://www.yardlinespecialevents.com/testimonials/)

[Contact Us \(https://www.yardlinespecialevents.com/contact/\)](https://www.yardlinespecialevents.com/contact/)

HOME » SHEDS » BELLINGHAM 16'X10' SHED

BELLINGHAM 16'X10' SHED



Shown with eave doors.

Spacious Storage Solution Equipped with Tons of Built-in Functionality

- 7' tall side wall height
- Extra-wide 64" wide double doors with full-length continuous hinges

\$3599.99

QUESTIONS? CONTACT US!

[\(HTTPS://WWW.YARDLINESPECIALEVENTS.COM/CONTACT/\)](https://www.yardlinespecialevents.com/contact/)



Model: Bellingham

Size: 16' x 10'

Delivery and Assembly Included

Description

Specifications

Accessories

Things to Know

Specifications:

Professional on-site Installation Available


Yes

Warranty

15-year material warranty

Side Wall Height

7'

Flexible Door Location	Yes - Install on Eave or Gable Side
Storage options included	10'W x 12"D shelf 4' deep storage loft
Double Door Size	64"
Type of Handle/Lock Included	3-point locking mechanism
Door Trim Design Options	Horizontal trim, faux strap hinges
Wall Vents	Two arched gable vents included providing necessary ventilation
Wall Framing	2x4
Floor Material	Complete wood floor - 5/8" decking with treated 2x4 joists and 4x4 treated runners
Aluminum Threshold	Included
Siding	Factory-primed, engineered wood siding provides resistance against termites and fungal decay
Instructions	 https://yardlinespecialevents.com/assets/Bellingham-Shed-Instructions.pdf Download Instructions https://yardlinespecialevents.com/assets/Bellingham-Shed-Instructions.pdf
Shingles and roofing felt	Included - Dimensional shingles with five colors to choose from

Available Shingle Color Options:

(https://www.yardlinespecialevents.com/wp-content/themes/yardline/assets/img/shingles_white.jpg)

WHITE

(https://www.yardlinespecialevents.com/wp-content/themes/yardline/assets/img/shingles_light_brown.jpg)

LIGHT BROWN

(https://www.yardlinespecialevents.com/wp-content/themes/yardline/assets/img/shingles_dark_brown.jpg)

DARK BROWN

(https://www.yardlinespecialevents.com/wp-content/themes/yardline/assets/img/shingles_driftwood.jpg)

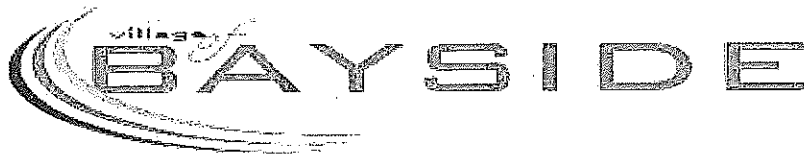
BROWN & GRAY MIX

(https://www.yardlinespecialevents.com/wp-content/themes/yardline/assets/img/shingles_black.jpg)

BLACK

Items not included - Furnished by Homeowner:

Exterior latex paint needed	Siding: 2 1/2 gal. Trim: 2 qt.
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Application for Appearance before the
Board of Zoning Appeals Committee

colin M white trust u/t

Owner's Name The Michael H. White 2012 Irrevocable Trust

Property Address 1400 E Bay Point Bayside WI 63217

Telephone (414) 788 3185

Email tollman@hiterite.com

Proposed project details (type of work, size, materials, etc.):

new home

Fee: \$500.00



APPLICATION FOR SPECIAL EXCEPTION TO THE ZONING CODE REQUIREMENTS

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1. State the section of the Village of Bayside Municipal Code that you are appealing.

125-3(F)(4)

2. Give a brief description of what you want to do and why.

WE ARE SEEKING A VARIANCE ON THE 35'-0" MAXIMUM
ROOF HEIGHT THAT WILL ALLOW US TO ELIMINATE A FLAT
SECTION ON THE MAIN ROOF OF A NEW SINGLE FAMILY RESIDENCE
WITHOUT THE FLAT SECTION. THE PROPOSED ROOF WILL BE
APPROX 38'-0" TO THE RIDGE WITHOUT THE FLAT SECTION. THE
TWO OF THE 4 CHIMNEYS WILL ALSO BE RAISED TO MATCH THE
ROOF, AND WILL EXCEED 42'-0" MAX

3. State why compliance with Municipal Code is unreasonably burdensome or negatively impacting upon the use of the property.

LOSING 3'-0" +/- FROM THE HEIGHT OF THE MAIN ROOF
NEGATIVELY IMPACTS THE AESTHETICS OF THE PROPOSED HOUSE
AND WILL PRESENT A MAINTENANCE ISSUE.

Applicant Printed Name

Applicant Signature

Ted Ollman

[Signature]