



Village of Bayside
9075 N Regent Rd
September 22, 2022
Village Hall Board Room, 5:00 pm

BOARD OF ZONING APPEALS MINUTES

I. CALL TO ORDER AND ROLL CALL

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

Chair: Max Dickman
Members: Darren Fisher – excused
Ben Minkin
Amy Krier
Barry Chaet (at 5:15 pm)
Eido Walny – 1st Alternate
Tom Houck – 2nd Alternate

Also Present: Village Manager Andy Pederson
Assistant to Village Manager Leah Hofer
Village Attorney Chris Jaekels
Police Chief Tom Liebenthal
Administrative Services Director Rachel Safstrom
Deputy Clerk/Treasurer Madeline Moltzan

II. PUBLIC HEARING

A. The purpose of the public hearing is to consider the request for a special exception by Katie and Derreck Rose for a fence at the property located at 824 E Hermitage Rd, contrary to Section 104-125(c).

1. Public Discussion

Derreck Rose, homeowner, gave a brief overview of the project. The fence would be fencing in 52% of the yard in order to fence off their entire back yard and have a consistent flow.

2. Board Discussion

None.

B. The purpose of the public hearing is to consider the request for a special exception by Colin and Jenny White for a fence at the property located at 1400 E Bay Point Rd, contrary to Section 104-125(j).

1. Public Discussion

Ted Ollman, architect, gave a brief overview of the project. The project is not a fence, it is two decorative 20-foot-long walls on either side of the driveway to form a gateway. The structure exceeds the maximum height limit for fences, but they are looking for an exception to avoid appearing stumpy and keep in line with the character and scale of the house. The structure would not be visible from the road.

2. Board Discussion

None.

III. APPROVAL OF MINUTES

- A. August 8, 2022, Board of Zoning Appeals Meeting.

Motion by Board Member Walny, seconded by Board Member Houck, to approve the August 8, 2022, Board of Zoning Appeals Meeting. Motion carried unanimously.

IV. BUSINESS

- A. Discussion/recommendation on the request for a special exception by Katie and Derreck Rose for a fence at the property located at 824 E Hermitage Rd, contrary to Section 104-125(c).

Motion by Board Member Houck, seconded by Board Member Minkin to recommend approval for a special exception by Katie and Derreck Rose for a fence at the property located at 824 E Hermitage Rd, contrary to Section 104-125(c). Motion carried unanimously.

- B. Discussion/recommendation on the request for a special exception by Colin and Jenny White for a fence at the property located at 1400 E Bay Point Rd, contrary to Section 104-125(j).

Motion by Board Member Houck, seconded by Board Member Minkin to recommend approval for a special exception by Colin and Jenny White for a fence at the property located at 1400 E Bay Point Rd, contrary to Section 104-125(j). Motion carried unanimously.

- C. Discussion/recommendation on the request for a special exception by Kathleen and Thomas Roozen for a fence at the property located at 9126 N Meadowlark Ln, contrary to Section 104-125(k).

Village Manager Pederson gave a brief overview on the project. The house has been deemed habitable, and a repair order has been given to the homeowner.

Attorney Jaekels specified that there needs to be grounds to grant a special exception, and property maintenance issues cannot be the grounds. Discussion occurred on how this would set precedent, and what is the hardship. The homeowner spoke on how he just wants a fence for his dog that he can set up himself, and that the neighbor is not a hardship.

Motion by Board Member Houck to deny the special exception as it has been presented.

Board Member Walny raised the idea of tabling the issue instead so the homeowner can amend his plan and return.

Board Member Houck withdrew his motion.

Motion by Board Member Chaet to table to 30 days, second by Board Member Minkin.

Motion by Board Member Walny to amend for 30 days, or next meeting, second by Board Member Chaet. Motion carried unanimously.

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

None.

VI. ADJOURNMENT

Motion by Board Member Houck, seconded by Board Member Chaet to adjourn the meeting at 5:34pm. Motion carried unanimously.

Respectfully submitted,

Madeline Moltzan
Deputy Clerk/Treasurer