



Village of Bayside
9075 N Regent Rd
Board of Zoning Appeals Public Hearing & Meeting
August 30, 2016
Village Board Room, 5:00 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 Rebecca and Michael Guralnick, 326 W Ravine Baye Rd, (016-0169-000) to encroach on setbacks contrary to Sec. 106-3(f)(1) of Village Code.

1. Public Discussion
2. Board Discussion

B. The purpose of the public hearing is to consider the request for a Special Exception by Jennifer and Andrew Movrich, 9140 N Regent Rd, (021-9986-000) to exceed the linear fence/linear property ratio contrary to Sec 14-182 of Village Code.

1. Public Discussion
2. Board Discussion

IV. APPROVAL OF MINUTES

A. June 9, 2016 Board of Zoning Appeals Public Hearing and Meeting.

V. BUSINESS

A. Discussion/recommendation on the request for a Special Exception by Rebecca and Michael Guralnick, 326 W Ravine Baye Rd, (016-0169-000) to encroach on setbacks contrary to Sec. 106-3(f)(1) of Village Code.

B. Discussion/action on the request for a Special Exception by Jennifer and Andrew Movrich, 9140 N Regent Rd, (021-9986-000) to exceed the linear fence/linear property ratio contrary to Sec 14-182 of Village Code.

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

VII. ADJOURNMENT

Lynn Galyardt, Director of Finance and Administration | | August 22, 2016

Upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. Contact Village Hall at 414-351-8811. It is possible that members of and possibly a quorum of members of other governmental bodies of the municipality may be in attendance in the above stated meeting to gather information; no action will be taken by any other governmental body except by the governing body 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 Rebecca and Michael Guralnick, 326 W Ravine Baye Rd, (016-0169-000) to encroach on setbacks contrary to Sec. 106-3(f)(1) of Village Code.

In the matter of a request for a Special Exception by Jennifer and Andrew Movrich, 9140 N Regent Rd, (021-9986-000) to exceed the linear fence/linear property ratio contrary to Sec 14-182 of Village Code.

PLEASE TAKE NOTICE that a public hearing will be held before the Board of Zoning Appeals of the Village of Bayside on August 30, 2016 at 5:00pm 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 Rebecca and Michael Guralnick, 326 W Ravine Baye Rd. (016-0169-000) to encroach on setbacks contrary to Sec. 106-3(f)(1) of Village Code.

The request for a Special Exception by Jennifer and Andrew Movrich, 9140 N Regent Rd, (021-9986-000) to exceed the linear fence/linear property ratio contrary to Sec 14-182 of Village 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 twenty-second day of August, 2016.



Lynn Galyardt

Director of Finance and Administration/Clerk/Treasurer



Village of Bayside
9075 N Regent Rd
Board of Zoning Appeals Public Hearing & Meeting
June 9, 2016

Decision filed and draft minutes approved on June 10, 2016.

I. CALL TO ORDER

Acting Chairman Dickman called the hearing to order at 4:05 pm.

II. ROLL CALL

Chairperson: James Petersen-excused
Members: Ava Bortin
Barry Chaet-arrived at 4:15pm
Max Dickman
Amy Krier
Dan Rosenfeld
Eido Walny

Also present: Village Manager Andy Pederson
Assistant Village Manager Rebecca VanRegenmorter
Director of Finance and Administration Lynn Galyardt
Attorney Christopher Jaekels
There were eight people in the audience.

III. PUBLIC HEARING

- A. The purpose of the public hearing is to consider the request for a for a Variance by Suzanne Navin, N108 W16546 Carriage Ave., Germantown, WI for 114 W Brown Deer Rd, (parcel #022-0188-000) to have three to four people living together unrelated contrary to Sec. 106 of Village Code.**

Chairperson Dickman provided an update on the procedures for the meeting process, read the above meeting notice and called for public discussion at 4:09pm.

1. Public Discussion

Residents in the area voiced their concerns on the precedence that would be set by allowing multiple unrelated people live together in an unlicensed facility and the amount of additional traffic.

Suzanne Navin, N108 W16546 Carriage Ave., Germantown WI, stated there would not be more than one or two cars parked in the drive during the day.

Chairperson Dickman closed the public hearing at 4:20pm.

2. Board Discussion

Attorney Jaekels stated the variance needs to meet all three specific test including unnecessary hardship and not contrary to the public interest. Chairperson Dickman stated the applicant could move forward with licensing her business and there was no unique situation or hardship to

give the Board reason to grant the variance.

Chairperson Dickman closed the Board discussion at 4:30pm.

Motion by Eido Walny, seconded by Amy Krier, to take the agenda out of order and item B was tabled. Motion carried unanimously.

- B. The purpose of the public hearing is to consider the request for a Special Exception by Suzanne Navin, N108 W16546 Carriage Ave., Germantown, WI for 114 W Brown Deer Rd, (parcel #022-0188-000), to not have an automatic sprinkler contrary to Sec. 42-46 of Village Code.**

Ms. Navin stated she would not be purchasing the home and this item was tabled.

- 1. Public Discussion
- 2. Board Discussion

IV. APPROVAL OF MINUTES

- A. March 9, 2016 Board of Zoning Appeals Public Hearing and Meeting.**

Motion by Ava Bortin, seconded by Eido Walny, to approve the March 9, 2016 Board of Zoning Appeals Public Hearing and Meeting minutes. Motion carried unanimously.

V. BUSINESS

- A. Discussion/action on the request for a Variance by Suzanne Navin, N108 W16546 Carriage Ave., Germantown, WI for 114 W Brown Deer Rd, (parcel #022-0188-000) to have three to four people living together unrelated contrary to Sec. 106 of Village Code.**

Motion by Dan Rosenfeld, seconded by Eido Walny, to deny the request for a Variance by Suzanne Navin, N108 W16546 Carriage Ave., Germantown, WI for 114 W Brown Deer Rd, (parcel #022-0188-000) to have three to four people living together unrelated contrary to Sec. 106 of Village Code. Motion carried unanimously by roll call vote.

- B. Discussion/action on the request for a Special Exception by Suzanne Navin, N108 W16546 Carriage Ave., Germantown, WI for 114 W Brown Deer Rd, (parcel #022-0188-000), to not have an automatic sprinkler contrary to Sec. 42-46 of Village Code.**

This item was tabled.

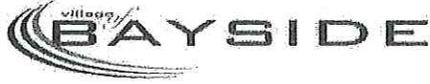
VI. ANY OTHER BUSINESS AS MAY PROPERLY COME BEFORE THE BOARD

VII. ADJOURNMENT

Motion by Dan Rosenfeld, seconded by Ava Bortin, to adjourn the meeting at 4:40 pm. Motion carried unanimously.

Respectfully submitted,

Lynn Galyardt, Director of Finance and Administration | | August 22, 2016



Receipt: 1.014162 500.00
326 W Ravine
Aug 10, 2016 10:29AM

**VILLAGE OF BAYSIDE
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.

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

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

Applicant Printed Name

Applicant Signature

Rebecca & Michael Guralnick
326 W. Ravine Baycrest


4145592972

Address

Telephone

Date

08/10/16

Fee: \$500.00

VILLAGE OF BAYSIDE

APPLICATION FOR SPECIAL EXCEPTION TO THE ZONING CODE REQUIREMENTS

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

Sec. 106-3.(f)(1)

The front setback of all structures shall match the setback of the adjacent homes wherever possible. In no event shall a structure encroach more than five feet beyond the setback of the average front setback of the nearest two homes on the same or an adjoining block or the nearest single home within 100 feet if no appropriate average can be determined. In measuring the setback of the nearest two homes, no home more than 200 feet away from the home in question shall be considered.

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

We wish to expand our existing attached 2-car garage to become a 3-car garage in order to accommodate our family's evolving needs. We now own a new third family car and we would like to be able to house and protect this car in a manner consistent with our other cars, especially during the harsh winter months. The new garage space will be attached to the existing garage and will be as seamlessly as possible integrated into the current design of the garage and home so that it will appear to have always been there, and we will use building materials to match those currently on the home. The size of the new garage will be less than 50% of the size of the existing 2-car structure, so we are not seeking any kind of excessive design or use, but we simply seek to add what is reasonable to protect one more car. We truly love our home and the neighborhood - thus we would rather invest in our current house than move, while continuing to live in accordance with the current standards already established by the neighborhood and in particular, Ravine Baye.

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

The Code setback requirement, as it is written, prevents us from adding the necessary structure to our garage that will allow our family of 4 to house a third family vehicle. We live in beautiful 5-bedroom house on a street where many of the neighbors including and most significantly our neighbors immediately to our West (Azimov at 346 West Ravine Baye Rd.) and directly across from us (Shabahang at 325 West Ravine Baye Rd.) already have 3 car garages, so our proposed addition is already in line with the character and standards of the street. In addition, when cars are parked in our driveway, it can be tricky at best to back out of the garage without hitting those cars parked in the driveway. If we are forced to have a third car parked in the driveway, this will also prevent visitors from parking in our driveway, and so visitors will need to use street

parking, which is more burdensome to our neighbors, especially on Ravine Baye due to the relative narrowness of the street. Moreover, our property does not have a circular driveway in the front of the house, nor is there room to add one, so there are really no parking alternatives for a third family vehicle. It should be noted as well that we have a bedroom with a full bath immediately adjacent to the existing garage on the north side so there is no economical way to add a garage on the north side. The only reasonable and economically feasible place to add the additional garage space is to the south of the existing garage, in the manner reflected in the plans by Fein Design.



fein**design**

August 1, 2016

Guralnick Garage Addition Approval:

I fully support and have no issues or concerns with the size and location of the proposed Garage Addition at 326 West Ravine Baye Rd. in Bayside for the Rebecca and Michael Guralnick residence.

**ACCEPTED BY NEIGHBOR:
ACCEPTED BY OWNER:**

Gina Negrette

Print Name

Rebecca and/or Michael Guralnick

Signature

8-5-16

Date

8-5-16

Date

345 W. Ravine Baye Rd



fein design

August 1, 2016

Guralnick Garage Addition Approval:

I fully support and have no issues or concerns with the size and location of the proposed Garage Addition at 326 West Ravine Baye Rd. in Bayside for the Rebecca and Michael Guralnick residence.

**ACCEPTED BY NEIGHBOR:
ACCEPTED BY OWNER:**

Miriam Moses-Winston
Print Name

[Signature]
Rebecca and/or Michael Guralnick
8.5.16

[Signature]
Signature

Date

8-8-16
Date

313 W. Ravine Baye Rd



fein**design**

August 1, 2016

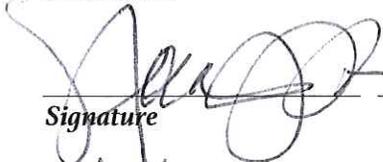
Guralnick Garage Addition Approval:

I fully support and have no issues or concerns with the size and location of the proposed Garage Addition at 326 West Ravine Baye Rd. in Bayside for the Rebecca and Michael Guralnick residence.

**ACCEPTED BY NEIGHBOR:
ACCEPTED BY OWNER:**

Nora J. Pecor
Print Name


Rebecca and/or Michael Guralnick


Signature

Date 8.5.16

8/3/2016
Date

306 W. Ravine Baye Rd



fein design

August 1, 2016

Guralnick Garage Addition Approval:

I fully support and have no issues or concerns with the size and location of the proposed Garage Addition at 326 West Ravine Baye Rd. in Bayside for the Rebecca and Michael Guralnick residence.

**ACCEPTED BY NEIGHBOR:
ACCEPTED BY OWNER:**

Vyacheslav Azimov

Print Name

Kristina Shuck

Rebecca and/or Michael Guralnick

Vyacheslav Azimov

Signature

Date

8-5-16

8/4/16

Date

346 W. Ravine Baye Rd.



fein**design**

August 1, 2016

Guralnick Garage Addition Approval:

I fully support and have no issues or concerns with the size and location of the proposed Garage Addition at 326 West Ravine Baye Rd. in Bayside for the Rebecca and Michael Guralnick residence.

**ACCEPTED BY NEIGHBOR:
ACCEPTED BY OWNER:**

Behzad Shabahang
Print Name


Rebecca and/or Michael Guralnick

 08-01-16
Signature Date

8-5-16
Date

325 W. Ravine Baye Rd



fein design

residential
design-build

11124 north oshesburg road
maquoket, wisconsin 53092
tel : (262) 238-0774
fax : (262) 238-0775

contact

ROY

cell : (414) 881 - 1956

Proposed drawings for :
GURALNICK RESIDENCE
526 RAYNE DRIVE
RAYNE, WISCONSIN

Sheet contents :
GARAGE ADDITION

date :
08.01.2016

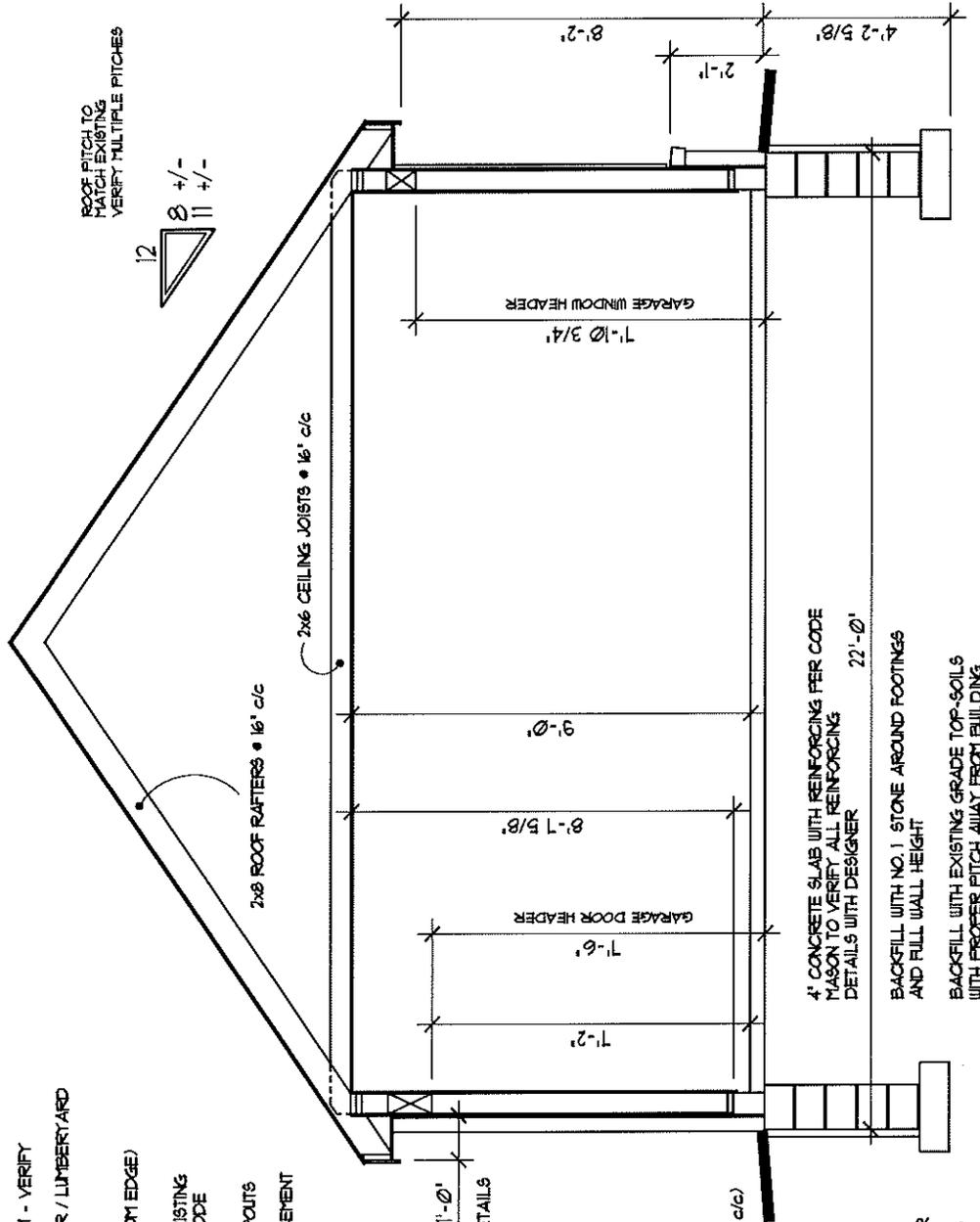
revisions :

project number
1633

sheet number
4 of 4

NOTE:
DIMENSIONS MAY NOT BE EXACT
ALL CONTRACTORS AND SUPPLIERS
TO FIELD VERIFY ANY AND ALL
MEASUREMENTS PRIOR TO CONSTRUCTION
AND / OR FABRICATION
CONTRACTORS AND SUPPLIERS
TO MAINTAIN DESIGN INTENT

ROOF PITCH TO
MATCH EXISTING
VERIFY MULTIPLE PITCHES



SECTION - garage addition

SCALE = 1/2" = 1'-0"

PROVIDE ROOF VENTILATION PER CODE REQUIREMENTS
PREFORMED VENT TUBES BY INSULATION CONTRACTOR
BETWEEN ROOF STRUCTURE - VERIFY

CEDAR WOOD SHAKE SHINGLE ROOFING -
TO MATCH EXISTING - ROOFER TO VERIFY & OWNER TO APPROVE!
1/2" APA-RATED ROOF SHEATHING WITH CLIPS
ON 30# FELT UNDERLAYMENT
ROOFER TO VERIFY ALL OPTIONS WITH OWNER / DESIGNER

TRUSS ROOF or CONVENTIONAL FRAMING FOR ROOF SYSTEM - VERIFY
SEE PLANS FOR PROPOSED SPECIFICATIONS & LAYOUTS
FINAL LAYOUTS TO BE PROVIDED BY TRUSS MANUFACTURER / LUMBERYARD

PROVIDE 'ICE-AND-WATER SHIELD' SYSTEM BY GRACE
OVER ENTIRE PERIMETER OF ROOF DECKING (SIX FEET FROM EDGE)

5/4 x 10 'CEDAR' FASCIA BOARD - VERIFY - TO MATCH EXISTING
CEDAR PLYWOOD SOFFIT SYSTEM WITH VENTILATION PER CODE

5" SEAMLESS ALUMINUM GUTTERS AND 4" ALUMINUM DOWNSPOUTS
NEW PROFILE TO MATCH EXISTING AS CLOSE AS POSSIBLE
VERIFY IF EXISTING GUTTERS & DOWNSPOUTS NEED REPLACEMENT

3/4" DRYWALL AT CEILING
ON 4 MIL POLY VAPOR BARRIER
WITH R-38 INSULATION WITHIN THE CEILING JOISTS

SIDING VENEER PER ELEVATIONS - TO MATCH EXISTING DETAILS
ALL TRIM BOARDS TO BE CEDAR - VERIFY

on 'HYDRO-GAP' DRAIN-ABLE HOUSE-WRAP (or equal)
and 1/2" APA-RATED 'OSB' EXTERIOR WALL SHEATHING
2x4 WALL STUDS (16' c/c)
WITH POLY VAPOR BARRIER and

1/2" DRYWALL (GREEN DRYWALL SPECIFIED)
R-21 INSULATION SYSTEM (BATT SYSTEM)
(LUMBERYARD TO VERIFY ALL MATERIALS w/ OWNER)
(SEE EXTERIOR ELEVATIONS)

2x4 TREATED MID GILL with
METAL FASTENING STRAPS OR ANCHORS PER CODE (4'-0" c/c)
AND GILL SEALER APPLIED (TYPICAL)

4'-0" BLOCK CMU FOUNDATION WALL SYSTEM
(GARAGE - UNEXCAVATED AREAS)
MINIMUM OF 4'-0" BELOW GRADE FOR FROST BARRIER
12" x 48" FOURS CONCRETE or BLOCK FOUNDATION
with SUPPORT LEDGES (VERIFY per SITE CONDITIONS)

2" RIGID INSULATION (MINIMUM) FROM
GRADE TO FOOTINGS (4x8 SHEETS - TYPICAL)

24" x 8" CONTINUOUS CONCRETE FOOTINGS
FOOTING TO BE BELOW LOCAL FROST LINE
MASON TO VERIFY IF RE-BAR IS NECESSARY



fein design
residential
design-build
11124 north cedarburg road
suite #300
mishawaka, wisconsin 53092
(262) 238-0774
fax: (262) 238-0775

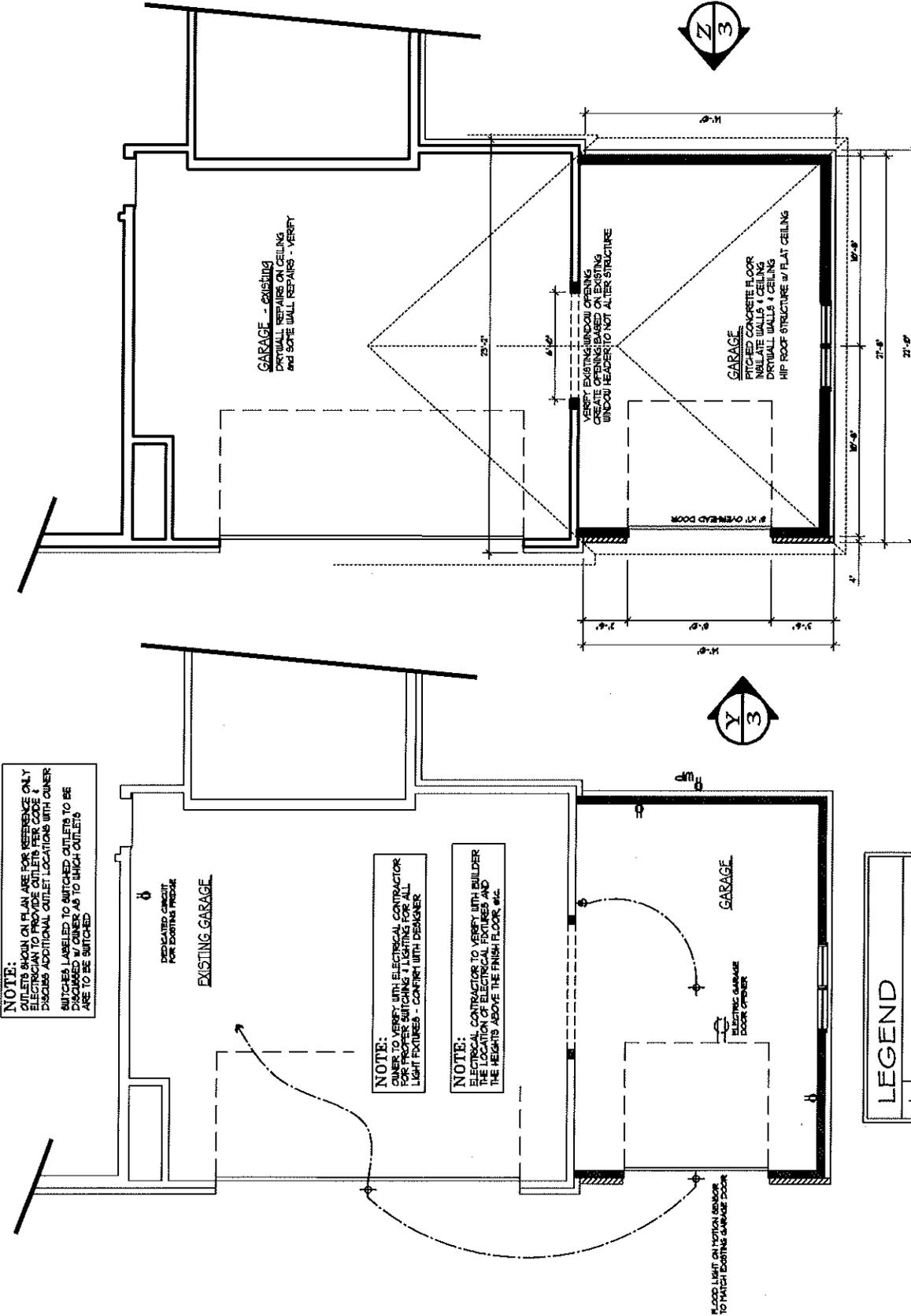
contact
RORY
cell: (414) 881-1936

Proposed drawings for:
GURALNICK RESIDENCE
328 MAYNARD DRIVE
BAYSIDE, WISCONSIN
Sheet contents:
GARAGE ADDITION

date: **06.01.2016**
revisions:

project number
1633

sheet number
1 of 4



ELECTRICAL PLAN

GARAGE ADDITION SCALE - 1/4" = 1'-0"

FLOOR PLAN

GARAGE ADDITION SCALE - 1/4" = 1'-0"



fein design
residential
design-build

11124 north sandburg road
silo, ar 75150
mchenry@feindesign.com 50392
(262) 238-0774
fax: (262) 238-0775

contact
ROY

cell: (414) 881-1936

Proposed drawings for:
GURALNICK RESIDENCE
529 RAYNE DRIVE
BAYDLE, WISCONSIN

Sheet contents:

date: **08.01.2016**
revisions:

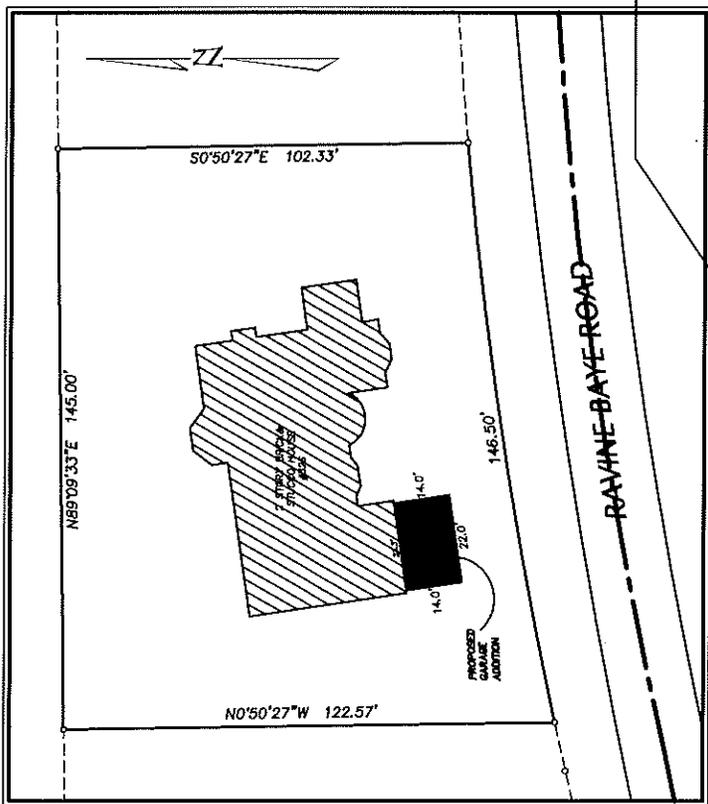
project number
1633

sheet number
2 of 4

SITE PLAN

GARAGE ADDITION

NOT DRAWN TO SCALE



NOTE:
CONSULT WITH DESIGNER
FOR ALL PERMITS AND
UTILITIES TO VERIFY AND
INSTALL.

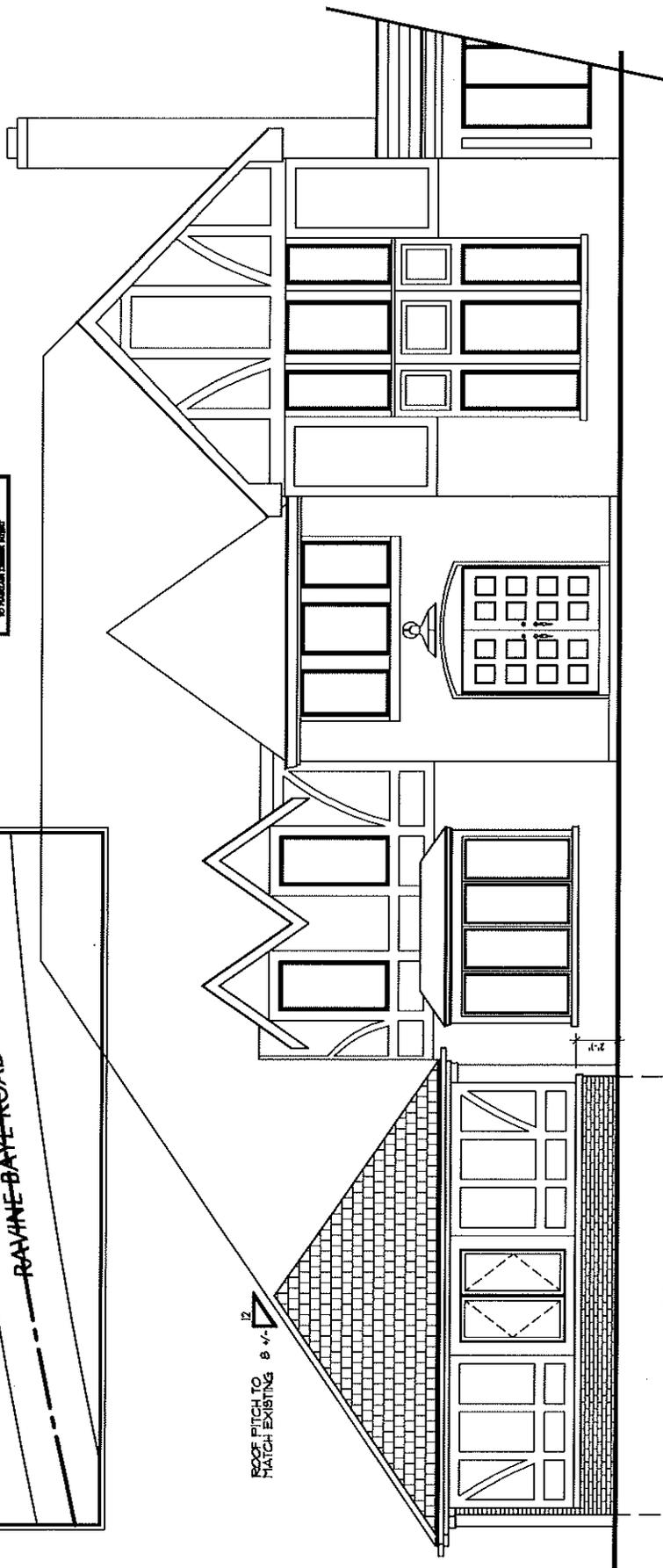
NOTE:
VERIFY ALL PERMITS
AND UTILITIES TO
COMPLY WITH ALL
REQUIREMENTS OF CITY/STATE (S).

NOTE:
PROVIDE ICE-WATER SHIELD OVER
ROOF FLASHING AND PENETRATIONS
AND IN ALL VALLEYS AND PERIMETERS.

NOTE:
PROVIDE ROOF VENTILATION
PER CODE REQUIREMENTS.

NOTE:
DEPENDS ON THE FACT
OF THE ROOF TYPE AND ALL
PERMITS MUST BE OBTAINED
FOR ALL PERMITS AND UTILITIES
CONNECTIONS AND INSTALLATION
REQUIREMENTS.

EXTERIOR NOTES:
** ALL DETAILS TO MATCH EXISTING **
* WOOD SHAKE ROOF SYSTEM (color to match)
* CEDAR FLYINGWOOD SCAFFOLD
* 1/2" CEDAR TRIM BOARD
* 1/2" CEDAR TRIM BOARD - VERIFY
* TRIM DETAILS FOR TRIM & STUCCO SIDING
* TO MATCH AS CLOSE AS POSSIBLE TO EXISTING
* 6" CEDAR CORNER TRIM BOARDS
* 6" x 4" CEDAR WINDOW & DOOR TRIM BOARDS
* BRICK BELT BY BEDFORD STONE SILL
* REUSE EXISTING BRICK - VERIFY QUANTITY



PROPOSED FRONT ELEVATION

SOUTHERN FACING

SCALE - 1/4" = 1'-0"





fein design

residential
design-build

11124 north endorburg road
waukegan, wisconsin, 53092
phone #380
(262) 238-0774
fax : (262) 238-0775

contact

RORY

cell : (414) 881 - 1936

Proposed drawings for :
GURALNICK RESIDENCE
326 RAYNE BAYE
RAYIDE, WISCONSIN

Sheet contents :
GARAGE ADDITION

date :
06.01.2016
revisions :

project number
1633

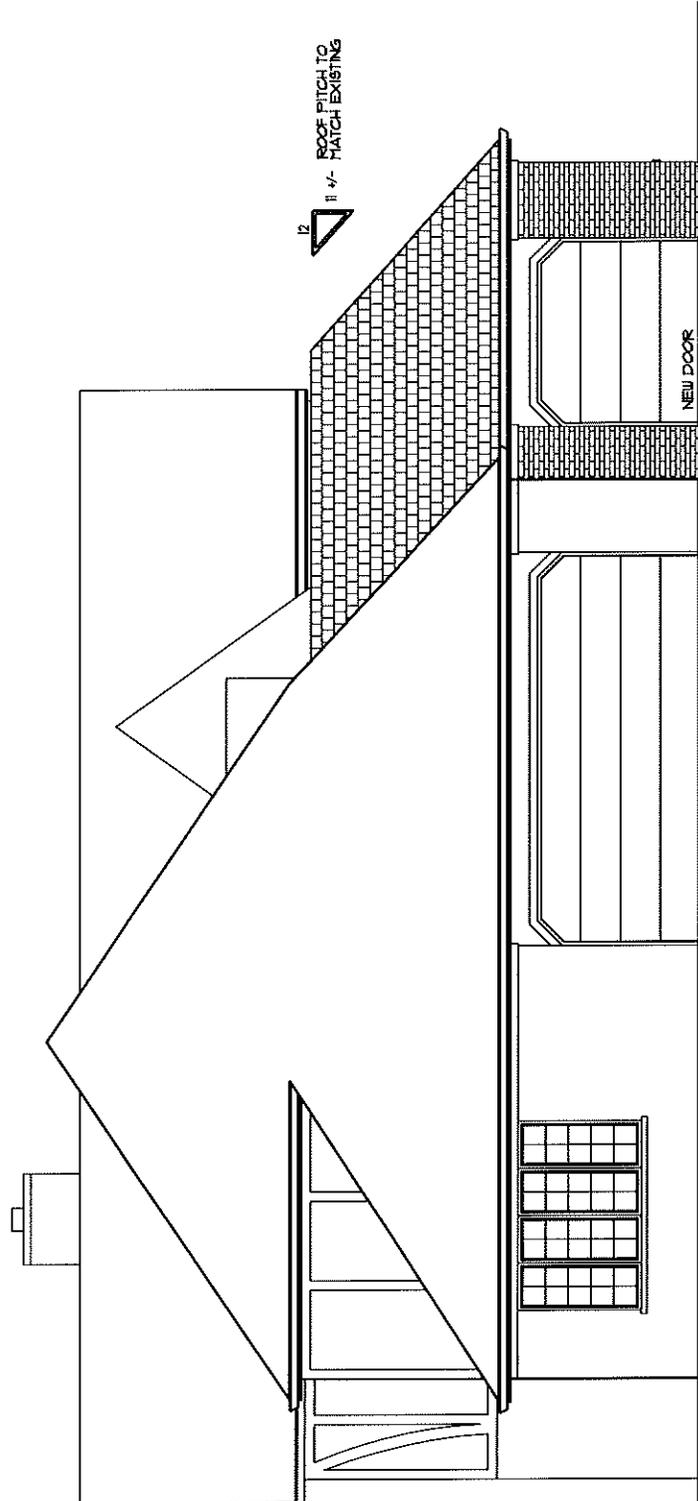
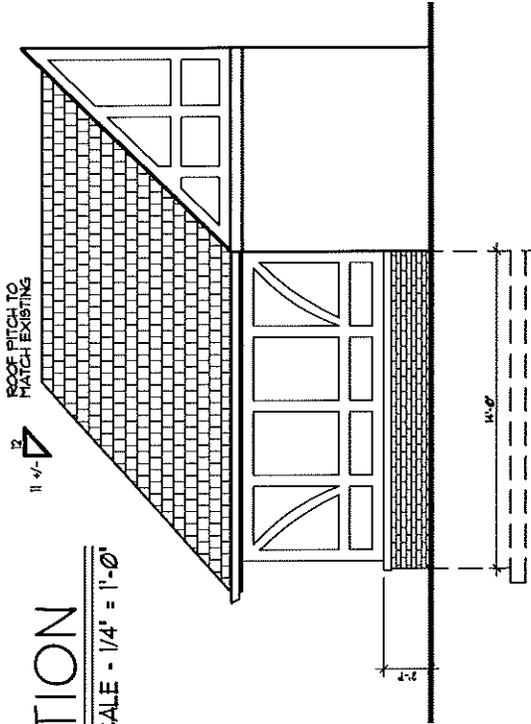
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3 of **4**

PROPOSED SIDE ELEVATION

SCALE - 1/4" = 1'-0"

WESTERN FACING

- EXTERIOR NOTES:**
- ** ALL DETAILS TO MATCH EXISTING **
 - * WOOD SHAKE ROOF SYSTEM (color to match)
 - * CEDAR 1" x 10" SOFFIT
 - * 1x4 CEDAR FASCIA DETAILS
 - * 1x4 CEDAR TRIM BOARD - VERIFY
 - * TUDOR DETAILS FOR TRIM & STUCCO SIDING TO MATCH AS CLOSE AS POSSIBLE TO EXISTING
 - * 6" CEDAR CORNER TRIM BOARDS
 - * 6" x 4" CEDAR WINDOW & DOOR TRIM BOARDS
 - * BRICK BELT w/ BEDFORD STONE SILL
 - * REUSE EXISTING BRICK - VERIFY QUANTITY

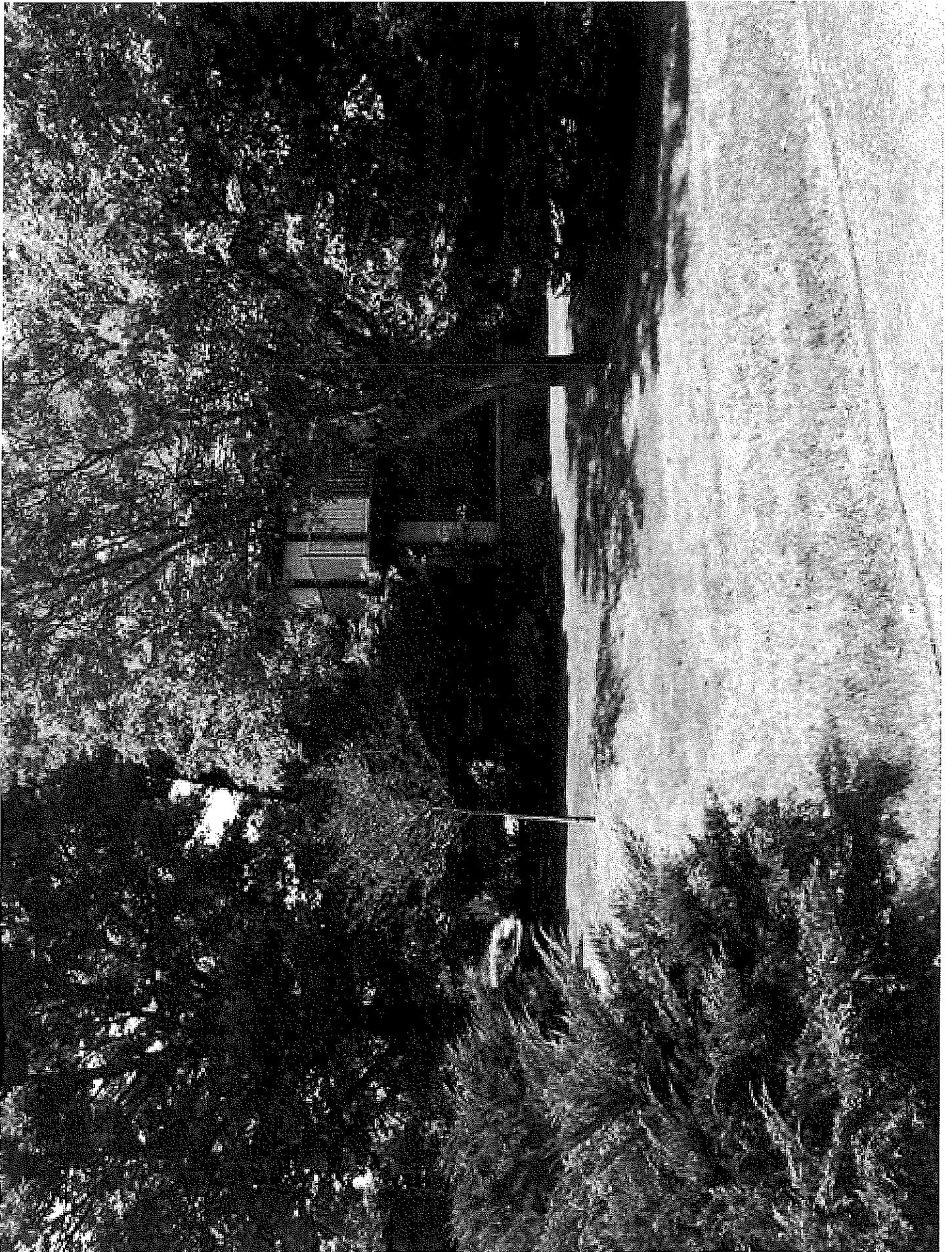


PROPOSED SIDE ELEVATION

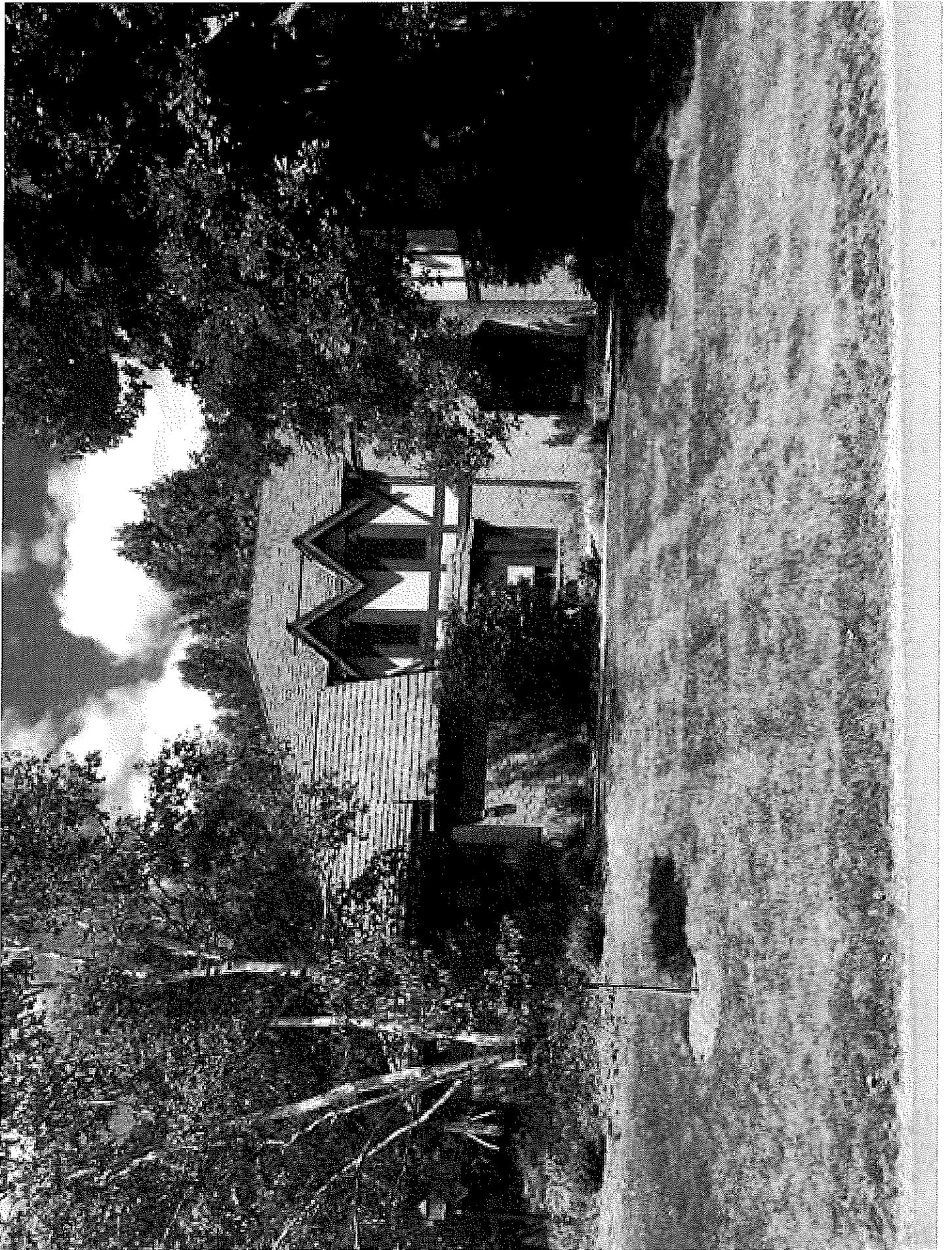
EASTERN FACING

SCALE - 1/4" = 1'-0"

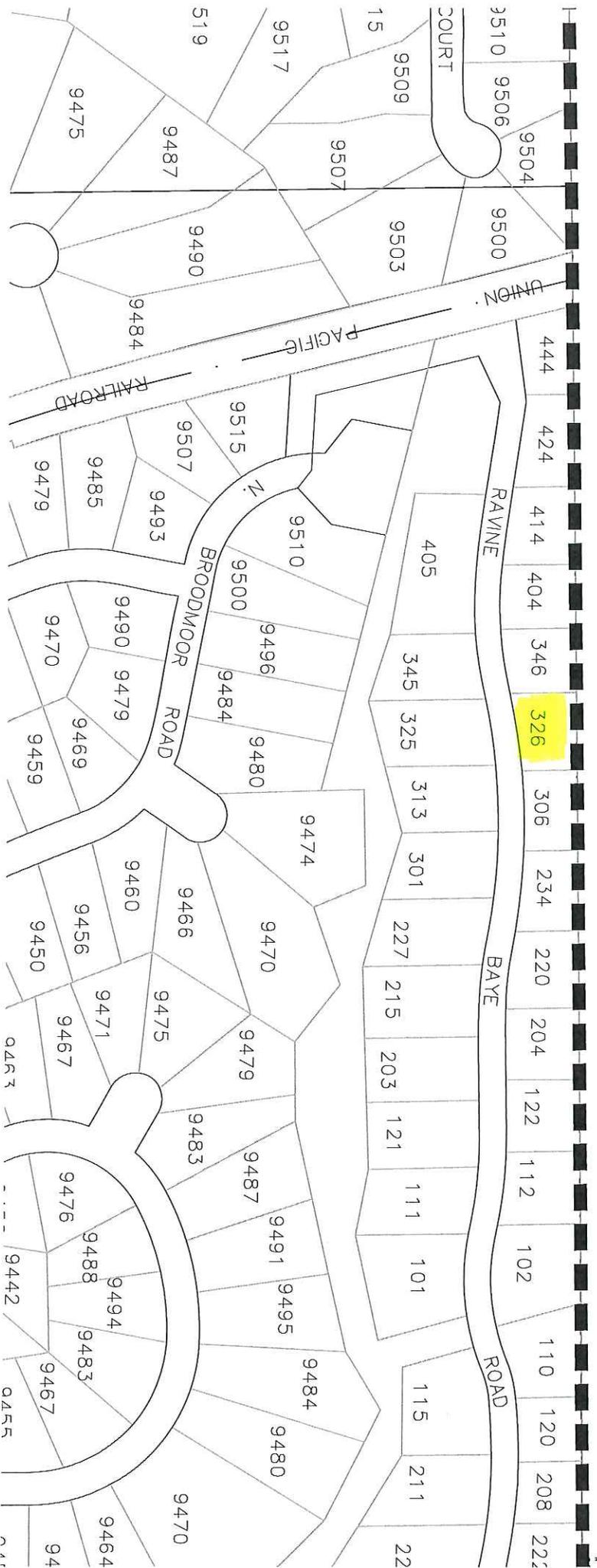


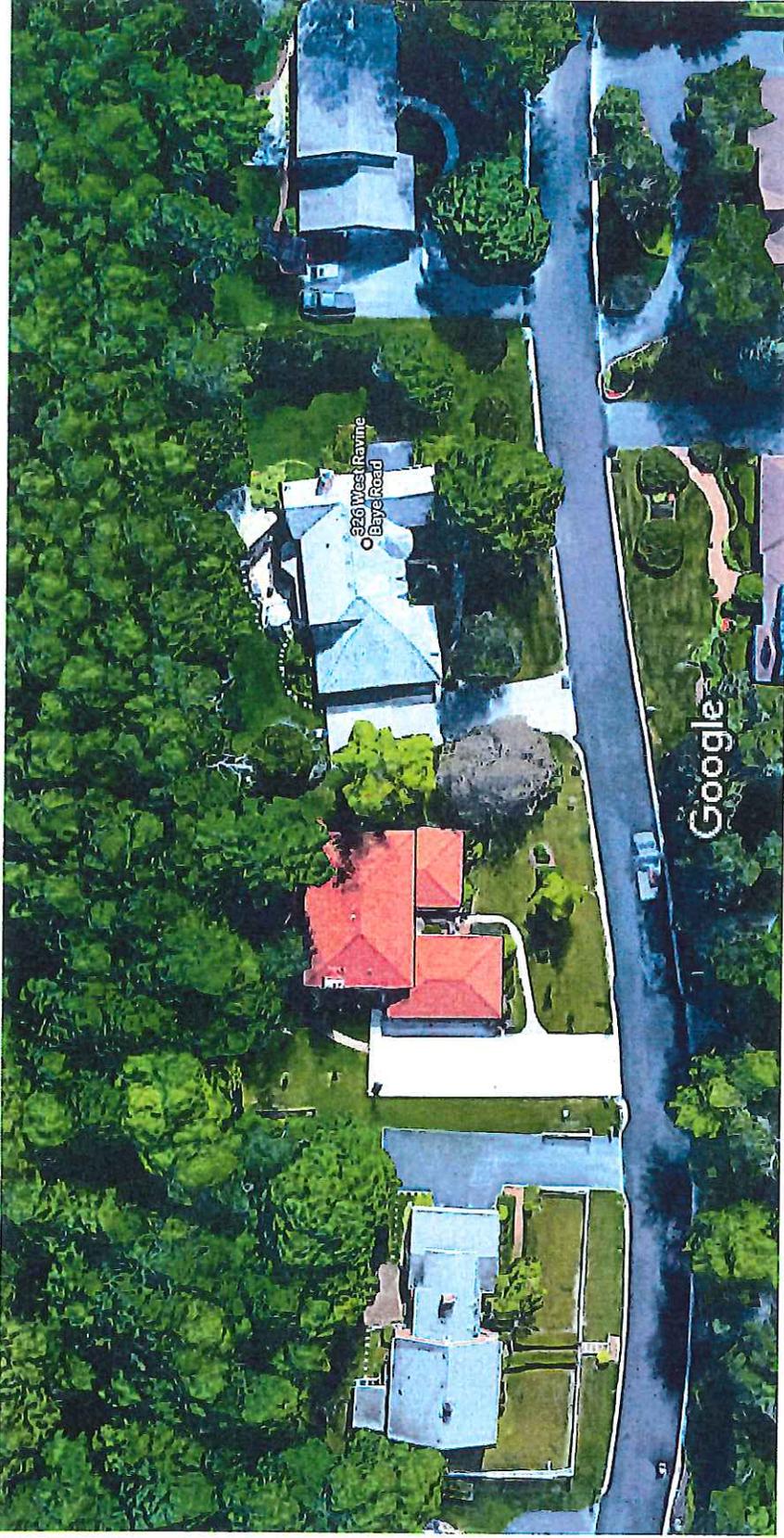














VILLAGE OF BAYSIDE
APPLICATION FOR SPECIAL EXCEPTION TO THE ZONING CODE REQUIREMENTS

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.

Sec. 14-182. - Fences.

(c) *Certain fences prohibited.* No barbed wire, wire mesh, above ground electrically charged fence, or chain link (cyclone) fences shall be allowed except in the case of chain link fences to enclose tennis courts, sports fields, school yards, or municipal properties; and in the case of wire mesh fencing in the G nature center district. Fences required for dangerous animals as referenced in chapter 10 of the Village Code need special approval of the architectural review committee in regard to material, screening, location, and type of metal fence required for security proposes. No chain link fences shall be allowed unless significant landscaping is provided to mask them from view of residential areas. In no event shall the total horizontal linear footage of fencing on any property exceed 50 percent of the total linear footage of the perimeter of the property.

(f) *Fence type.* No solid fence may be constructed with a total horizontal linear length in excess of ten percent of the total linear feet of the perimeter of the property except as screening along an adjacent railroad, state highway, interstate highway, county highway, or commercial parking lot property. No fence shall be constructed with a total horizontal linear length in excess of ten percent of the linear feet of the perimeter of the property without at least a 25 percent open design. No fence shall be constructed with a total horizontal linear length in excess of 25 percent of the linear feet of the perimeter of the property without at least a 50 percent open design. When proposing a new fence adjacent to a property that already has a fence, the applicant should consider (and the architectural review committee may encourage) matching that fence to achieve a harmonious look. Wood fences shall be unfinished or stained or oiled and allowed to weather naturally to help them blend into the landscape. Other finishes may be acceptable but are subject to review and approval. The side of the fence facing neighboring properties shall always be a finished and not structural side of the fence. If a fence style contains posts on one side and a more finished side on the other, the more finished side shall face the neighboring property. Fences may incorporate no more than two trellises or arbors that may be no wider than four feet and no taller than eight feet and which are at least six feet from the nearest property line if located in the A residence district or at least three feet from the nearest property line in the B and C residence districts. The open percentage of any fence shall be the percentage of the fence which is not opaque from a perpendicular perspective.

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

Since purchasing our home in the Spring, we have enjoyed Bayside's natural beauty, peacefulness and wonderful neighbors. We would like to enjoy our beautiful property to its fullest potential. Our hope is to finish enclosing the existing fence in our backyard with a wooden one, so that it will blend in with the aesthetic of the trees and our neighbor's wooden fence. We would like to spend more time outside on our property, with the security knowing that our family dog will be safely enclosed. Although it may be recommended that we utilize an electric fence, this has not worked for our dog in



Receipt: 1.014176

500.00

9140 N Regent
Aug 11, 2016 10:00AM

the past and we cannot imagine the thought of losing him, should he escape the yard. We plan to modify the existing fence (parallel on the north and south sides) in about a year and will adhere to the Village process again at that time.

According to the review of our proposal and the Municipal Code, by enclosing our backyard, we would be exceeding the linear fence/linear property ratio by approximately 64.5 feet. We appear to be limited in options, as our house is situated forward on the property, making the backyard deeper, and therefore enclosing it would require more than 50% total of existing and new fence.

We plan to enclose the eastern side of our lot and the western sides (from the existing fence to the house) by installing a 4 foot high, spaced cedar wood fence of approximately 175 linear feet. This would include a double gate on the front and a possible gate in the rear.

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

By limiting the linear length of the fence, we would be blocking off a significant portion of our backyard for our enjoyment. This would require moving and replacing an existing fence and would cut our property by nearly half.

We have spoken to all surrounding neighbors (Ms. Schwerm to the south, Ms. Kahn to the east and Mr. and Mrs. Bandos to the north), and they are all comfortable and supportive of the fence proposal. Ms. Kahn also believes that this will benefit both of us and our pet dogs. If we are unable to enclose the fence in the back, we are concerned that our dog could still escape, as Ms. Kahn has people work in her backyard and cannot control when they close the gate to her fence.

Regarding Sec. 14-182(l), Municipal Code would dictate that 40 feet of the proposed fence should have 50% spacing between the boards, with the remainder having 25% space. We believe that 50% space would pose a threat to our dog escaping as well as may enable coyotes to come onto our property. Additionally, the change in design would be inconsistent with the aesthetic continuity of the remainder of the new fence.

We strongly believe that the addition of this fence will adhere to the existing character in the neighborhood and surrounding neighbors and are confident that it will not interfere with the community.

All photos, survey information and proposal plans have been submitted to the Architecture Review Committee and are on file with the Village.

Applicant Printed Name	Applicant Signature	
Jennifer Morrish & Andrew Morrish	Jennifer Morrish Andrew Morrish	
9140 N. Regent Rd. Bayside, WI	(832) 818-3063	8/10/16
Address	Telephone	Date
Fee: \$500.00		
53217	jenny.morrish@gmail.com	



9140 North Regent Road, Bayside, WI to 9140
North Regent Road, Bayside, WI 53217

Walk 3 ft, 1 min

