



CITY OF GLENDALE
5909 North Milwaukee River Parkway
Glendale, Wisconsin 53209

AGENDA -- BOARD OF APPEALS

Wednesday, June 28, 2023

6:00 P.M.

1. Roll Call.
2. Pledge of Allegiance.
 - a) Variance request for Mathew Senn, 7017 N Berwyn Ave, in the R-7 Residential Zoning District, the single-family residential land use classification, Tax Key Number 126-1000-000, request pertaining to Section 13.1.140(c)(3) of the Glendale Ordinance Code, related to the height of an accessory building.
4. Adjournment

NOTICE: Although this is NOT a meeting of the Glendale Common Council, a majority of Council members may be in attendance. No action or deliberation by the Council will take place.

-Upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals.

SUBJECT: Variance request for Mathew Senn, 7017 N Berwyn Ave, in the R-7 Residential Zoning District, the single-family residential land use classification, Tax Key Number 126-1000-000, request pertaining to Section 13.1.140(c)(3) of the Glendale Ordinance Code, related to the height of an accessory building

FROM: John S. Fellows, Community Development Director

MEETING: Board of Appeals Agenda

MEETING DATE: June 28, 2023

FISCAL SUMMARY:

Budget Summary:	N/A
Budgeted Expenditure:	N/A
Budgeted Revenue:	N/A

STATUTORY REFERENCE:

Wisconsin Statutes:	N/A
Municipal Code:	Zoning Code

Request:

- The applicant is requesting a height variance of 8 foot 3 inches.
- The applicant is requesting height variance to allow for a garage door that is 10 feet tall to allow for the indoor storage of his vehicle which is taller than typical.
- The applicant is requesting the additional 3” to allow for product and material variables.
- The applicant has indicated that the variance is not contrary to the public interest because there are similar garages within the area that exceed 15 ft in height and the new building will add value. The architectural quality of the building proposed is above standard detached garage structures.

Ordinance:

Section 13.1.140 (c) (3) of the municipal code states:

Detached accessory buildings—Height and area. No detached accessory building shall occupy any portion of the required front or side yard. Garages and other detached accessory buildings shall be less than 15 feet in height. No detached accessory building shall occupy more than 50 percent of the required rear yard.

Standards for granting a Variance:

The board of appeals may authorize such variance from the terms of the Zoning Code as will not be contrary to the public interest and where, owing to conditions peculiar to the property and not the result of the actions of the applicant, a literal enforcement of the Zoning Code would result in an unnecessary and undue hardship, and so that the spirit of the Zoning Code shall be observed and substantial justice done. No use variance shall be granted unless the applicant has shown that no lawful and feasible use of

the subject property can be made in the absence of the requested variance. As used in this Zoning Code, a variance is authorized only for height, area and size of structure; size of yards as relating to setback requirements only, and size of open spaces. Establishment or expansion of a use otherwise prohibited shall not be allowed by variance, and no variance shall have the effect of allowing uses in any district that are prohibited in that district, permit a lower degree of flood protection than the flood protection elevation for the particular area, or permit standards lower than those required by state law.

Design Review:

The design of the structure is anticipated to be reviewed by the Planning and Architectural Review Commission on July 11, 2023.

Attachments:

- [Application](#)
- [Survey](#)
- [Architectural Plans](#)