



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

**\*AMENDED – 7/21/2023**

AGENDA -- BOARD OF APPEALS

**Monday, July 24, 2023**

**5:30 P.M.**

*Members: Alderman John Gelhard (Chairman), Molly Collins, Morton Grodski, Jon Janowski,  
Hope Liu, Steve McGaver, Walter Wilson (alternate)*

1. Roll Call and Pledge of Allegiance.
2. \*Adoption of Minutes
  - a. Board of Appeals meeting on June 28, 2023
3. New Business.
  - a. Variance request by Jeffrey and Kathryn Huntsinger, 7346 N. Bethmaur Lane, in the R-3 Residential Zoning District, single-family residential land use classification, Tax Key Number 100-9007-000, request pertaining to Section 13.1.142(d)(2)(a)(i)(2) of the Glendale Code of General Ordinances, relating to maximum fence height
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.



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

MINUTES -- BOARD OF APPEALS

**Wednesday, June 28, 2023**

**6:00 P.M.**

*Members: Alderman John Gelhard (Chairman), Molly Collins, Morton Grodski, Jon Janowski, Hope Liu, Steve McGaver, Walter Wilson (alternate)*

1. Roll Call.

**Chairman Alderman Gelhard called the meeting to order at 6pm.**

**Roll Call**

**Present: Chairman Alderman John Gelhard, Morton Grodsky Hope Liu, Jon Janowski, Molly Collins**

**Absent: Steve McGaver, Walter Wilson**

**Other Officials Present: John Fellows, Community Development Director; Ken Smith, Planner; Chad Birsch, Court Reporter, Cream City Reporting LLC**

2. Pledge of Allegiance.

**Everyone in the Common Council Chambers pledged allegiance to the United States of America.**

- 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.

**Appearance: Matthew Senn, Resident at 7017 N. Berwyn Ave., seeking appeal**

**At issue was Matthew Senn seeking a variance to the height limit specified in the Glendale Code of General Ordinances, desiring to exceed the height limit with a new garage construction to fit a trailer.**



**Grodsky moved approval. Collins seconded. Motion carried unanimously.**

4. Adjournment

**Grodsky moved adjournment. Collins seconded. Motion carried unanimously. Chairman Alderman Gelhard adjourned the meeting at 6:23pm.**

**Minutes recorded by Ken Smith, Planner.**

**SUBJECT:** Variance request by Jeffrey and Kathryn Huntsinger, 7346 N. Bethmaur Lane, in the R-3 Residential Zoning District, single-family residential land use classification, Tax Key Number 100-9007-000, request pertaining to Section 13.1.142(d)(2)(a)(i)(2) of the Glendale Code of General Ordinances, relating to maximum fence height

**FROM:** John S. Fellows, Community Development Director  
Ken Smith, Planner

**MEETING:** Board of Appeals Agenda

**MEETING DATE:** July 24, 2023

**FISCAL SUMMARY:**

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

**STATUTORY REFERENCE:**

Wisconsin Statutes:	N/A
Municipal Code:	§ 13.1.142(d)(2)(a)(i)(2)

**Request:**

The applicants request a variance to the fence height limit of six feet for up to eight feet to provide privacy between their single-family residence and the condominium complex to the south. The topographical difference between the two properties allows parties on both sides of the property line to watch each other.

**Ordinance:**

Section 13.1.142(d)(2)(a)(i)(2) of the Glendale Code of General Ordinances states:

*The height of fences and walls shall not exceed six (6) feet in residential-zoned side yards and rear yards.*

**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.

**Attachments:**

- [Application](#)
- [Maps](#)
- [Fence Ordinance](#)