

BOARD OF ZONING APPEALS
CITY OF MILWAUKEE

REGULAR MEETING - December 16, 1999
City Hall, Common Council Committee Room 301-B

MINUTES

PRESENT: Chairman: Craig H. Zetley (*voting on items 1-32*)
 Members: Henry P. Szymanski (*voting on items 1-32*)
 Scott R. Winkler (*voting on items 1-32*)
 Catherine M. Doyle (*voting on items 1-32*)
 Roy B. Nabors (*voting on items 1-32*)

Alt. Board Members: Donald Jackson (*not voting*)
 Georgia M. Cameron (*not voting*)

ABSENT:

Start time: 4:30 p.m.

End Time: 6:15 p.m.

<u>Item Number</u>	<u>Case No.</u> <u>Type</u>	<u>Description</u>	<u>Location</u> <u>(Ald. District)</u>
1	22622 Extension of Time Granted 6 mo.	James Gedig, Property Owner d/b/a Shell Silverado Gas Station Request for an extension of time to obtain permits to construct a new service station canopy and car wash without the required landscaping.	6311 S. 13th St. (13th) Ayes: 4 Nays: 0 Abstain: 1 C. Zetley

Board member Henry P. Szymanski moved to grant the extension of time. Seconded by Catherine M. Doyle.

2	22600 Special Use Adjourned	William C. Adams, Lessee d/b/a Ride Clean Auto Sales Request to occupy the premises as a used motor vehicle sales lot.	4635 N. Hopkins St. (1st)
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This item was adjourned at the request of The Department of City Development and the Department of Public Works and will be rescheduled for the next available hearing date.

<u>Item Number</u>	<u>Case No.</u> <u>Type</u>	<u>Description</u>	<u>Location</u> <u>(Ald. District)</u>
3	22599 Special Use Granted 10 yrs.	Teach N' Care, Inc., Lessee By: Mary Nyback Request to continue occupying the premises as a day care center for 31 children, ages 6 wks. to 12 yrs., 24 hours per day, Monday through Saturday.	4825 N. 36th St. (1st) Ayes: 4 Nays: 0 Abstain: 1 C. Zetley

Board member Henry P. Szymanski moved to grant the appeal. Seconded by Catherine M. Doyle.

Conditions as recorded below and in the decision of the Board:

1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.
2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.
3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.
4. That all previous conditions of the Board regarding this property are maintained.
5. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.

4	22615 Special Use Granted 10 yrs.	John Kennedy, Property Owner d/b/a Sparks Computerized Car Care Center Request to continue occupying the premises as motor vehicle repair center.	6303 W. Capitol Dr. (2nd) Ayes: 4 Nays: 0 Abstain: 1 C. Zetley
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Board member Henry P. Szymanski moved to grant the appeal. Seconded by Catherine M. Doyle.

Conditions as recorded below and in the decision of the Board:

1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.
2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.
3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.
4. That all previous conditions of the Board regarding this property are maintained.
5. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.

<u>Item Number</u>	<u>Case No. Type</u>	<u>Description</u>	<u>Location (Ald. District)</u>
5	22528 Special Use Granted 1 yr.	Milwaukee & Kilbourn Parking Corp., Lessee Request to continue occupying the parcel as a parking lot.	325 E. Kilbourn Ave. (4th) Ayes: 4 Nays: 0 Abstain: 1 C. Zetley

Board member Henry P. Szymanski moved to grant the appeal. Seconded by Catherine M. Doyle.

Conditions as recorded below and in the decision of the Board:

1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.
2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.
3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.
4. That all previous conditions of the Board regarding this property are maintained.
5. That this Special Use is granted for a period of one (1) years, commencing with the date hereof.

6	22623 Variance	Milwaukee County, Dept. of Parks, Recreation & Culture, Property Owner By: Keith Kalberer Request to use the Miller Room for banquet rental facility with bar service.	910 E. Michigan St. a/k/a 929-31 E. Wisconsin Ave. (4th)
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This item was adjourned at the request of an interested party and will be rescheduled for the next available hearing date.

<u>Item Number</u>	<u>Case No. Type</u>	<u>Description</u>	<u>Location (Ald. District)</u>
7	22595 Variance Granted 10 yrs.	Brother Bob Smith, Property Owner d/b/a/ Messmer High School Bruce F. Marne Request to construct a 70 sq. ft. double faced ground sign on the premises.	742 W. Capitol Dr. (6th) Ayes: 4 Nays: 0 Abstain: 1 C. Zetley

Board member Henry P. Szymanski moved to grant the appeal. Seconded by Catherine M. Doyle.

Conditions as recorded below and in the decision of the Board:

1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.
2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.
3. That the petitioner build in accordance with plans as submitted to the Board.
4. That the electronic message sign is not used to provide a scrolling message.
5. That this Variance is granted for a period of ten (10) years, commencing with the date hereof.

8	22478 Special Use Granted 10 yrs.	Alaric L. Bowers, Lessee d/b/a The Prestige Group Request to occupy the premises as a motor vehicle sales facility.	5401 W. Lisbon Ave. (7th) Ayes: 4 Nays: 0 Abstain: 1 C. Zetley
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Board member Henry P. Szymanski moved to grant the appeal. Seconded by Catherine M. Doyle.

Conditions as recorded below and in the decision of the Board:

1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.
2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.
3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.
4. That the rear parking lot on the southwest corner of the site adjacent to W. Wright street is paved, as required by City Ordinance.
5. That vehicles are parked on site only in designated parking stalls.
6. That landscaping and screening is installed per the approved plan of June 16, 1987. Installation must be complete by June 1, 2000.
7. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.

9	22605 Special Use and Variance Granted 10 yrs.	Michael Primakow, Prospective Buyer d/b/a The Badger Lite Company Request to occupy the premises as a wholesale distribution center with minor assembly of	3000 W. Forest Home Ave. (8th) Ayes: 4 Nays: 0
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<u>Item Number</u>	<u>Case No.</u> <u>Type</u>	<u>Description</u>	<u>Location</u> <u>(Ald. District)</u>
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lighting equipment.

Abstain: 1
C. Zetley

Board member Henry P. Szymanski moved to grant the appeal. Seconded by Catherine M. Doyle.

Conditions as recorded below and in the decision of the Board:

1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.
2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.
3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.
4. That signage must be limited to a maximum of one hundred (100) square feet.
5. That the boiler receives a certified safety inspection within thirty (30) days.
6. That this Special Use and Variance are granted for a period of ten (10) years, commencing with the date hereof.

<u>Item Number</u>	<u>Case No.</u> <u>Type</u>	<u>Description</u>	<u>Location</u> <u>(Ald. District)</u>
10	22616 Special Use and Variance Granted 25 yrs.	The Graceland Community Church, Prospective Buyer By: Clyde Hamer Request to occupy the premises as a church.	6900 N. 43rd St. (9th) Ayes: 4 Nays: 0 Abstain: 1 C. Zetley

Board member Henry P. Szymanski moved to grant the appeal. Seconded by Catherine M. Doyle.

Conditions as recorded below and in the decision of the Board:

1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.
2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.
3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.
4. That the parking lot is paved, as required by City Ordinance or a special exception must be obtained from the Board of Standards and Appeals.
5. That the driveways are located in a manner consistent with any requirement of Milwaukee County.
6. That the parking stalls on site are delineated with permanent pavement markings, consistent with the site plan.
7. That supplemental signing and pavement markings designated the required one-way traffic pattern through the site are installed at both driveways to the site.
8. That this Special Use and this Variance granted for a period of twenty-five (25) years, commencing with the date hereof.

<u>Item Number</u>	<u>Case No. Type</u>	<u>Description</u>	<u>Location (Ald. District)</u>
11	22609 Variance Granted	Nathan A. Riesing, Property Owner d/b/a Ebenezer Ev. Free Church Request to construct an addition to the east of the existing church.	4219 W. Oklahoma Ave. and 3102 S. 43rd St. (11th) Ayes: 4 Nays: 0 Abstain: 1 C. Zetley

Board member Henry P. Szymanski moved to grant the appeal. Seconded by Catherine M. Doyle.

Conditions as recorded below and in the decision of the Board:

1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.
2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.
3. That the petitioner build in accordance with plans as submitted to the Board.
4. That this Variance is granted to run with the land.

12	22588 Special Use/Variance Granted 10 yrs.	James A. Hishmeh, Property Owner d/b/a Carpet Mill Store Request to construct 40' x 60' warehouse at rear of property.	1329-31 W. Lincoln Ave. a/k/a 1333-39 W. Lincoln Ave. (12th) Ayes: 4 Nays: 0 Abstain: 1 C. Zetley
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Board member Henry P. Szymanski moved to grant the appeal. Seconded by Catherine M. Doyle.

Conditions as recorded below and in the decision of the Board:

1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.
2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.
3. That landscaping and screening plans are submitted to and approved by the Department of City Development-Planning Administration which meet the intent of s.275-75 including an urban edge treatment.
4. That this Special Use and this Variance are granted for a period of ten (10) years, commencing with the date hereof.

<u>Item Number</u>	<u>Case No. Type</u>	<u>Description</u>	<u>Location (Ald. District)</u>
13	22594 Special Use	Lindner Logistics, LLC, Prospective Owner By: Gregg Lindner Request to construct a one story addition to the south of the existing freight facility.	6055 S. 6th St. (13th)

This item was adjourned at the request of the Chair and will be rescheduled for the next available hearing date.

14	22624 Variance Granted	James McLinden and Sara VanWinkle, Property Owner Request to occupy the third floor in conjunction with the existing single-family residence.	1739 N. 49th St. (16th) Ayes: 4 Nays: 0 Abstain: 1 C. Zetley
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Board member Henry P. Szymanski moved to grant the appeal. Seconded by Catherine M. Doyle.

Conditions as recorded below and in the decision of the Board:

1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.
2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.
3. That the petitioner build in accordance with plans as submitted to the Board.
4. That this Variance is granted to run with the land.

<u>Item Number</u>	<u>Case No. Type</u>	<u>Description</u>	<u>Location (Ald. District)</u>
15	22603 Special Use Granted	Trent Nelson and Felix G. Dison, Lessee d/b/a G.T. Auto Sales Request to occupy the premises as a used motor vehicle sales facility.	4404 W. North Ave. (17th) Ayes: 4 Nays: 0 Abstain: 1 C. Zetley

Board member Henry P. Szymanski moved to grant the appeal. Seconded by Catherine M. Doyle.

Conditions as recorded below and in the decision of the Board:

1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.
2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.
3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.
4. That no more than 5 vehicles are displayed on site at any time.
5. That no parking, display, storage or repair of any vehicle associated with this use occur in any street, alley, or sidewalk right-of-way.
6. That all previous conditions of the Board regarding this property are maintained.
7. That this Special Use is granted, commencing with the date hereof, and expiring May 27, 2008.

16	22596 Dim. Variance Granted	Ezekiel Community Development Corp., Property Owner By: Autumn H. Blakely Request to create a lot without the minimum code required width.	1627 W. Galena St. a/k/a 1601 W. Galena St. (17th) Ayes: 4 Nays: 0 Abstain: 1 C. Zetley
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Board member Henry P. Szymanski moved to grant the appeal. Seconded by Catherine M. Doyle.

Conditions as recorded below and in the decision of the Board:

1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.
2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.
3. That the petitioner build in accordance with plans as submitted to the Board.
4. That this Variance is granted to run with the land.

<u>Item Number</u>	<u>Case No. Type</u>	<u>Description</u>	<u>Location (Ald. District)</u>
17	22597 Dim. Variance Granted	Ezekiel Community Development Corp., Property Owner By: Autumn H. Blakely Request to create a lot without the minimum code required width.	1653 W. Galena St. a/k/a 1601 W. Galena St. (17th) Ayes: 4 Nays: 0 Abstain: 1 C. Zetley

Board member Henry P. Szymanski moved to grant the appeal. Seconded by Catherine M. Doyle.

Conditions as recorded below and in the decision of the Board:

1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.
2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.
3. That the petitioner build in accordance with plans as submitted to the Board.
4. That this Variance is granted to run with the land.

18	22523 Variance Adjourned	James C. Bufford, Property Owner d/b/a Christ Tabernacle Church Request to occupy the premises as a day care center for 23 children, ages 2yrs.-6yrs, from 6 a.m. to 6 p.m..	5865 N. 75th St. (2nd) Ayes: 4 Nays: 0 Abstain: 1 C. Zetley
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Board member Catherine M. Doyle moved to adjourn the appeal. Seconded by Scott R. Winkler.

<u>Item Number</u>	<u>Case No. Type</u>	<u>Description</u>	<u>Location (Ald. District)</u>
19	22580 Special Use Granted 10 yrs.	K.C. Miller, Paul Bartz, and Amy Johnson, Lessee d/b/a Stella's Request to occupy the premises as a beauty salon.	3106 W. Vliet St. (4th) Ayes: 4 Nays: 0 Abstain: 1 C. Zetley

Board member Henry P. Szymanski moved to grant the appeal. Seconded by Catherine M. Doyle.

Conditions as recorded below and in the decision of the Board:

1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.
2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.
3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.
4. That landscaping plans meeting the intent of s.295-75 are submitted to and approved by the Department of City Development.
5. That site illumination must be controlled to prevent glare onto adjacent streets and residences.
6. That the projecting wall sign must meet cod requirements or be granted a special exception by the Board of Standards and Appeals.
7. That the storefront windows are to be restored to clear glass and must be maintained in an attractive manner.
8. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.

20	22614 Special Use Adjourned	The Social Development Commission, Lessee By: Rick Jessen Request to occupy the premises as a day care center for 180 children, ages 3yrs.-5yrs, from 7:30 a.m. to 4:30 p.m.	7803-33 W. Capitol Dr. (5th) Ayes: 4 Nays: 0 Abstain: 1 C. Zetley
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Board member Henry P. Szymanski moved to adjourn the appeal. Seconded by Catherine M. Doyle.

<u>Item Number</u>	<u>Case No. Type</u>	<u>Description</u>	<u>Location (Ald. District)</u>
21	22569 Special Use Granted 10 yrs.	Kindergarten Plus, Lessee By: Synovia Youngblood Request to occupy the premises as a day care center and elementary school for 19 children, ages 6wks-12yrs, from 3 p.m. to 12 a.m. M-F and 6 a.m. to 12 a.m. on weekends.	3201 N. 40th St. (7th) Ayes: 4 Nays: 0 Abstain: 1 C. Zetley

Catherine M. Doyle moved to grant the appeal. Seconded by Scott R. Winkler.

Conditions as recorded below and in the decision of the Board:

1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.
2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.
3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.
4. That the play area not be used after 7 p.m.
5. That the operator complies with state commercial code for day care centers.
6. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.

23	22574 Special Use Adjourned	The North Ave. Commerce Center Phase II, LLC, Property Owner d/b/a H&R Block By: David Merrick Request to occupy the premises as an office.	2349 N. 25th St. (7th) Ayes: 4 Nays: 0 Abstain: 1 C. Zetley
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Henry P. Szymanski moved to adjourn the appeal. Seconded by Catherine M. Doyle.

23	22564 Variance Adjourned	Wilbur Dixon, Jr., Property Owner Request to add an additional dwelling unit to the existing four unit building.	3206 N. 45th St. (7th) Ayes: 4 Nays: 0 Abstain: 1 C. Zetley
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Board member Catherine M. Doyle moved to adjourn the appeal. Seconded by Henry P. Szymanski.

<u>Item Number</u>	<u>Case No. Type</u>	<u>Description</u>	<u>Location (Ald. District)</u>
24	22443 Special Use and Variance Adjourned	Rev. William Gotay, Lessee Request to occupy the premises as a church without the required parking.	2690 S. 12th St. (8th) Ayes: 4 Nays: 0 Abstain: 1 C. Zetley

This item was adjourned at the request of the petitioner and will be rescheduled for the next available hearing date.

25	22601 Special Use Adjourn	Patricia J. Thompson, Prospective Owner Request to occupy the premises as a social service facility (stroke rehab and training).	4335 W. Fond du lac Ave. (10th)
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This item was adjourned at the request of the Chair and will be rescheduled for the next available hearing date.

26	22611 Variance Granted 10 yrs.	Bethel CME Church, Property Owner By: Erick Carpenter Request to construct a church on the premises where the existing church will be razed.	3281 N. 26th St. (10th) Ayes: 4 Nays: 0 Abstain: 1 C. Zetley
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Board member Roy B. Nabors moved to grant the appeal. Seconded by Henry P. Szymanski.

Conditions as recorded below and in the decision of the Board:

1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.
2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.
3. That the petitioner build in accordance with plans as submitted to the Board.
4. That these Variances are granted for a period of ten (10) years, commencing with the date hereof.

<u>Item Number</u>	<u>Case No.</u> <u>Type</u>	<u>Description</u>	<u>Location</u> <u>(Ald. District)</u>
27	22094 Variance Granted 10 yrs.	Sweet Home Adult Care, By: Lydia Rusak Request to occupy the first floor of the the duplex as a Community Living Arrangement for four adults.	2613 S. 68th St. (11th) Ayes: 4 Nays: 0 Abstain: 1 C. Zetley

Scott R. Winkler moved to grant the appeal. Seconded by Catherine M. Doyle.

Conditions as recorded below and in the decision of the Board:

1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.
2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.
3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.
4. That this Variance is granted for a period of ten (10) years, commencing with the date hereof.

28	22617 Variance Granted 10 yrs.	Mildred Rodriguez, Lessee Request to occupy the premises as a tavern.	2000 S. 14th St. (12th) Ayes: 4 Nays: 0 Abstain: 1 C. Zetley
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Board member Henry P. Szymanski moved to grant the appeal. Seconded by Catherine M. Doyle.

Conditions as recorded below and in the decision of the Board:

1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.
2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.
3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.
4. That this Variance is granted for a period of ten (10) years, commencing with the date hereof.

<u>Item Number</u>	<u>Case No. Type</u>	<u>Description</u>	<u>Location (Ald. District)</u>
29	22562 Special Use Granted 10 yrs.	Guillermo Picado, Prospective Owner Request to occupy the premises as a motor vehicle sales facility.	502 W. Greenfield Ave. (12th) Ayes: 4 Nays: 0 Abstain: 1 C. Zetley

Board member Henry P. Szymanski moved to grant the appeal. Seconded by Catherine M. Doyle.

Conditions as recorded below and in the decision of the Board:

1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.
2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.
3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.
4. That no repair, display, or storage of vehicles occurs in the public right-of-way.
5. That landscaping and screening must meet the intent of s.295-75.
6. That site illumination must be controlled to prevent glare onto adjacent streets and residences.
7. That the windows along the W. Greenfield Avenue and S. 5th Street elevations must be clear glass.
8. That signage must be limited to a maximum of 50 square feet.
9. That no disabled vehicles or parts are to be stored outside.
10. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.

<u>Item Number</u>	<u>Case No.</u> <u>Type</u>	<u>Description</u>	<u>Location</u> <u>(Ald. District)</u>
30	22606 Special Use Granted 5 yrs.	Michael Davidson, Lessee d/b/a Orbit Request to occupy the premises as a tavern.	739 S. 2nd St. (12th) Ayes: 4 Nays: 0 Abstain: 1 C. Zetley

Board member Henry P. Szymanski moved to grant the appeal. Seconded by Scott R. Winkler.

Conditions as recorded below and in the decision of the Board:

1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.
2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.
3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.
4. That landscaping and screening plans must be submitted which meet the intent of s.295-75.
5. That signage must be limited to a maximum of fifty (50) square feet.
6. That this Special Use is granted for a period of five (5) years, commencing with the date hereof.

<u>Item Number</u>	<u>Case No. Type</u>	<u>Description</u>	<u>Location (Ald. District)</u>
31	22556 Special Use and Variance Granted 4 yrs.	Oliver F. Gardipee, Lessee d/b/a Frank's Auto Sales and Salvage Request to occupy the premises as an auto sales and salvage facility.	725 S. 1st St. (12th) Ayes: 4 Nays: 0 Abstain: 1 C. Zetley

Board member Henry P. Szymanski moved to grant the appeal. Seconded by Scott R. Winkler.

Conditions as recorded below and in the decision of the Board:

1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.
2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.
3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.
4. That no more than 12 vehicles are stored within the building at any one time.
5. That no vehicles or parts are stored outside at any time.
6. That no additional signage is erected on the premises.
7. That all prior conditions of decision No. 20539 are complied with.
8. That this Special Use and this Variance granted for a period of four (4) years, commencing with the date hereof.

32	22577 Variance Granted 10 yrs.	Commonwealth Medical Group, Prospective Owner By: Daniel J. Walsh Request to construct a parking lot on the premises.	4635 S. 23rd St. (13th) Ayes: 4 Nays: 0 Abstain: 1 C. Zetley
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Henry P. Szymanski moved to grant the appeal. Seconded by Catherine M. Doyle.

Conditions as recorded below and in the decision of the Board:

1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.
2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.
3. That the petitioner build in accordance with plans as submitted to the Board.
4. That the landscaping plan is revised to indicate the plant types and sizes.
5. That this Variance is granted for a period of ten (10) years, commencing w/ date hereof.

Other Business:

Board member Henry P. Szymanski moved to approve the minutes of the December 2, 1999 meeting. Seconded by Board member Scott R. Winkler. Unanimously approved.

The Board set the next meeting for January 20, 2000.

Board member Henry P. Szymanski moved to adjourn the meeting at 6:15 PM. Seconded by Board member Catherine M. Doyle. Unanimously approved.

BOARD OF ZONING APPEALS

By _____
Secretary