

**BOARD OF ZONING APPEALS**  
**CITY OF MILWAUKEE**

**REGULAR MEETING – October 16, 2003**  
**City Hall, Common Council Committee Room 301-B**

***MINUTES***

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PRESENT:

**Chairman:** Craig H. Zetley *(voting on items 1-62)*

**Members:** Henry P. Szymanski *(voting on items 1-58, 60-62)*  
Scott R. Winkler *(voting on items 1-36, 38-62)*  
Roy B. Nabors *(voting on items 1-30, 32-62)*

**Alt. Board Members:** Georgia M. Cameron *(voting on items 1-43, 45-49, 59, 62)*  
Donald Jackson *(voting on items 31, 37, 44, 50-61)*

ABSENT: Catherine M. Doyle

START TIME: 2:10 p.m.

End Time: 6:50 p.m.

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<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
1	24176 Special Use	AH & S Realty/The Peltz Group, Inc. Property Owner  Request to modify the previous granted special use #20629 as to hours of operation, from 7 AM to 6 PM (M-F) & 7 AM to 1 PM Saturday for the public office and recycling center, and 24 hours/day, 7 days/week fully enclosed processing facility.	2101 W. Morgan Av. 13th Dist.
	Action:	Adjourned	
2	24030 Special Use	Bulk Petroleum Corporation Prospective Buyer  Request to occupy the premises as a motor vehicle pumping station with convenience store.	4907 W. Fond Du Lac Av. A/K/A 4901-07 W. Fond Du Lac Av. 10th Dist.
	Action:	Dismissed	
	Motion:	Henry Szymanski moved to dismiss the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
3	25084 Use Variance	Rhonda Kienbaum, Lessee  Request to add motor vehicle salvage to the existing material reclamation facility.	8520 W. Kaul Av. 15th Dist.
	Action:	Dismissed	
	Motion:	Henry Szymanski moved to dismiss the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
4	24610 Special Use	John F. Saunders, Property Owner  Request to occupy the premises as a ground transportation facility.	601 S. 93rd St. 16th Dist.
	Action:	Dismissed	
	Motion:	Henry Szymanski moved to dismiss the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
5	25216 Dimensional Variance	Milwaukee Monthly Meeting of the Religious Society, Property Owner  Request to add signage to the existing religious assembly hall and day care on site.	3224 N. Gordon Pl. 3rd Dist.
	Action:	Dismissed	
	Motion:	Henry Szymanski moved to dismiss the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
6	25004 Special Use	Milwaukee SMSA Limited Partnership Lessee  Request to erect a temporary cellular transmission tower on the premises without the required landscaping and co-location.	541 E. Erie St. A/K/A 541-99 E. Erie St. 4th Dist.
	Action:	Dismissed	
	Motion:	Henry Szymanski moved to dismiss the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
7	25038 Special Use	U.S. Cellular, Lessee  Request to erect a temporary cellular transmission tower on the premises without the required landscaping and co-location.	511 E. Menomonee St. 4th Dist.
	Action:	Dismissed	
	Motion:	Henry Szymanski moved to dismiss the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
8	24690 Dimensional Variance	Lou Yaeger V.P. Support Services St. Joseph Regional Medical Center;Property Owner  Request to raze the 9 existing residential dwellings and construct a parking structure.	3026 N. 49th St. A/K/A 3004, 3016, 3022, 3028-30, 3034(A), 3040, 3044-46, 7th Dist.
	Action:	Dismissed	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
9	25135 Special Use	Shirley Howard, Property Owner  Request to increase the number of children from 19 to 60 children 4wks-13yrs of age of the existing day care center, Monday-Friday 5:30 am - 9:00 pm.	4919 W. Good Hope Rd. 9th Dist.
	Action:	Adjourned	
	Motion:	This item was adjourned at the request of an interested and will be rescheduled at the next available hearing.	
10	25213 Special Use	Erma J. Belin, Lessee  Request to continue occupying the premises as a day care center for 100 children 6wks to 12yrs of age, Monday-Friday 6:30am-5:30pm.	3320 W. Wren Av. A/K/A 3433 W. Florist Ave. 9th Dist.
	Action:	Adjourned	
	Motion:	This item has been adjourned at the request of staff and will be rescheduled at the next available hearing.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
11	25206 Special Use	Richard Lepping, Border Patrol WI; Property Owner	1940 S. 14th St. 12th Dist.
		Request to continue occupying the premises as a fast-food/carry-out restaurant with a drive through facility (Sunday-Thursday 10:00am-1:00am, Friday & Saturday 10:00am-2:00am).	
	Action:	Granted 10 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel.</li> <li>5. That landscaping and screening is maintained in a manner that meets the intent of city code.</li> <li>6. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.</li> </ol>	
12	25174 Use Variance	Joseph G. Paradowski, Property Owner	3501 S. 18th St. 13th Dist.
		Request to construct a detached 22' x 20' garage at the front of the premises.	
	Action:	Adjourned	
	Motion:	This item was adjourned at the request of an interested party and will be rescheduled at the next available hearing.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
13	25176 Special Use	Daljit s. Kler Zira Corporation; Lessee  Request to continue occupying the premises as a convenience store and filling station.	3500 S. 13th St. 13th Dist.
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel.</li> <li>5. That individually sold cigars, cigarette wrapping paper, Black and Mild cigars, Blunt cigars, glass tubes (i.e. type associated with individually sold flowers) and any other items deemed to be drug paraphernalia, not be sold on the premises.</li> <li>6. That all previous conditions of the Board regarding this property are complied with.</li> <li>7. That there is no outdoor storage or display of products or merchandise.</li> <li>8. That there is no outdoor display of banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.</li> <li>9. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.</li> </ol>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
14	25200 Special Use	Edward D. Chin, Lessee  Request to continue occupying the premises as a fast-food/carry-out restaurant with a drive-through facility.	3702 S. 27th St. 13th Dist.
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel.</li> <li>5. That landscaping and screening is maintained in a manner that meets the intent of city code.</li> <li>6. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.</li> </ol>	
15	25214 Special Use	Dennis Kaul, Property Owner  Request to remodel and expand the existing motor vehicle filling station and convenience store (open Monday-Saturday 5:00am-11:00pm, Sunday 7:00am-10:00pm).	5881 N. 91st St. A/K/A 5931 N. 91st St. 15th Dist.
	Action:	Adjourned	
	Motion:	This matter was adjourned at the request of an interested party and will be rescheduled for the next available hearing.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
16	25130 Dimensional Variance	City of Milwaukee Doerfler Elementary School, Property Owner  Request to construct an addition (6 class rooms) to the existing elementary or secondary school.	3014 W. Scott St. 16th Dist.
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the petitioner build in accordance with plans submitted.</li> <li>4. That revised elevation plans are submitted to the Board of Zoning Appeals and approved by the Zoning Administration Group prior to plan examination plan submission. The revised elevation plan must provide more architectural detail on the west elevation to match the existing building.</li> <li>5. That this Variance is granted to run with the land.</li> </ol>	
17	25198 Dimensional Variance	Milwaukee Pentecostal Outreach Inc. Jerry W. Reeves Sr.;Property Owner  Request to continue occupying the premises as a religious assembly hall without the required parking.	2401-03 N. 36th St. 17th Dist.
	Action:	Granted 5 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That this Variance is granted for a period of five (5) years, commencing with the date hereof.</li> </ol>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
18	25201 Dimensional Variance	H.A.C.M., Property Owner  Request to split the parcels and construct a single-family residential dwelling.	1334 W. Kneeland St. A/K/A 1432, 1438, 1442 N. 14th St. 17th Dist.
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the petitioner build in accordance with plans submitted.</li> <li>4. That this Variance is granted to run with the land.</li> </ol>	
19	25202 Dimensional Variance	H.A.C.M., Property Owner  Request to split the parcels and construct a single-family residential dwelling.	1338 W. Kneeland St. A/K/A 1432, 1438, 1442 N. 14th St. 17th Dist.
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the petitioner build in accordance with plans submitted.</li> <li>4. That this Variance is granted to run with the land.</li> </ol>	

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20	25203 Special Use	George Bockl, Property Owner  Request to continue occupying the premises as a surface parking lot for approximately 40 motor vehicle.	330-32 N. Water St. 4th Dist.
	Action:	Granted 2 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That landscaping and screening is maintained in a manner that meets the intent of city code.</li> <li>5. That this Special Use is granted for a period of two (2) years, commencing with the date hereof.</li> </ol>	
21	25231 Use Variance	Ollie & Co,Jim Ollie;Property Owner  Request to continue occupying the premises as an indoor storage facility with two residential dwelling units on the upper floors.	807 N. 23rd St. A/K/A 807 N. 23rd St. #1 4th Dist.
	Action:	Granted 5 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That no signage be erected on the premises.</li> <li>5. That the 2nd &amp; 3rd floors of the building must continue to be used for residential purposes.</li> <li>6. That the building's exterior must retain its residential appearance.</li> <li>7. That this Variance is granted for a period of five (5) years, commencing with the date hereof.</li> </ol>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
22	25236 Special Use	Toon City, Inc. c/o Paul Votto;Property Owner  Request to continue occupying the premises as a parking lot.	632-36 N. Water St. 4th Dist.
	Action:	Granted 2 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That the petitioner maintain landscaping and screening as per the approved landscape plan.</li> <li>5. That this Special Use is granted for a period of two (2) years, commencing with the date hereof.</li> </ol>	
23	25241 Special Use	Dan Genzel, Metropolitan-Lovell Street, LLC;Property Owner  Request to allow residential units on the street level of the premises.	728 N. James Lovell St. 4th Dist.
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That this Special Use is granted is granted to run with the land.</li> </ol>	

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24	25243 Special Use	Milwaukee Repertory Theater Property Owner  Request to continue to have banner signs on the premises.  Action: Granted 20 yrs.  Motion: Henry Szymanski moved to grant the appeal. Seconded by Scott Winkler.  Vote: 4 Ayes, 0 Nays, 1 C. Zetley Abstained.  Conditions of Approval: <ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That this Special Use is granted for a period of twenty (20) years, commencing with the date hereof.</li> </ol>	108 E. Wells St. A/K/A 109-31 E. Kilbourn Av. 4th Dist.
25	25220 Special Use	Bob Seefeld, Property Owner  Request to add additional parking to the existing surface parking lot.	400 W. Wisconsin Av. A/K/A Wells to Kilbourn - 4th to 6th St. 4th Dist.
		Action: Adjourned  Motion: This matter was adjourned at the request of an interested party and will be rescheduled at the next available hearing.	
26	25228 Special Use	H&K Partners, LLC, Peter Helf;Property Owner  Request to continue occupying the premises as a fast-food/carry-out restaurant with a drive through facility (open Sunday-Thursday 10:30am-10:00pm, Friday & Saturday 10:30am-11:00pm).	5903 N. 76th St. 5th Dist.
		Action: Adjourned  Motion: This matter was adjourned at the request of an interested party and will be rescheduled at the next available hearing.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
27	25235 Special Use	Israel Nunez-Cruz, Property Owner  Request to continue occupying the premises as a rooming house.	423 E. Garfield Av. A/K/A 423-5 E. Garfield Ave. 6th Dist.
	Action:	Granted 5 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That this Special Use is granted for a period of (5) years, commencing with the date hereof.</li> </ol>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
28	25134 Special Use	Bessie L. Williams, Property Owner  Request to occupy the premises as a day care center for 40 children (20 per shift) 1 mo.-12yrs. of age, Monday-Saturday 6:00a.m.-10:00p.m.	2105 W. Center St. 7th Dist.
	Action:	Granted 5 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That signage must conform to the sign standards of s. 295-605-5 of the Milwaukee Zoning Code.</li> <li>5. That the storefront windows remain as clear glass and are maintained in an attractive manner.</li> <li>6. That the outdoor play area is not utilized before 9:00 A.M. or after 8:00 P.M.</li> <li>7. That a loading zone is obtained in front of the site on West Center Street.</li> <li>8. That the petitioner obtains an occupancy certificate and complies with current State commercial building code for institutional and educational occupancies.</li> <li>9. That this Special Use is granted for a period of five (5) years, commencing with the date hereof.</li> </ol>	

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29	25217 Special Use	Strawberry ShortCake's Child Development, Michelle Evans;Lessee	3805-09 W. Center St. 7th Dist.
		Request to occupy the premises as a day care center for 20 children infant to 12yrs of age, Monday-Friday 6:00am-11:30pm.	
	Action:	Granted 5 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That signage must conform to the sign standards of s. 295-606-5 of the Milwaukee Zoning Code.</li> <li>5. That the storefront windows remain as clear glass and are maintained in an attractive manner.</li> <li>6. That the outdoor play area is not utilized before 9:00 A.M. or after 8:00 P.M.</li> <li>7. That the fenced outdoor play area is separated from the parking area by some type of physical barrier such as bollards.</li> <li>8. That a loading zone is obtained in front of the site on West Center Street.</li> <li>9. That the petitioner obtains an occupancy certificate and complies with current State commercial building for institutional and educational occupancies.</li> <li>10. That this Special Use is granted for a period of five (5) years, commencing with the date hereof.</li> </ol>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
30	25237 Special Use	Chiquilla Holloway, Prospective Buyer  Request to occupy the premises as a 24 hr day care center for 120 children (40 per shift) 6wk to 12 yrs of age, Monday-Sunday.	4527 W. Center St. 7th Dist.
	Action:	Adjourned	
	Motion:	This item was adjourned at the request of an interested party and will be rescheduled at the next available hearing.	
31	24917 Rehearing Request Denied	Amazing Ministries, Property Owner  Request for a rehearing to continue occupying the premises as a religious assembly hall.	5418 W. Burleigh St. A/K/A 5412-30 W. Burleigh St. 7th Dist.
	Action:	Denied	
	Motion:	Scott Winkler moved to deny the rehearing request. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 1 Nays, 1 R. Nabors Abstained.	
32	25124 Rehearing Request	Nicole Brown d/b/a Jasmine's Learning House; Lessee  Request to occupy the premises as a day care center, for 24 children (8 per shift), infant to 12 yrs. of age, 7 days a week, 24 hours per day.	2712 N. Weil St. A/K/A 1000 E. Center St. 6th Dist.
	Action:	Granted	
	Motion:	Scott Winkler moved to grant the re-hearing request. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
33	25127 Special Use	Pat Echoles; Lessee  Request to occupy the premises as a day care center for 16 children (8 per shift), Monday-Friday, 6:00am to 10:00pm.	3742 N. 39 <sup>th</sup> St. A/K/A 3740-42 N. 39 <sup>th</sup> St. 10th Dist.
	Action:	Adjourned	
	Motion:	This item was adjourned at the request of staff and will be rescheduled at the next available hearing.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
34	25129 Special Use	Mr. Eligio & Rafael Cetina Property Owner  Request to occupy the premises as an assembly hall (night club/tavern).	1445-47 S. Muskego Av. 12th Dist.
	Action:	Granted 5 yrs.	
	Motion:	Scott Winkler moved to grant the appeal. Seconded by Georgia Cameron.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That the petitioner take all measures necessary to control litter, loitering and loud noise on the premises, including, but not limited to, hiring private personnel.</li> <li>5. That signage plans conforming to the sign standards of s. 295-505-5 of the Milwaukee Zoning Code be submitted to and approved by the Zoning Administrative Group.</li> <li>6. That this Special Use is granted for a period of five (5) years, commencing with the date hereof.</li> </ol>	
35	25179 Special Use	Alcoholics Anonymous Grupo Providencia; Lessee  Request to occupy the premises as a social service facility.	1561 W. Greenfield Av. A/K/A 1559-67 W. Greenfield Av. 12th Dist.
	Action:	Granted 2 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That this Special Use is granted for a period of two (2) years, commencing with the date hereof.</li> </ol>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
36	25185 Special Use	Cora Johnson, Lessee  Request to occupy the premises as 24 hr day care center for 50 children 6wks to 12yrs of age, Monday-Sunday.	4344 S. 27th St. A/K/A 4342-46 S. 27th St. 13th Dist.
	Action:	Granted 3 yrs.	
	Motion:	Scott Winkler moved to grant the appeal. Seconded by Georgia Cameron.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That landscaping and screening plans which meet the requirements of s.295-405 of the Milwaukee Zoning Code must be submitted to the Board of Zoning Appeals and approved by the Zoning Administration Group prior to the issuance of any permits.</li> <li>5. That signage plans which meet the sign standards of s.295-605-5 of the Milwaukee Zoning Code must be submitted to the Board of Zoning Appeals and approved by the Zoning Administration Group prior to the issuance of any permits. Specifically, the freestanding sign must be no more than 14 feet high with a maximum sign area of 50 square feet.</li> <li>6. That the outdoor play area is not utilized before 9:00 A.M. or after 8:00 P.M.</li> <li>7. That the fenced outdoor play area is separated from the parking area / vehicle operating area by some type of physical barrier such as bollards.</li> <li>8. That the petitioner obtains an occupancy certificate and complies with current State commercial building for institutional and educational occupancies.</li> <li>9. That the curb cut on South 27th St. is restored with curb and gutter.</li> <li>10. That this Special Use is granted for a period of three (3) years, commencing with the date hereof.</li> </ol>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
37	25164 Dimensional Variance	Terrence S. Byrd, Property Owner  Request to construct a residential dwelling without the minimum height requirements.	2494 S. 5th St. 14th Dist.
	Action:	Denied	
	Motion:	Henry Szymanski moved to deny the appeal. Seconded by Donald Jackson.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
38	24928 Special Use	GT Wisconsin Investments, LLC Property Owner  Request to occupy the premises as a motor vehicle repair facility.	2349 S. Austin St. 14th Dist.
	Action:	Denied	
	Motion:	Scott Winkler moved to grant the appeal. Seconded by Roy Nabors. Board members Szymanski and Zetley voted against the motion.	
	Vote:	3 Ayes, 2 Nays, 0 Abstained.	
39	25146 Special Use	Megal Development Corporation Lessee  Request to occupy a portion of the premises as a car wash facility (automotive detailing).	11930 W. Silver Spring Dr. A/K/A 11912-38 W. Silver Spring Dr. 15th Dist.
	Action:	Adjourned	
	Motion:	This item has been adjourned at the request of the applicant and will be rescheduled at the next available hearing.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
40	25147 Special Use	Latisha & Nicholas Little, Lessee  Request to occupy the premises as a 24hr day care center for 120 children (40 per shift), 6wk to 12yrs of age, Monday-Sunday.	8225 N. 107th St. A/K/A 8223-5 N. 107th St. 15th Dist.
	Action:	Granted 3 yrs.	
	Motion:	Scott Winkler moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That signage plans which meet the sign standards of s.295-505-5 of the Milwaukee Zoning Code must be submitted to the Board of Zoning Appeals and approved by the Zoning Administration Group prior to the issuance of any permits. Specifically, the proposed sign area must not exceed a maximum of 18 square feet. Any freestanding sign cannot exceed 6 feet in height.</li> <li>5. That the outdoor play area is not utilized before 9:00 A.M. or after 8:00 P.M.</li> <li>6. That the applicant obtains a certificate of occupancy and complies with all State commercial code requirements for educational and institutional occupancies.</li> <li>7. That this Special Use is granted for a period of three (3) years, commencing with the date hereof.</li> </ol>	
41	25102 Special Use	Shavonn Wright, Lessee  Request to occupy the premises as a car wash facility.	4404 W. Lisbon Av. A/K/A 4404-10 W. Lisbon Ave. , 2199 N. 44th St. 17th Dist.
	Action:	Adjourned	
	Motion:	This item has been adjourned at the request of staff and will be rescheduled at the next available hearing.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
42	25119 Use Variance	Monique & Roosevelt Fisher, Lessee  Request to continue occupying the premises as a motor vehicle repair and sales facility with body bumping.	1739 N. 35th St. A/K/A 1739-43 N. 35th St. 17th Dist.
	Action:	Granted 1 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That all vehicles must enter and exit through the front driveway on North 35th Street.</li> <li>5. That all previous Board conditions regarding this site be adhered to.</li> <li>6. That no parking take place on unpaved surfaces.</li> <li>7. That no unlicensed or nuisance vehicles be kept on site.</li> <li>8. That all work is done inside of the premises.</li> <li>9. That signage plans meeting the intent of section 295-505-5 of City of Milwaukee Zoning Code be submitted to and approved by the Zoning Administrative Group.</li> <li>10. That this Variance is granted for a period of one (1) year, commencing with the date hereof.</li> </ol>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
43	25128 Special Use	Ehab Daoud d/b/a Shark's Fish & Chicken;Prospective Buyer	1515 W. North Av. 17th Dist.
		Request to occupy the premises as a fast-food/ carry out restaurant and drive through facility (open 10:00am-10:00pm) Monday-Sunday) that is located less than 150 ft. from a residential use.	
	Action:	Adjourned	
	Motion:	Henry Szymanski moved to adjourn the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
44	25137 Special Use	Human Services Triangle Attn: Doris Green;Property Owner	4641 N. 27th St. A/K/A 4637-41 N. 27th St. 1st Dist.
		Request to occupy the premises as a social service facility.	
	Action:	Granted 3 yrs.	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Donald Jackson.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That this Special Use is granted for a period of three (3) years, commencing with the date hereof.</li> </ol>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
45	25180 Special Use	Shawna K. Whitehead d/b/a Christian Devine Child Care Dev. Center;Prospective Buyer	4616 N. 30th St. 1st Dist.
		Request to occupy the premises as a day care center for 8 children, ages 6 weeks to 12 years, Monday-Friday, 24 hours.	
	Action:	Granted 3 yrs.	
	Motion:	Scott Winkler moved to grant the appeal. Seconded by Georgia Cameron.	
	Vote:	4 Ayes, 1 Nays, Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That the outdoor play area must not be utilized before 9:00 A.M. or after 8:00 P.M.</li> <li>5. That the applicant must continue to live on site.</li> <li>6. That this Special Use is granted for a period of three (3) years, commencing with the date hereof.</li> </ol>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
46	25143 Special Use	Alvin Laster, Property Owner  Request to occupy the premises as a daycare center for 100 children, 6wks to 12 yrs of age, Monday-Friday 6:00am-Midnight, Saturday 8:00am-8:00pm.	3008 W. Capitol Dr. A/K/A 3008-12 W. Capitol Dr. 1st Dist.
	Action:	Granted 5 yrs.	
	Motion:	Georgia Cameron moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That the site is landscaped and screened per the plan submitted to and approved by the Department of City Development on September 9, 2003.</li> <li>5. That signage must conform to the sign standards of s. 295-805-5 of the Milwaukee Zoning Code.</li> <li>6. That the applicant obtains a certificate of occupancy and complies with all the State commercial code requirements for institutional and educational occupancies.</li> <li>7. That this Special Use is granted for a period of five (5) years, commencing with the date hereof.</li> </ol>	
47	25106 Dimensional Variance	Rheatra Daniels-Hubbard, Lessee  Request to occupy the premises as a day care center for 40 children (20 per shift) 6wks-12yrs of age, Monday-Sunday 6:00 a.m.- Midnight.	1808 W. Atkinson Av. A/K/A 1808-14 W. Atkinson Ave. 1st Dist.
	Action:	Adjourned	
	Motion:	This item has been adjourned at the request of the Alderman and will be rescheduled at the next available hearing.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
48	25181 Special Use	Thomas Zaniewski & Leonard Vishnevetsky d/b/a All Car Auto Parts & Service; Lessee	6300 N. 76th St. 2nd Dist.
		Request to occupy the premises as an auto salvage, repair and parts sales facility.	
	Action:	Adjourned	
	Motion:	This item has been adjourned at the request of the Alderman and will be rescheduled at the next available hearing.	
49	25196 Special Use	Warwick Seay Property Owner	932 E. Chambers St. 3rd Dist.
		Request to add an outdoor patio to the existing tavern.	
	Action:	Adjourned	
	Motion:	This item has been adjourned at the request of staff and will be rescheduled at the next available hearing.	
50	25178 Dimensional Variance	Jack C. & Carol L. Jensen Property Owner	3125 N. Colonial Dr. 5th Dist.
		Request to park in the side yard without the required setback.	
	Action:	Adjourned	
	Motion:	Scott Winkler moved to adjourn the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
51	24847 Special Use	D&K Management, Teri Wilson;Property Owner	5401 N. 76th St. 5th Dist.
		Request to occupy the premises as a religious assembly hall.	
	Action:	Granted	
	Motion:	Scott Winkler moved to grant the appeal. Seconded by Roy Nabors.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That the parking lot is landscaped according to the landscape plan submitted to the Board of Zoning Appeals on 5/30/03.</li> <li>5. That the applicant obtains a certificate of occupancy and complies with all State commercial code requirements for assembly occupancies.</li> <li>6. That the petitioner provide a permanent contact person to the neighboring condo association.</li> <li>7. That the petitioner take every measure necessary to notify their parishioners of the designated parking areas for the church.</li> <li>8. That this Special Use is granted for a period of time commencing with the date hereof and expiring on April 30, 2005.</li> </ol>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
52	25057 Special Use	Madeline Thornton, Property Owner  Request to occupy the premises as a day care center for 100 children per shift , 6wks-12yrs of age, operating Monday - Friday 6 am until midnight (with no more than 20 children on site between 10 p.m. and midnight) and from 6 a.m. through 6 p.m on Saturday and Sunday.	8421 W. Villard Av. 5th Dist.
	Action:	Granted 1 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Donald Jackson.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That landscaping and screening plans which meet the requirements of s.295-405 of the Milwaukee Zoning Code must be submitted to the Board of Zoning Appeals and approved by the Zoning Administration Group prior to the issuance of any permits.</li> <li>5. That the proposed fencing must be of a decorative metal variety and that fencing plans must be submitted to the Board of Zoning Appeals and approved by the Zoning Administration Group prior to the issuance of any permits.</li> <li>6. That signage plans which meet the sign standards of s.295-605-5 of the Milwaukee Zoning Code must be submitted to the Board of Zoning Appeals and approved by the Zoning Administration Group prior to the issuance of any permits.</li> <li>7. That the outdoor play area is not utilized before 9:00 A.M. or after 8:00 P.M.</li> <li>8. That this Special Use is granted for a period of one (1) year, commencing with the date hereof.</li> </ol>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
53	25117 Dimensional Variance	John R. Schenkel, Property Owner  Request to replace the existing signage on the premises with new signage that is in access of the permitted height and sign area requirements.	8333 W. Appleton Av. A/K/A 8349 W. Appleton Ave. 5th Dist.
	Action:	Adjourned	
	Motion:	Roy Nabors moved to adjourn the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
54	25186 Dimensional Variance	Suzane E. & Richard Pieper Property Owner  Request to replace the existing signage of the existing general retail establishment.	100 E. Capitol Dr. A/K/A 100-202 E. Capitol Dr. 6th Dist.
	Action:	Adjourned	
	Motion:	Scott Winkler moved to adjourn the appeal. Seconded by Donald Jackson.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
55	24969 Special Use	Betty Randle Love's Community Church of Holiness; Lessee  Request to occupy a portion of the second floor of the premises as a religious assembly hall and social service facility (60 members).	3430 W. Center St. 7th Dist.
	Action:	Adjourned	
	Motion:	This matter was adjourned at the request of the petitioner and will be rescheduled at the next available hearing.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
56	25132 Special Use	Maurice Lawrence, Property Owner  Request to occupy the premises as a social service facility.	2126-28 N. 23rd St. 7th Dist.
	Action:	Granted 2 yrs.	
	Motion:	Scott Winkler moved to grant the appeal. Seconded by Donald Jackson.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That signage plans meeting the intent of code section 295-505-5 are submitted to and approved by the Zoning Administrative Group.</li> <li>5. That this Special Use is granted for a period of two (2) years, commencing with the date hereof.</li> </ol>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
57	25161 Special Use	Ramiro Sandoval, Property Owner  Request to occupy the premises as a motor vehicle body shop.	1829-35 W. Center St. 7th Dist.
	Action:	Granted 3 yrs.	
	Motion:	Scott Winkler moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That signage must conform to the sign standards of s. 295-605-5 of the Milwaukee Zoning Code.</li> <li>5. That there is no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris.</li> <li>6. That all repair work is conducted inside of the building.</li> <li>7. That no work or storage of materials occurs in the public right of way.</li> <li>8. That there is no display of exterior banners or other advertising except signs that are approved by permit and on the site plan.</li> <li>9. That business does not open before 7 a.m. or operate after 9 p.m.</li> <li>10. That this Special Use is granted for a period of three (3) years, commencing with the date hereof.</li> </ol>	
58	25168 Special Use	Khalid Ahemed, Property Owner  Request to continue occupying the premises as a 24hr motor vehicle filling station & convenience store.	4229 W. Greenfield Av. 8th Dist.
	Action:	Adjourned	
	Motion:	This matter was adjourned at the request of staff and will be rescheduled at the next available hearing.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
59	25054 Special Use Denied	Libby Wick Property Owner  Request to occupy the premises as a sit-down restaurant and a tavern.	226-28 W. Mineral St. 12th Dist.
	Action:	Denied	
	Motion:	Scott Winkler moved to deny the appeal. Seconded by Donald Jackson.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
60	24849 Special Use	Deborah N. Allen Other  Request to increase the hours of the drive thru facility to 24hrs, of the existing fast food/carry out restaurant.	2700 W. Capitol Dr. A/K/A 2710 W. Capitol Dr. 1st Dist.
	Action:	Adjourned	
	Motion:	This item has been adjourned at the request of staff and will be rescheduled at the next available hearing.	
61	24341 Special Use	Title Lenders, Inc. d/d/a USA Payday Loans; Lessee  Request to occupy a portion of the premise as a payday loan agency.	714 N. Broadway . A/K/A 312 E. Wisconsin Ave. 4th Dist.
	Action:	Adjourned	
	Motion:	Roy Nabors moved to adjourn the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
62	24558 Special Use	Bell Therapy/ Belwood Ltd. Property Owner  Request to continue occupying the premises as a community based residential facility (CBRF) and increase the number of clients served from 46 to 50.	839 N. 27th St. A/K/A 837-53 N. 27th St. 4th Dist.
	Action:	Adjourned	
	Motion:	This item has been adjourned at the request of the applicant and will be rescheduled at the next available hearing.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
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**Other Business:**

Board member Nabors moved to approve the minutes of the September 25, 2003 meeting. Seconded by Board member Szymanski. Unanimously approved.

The Board set the next meeting for November 6, 2003.

Board member Jackson moved to adjourn the meeting at 6:50 p.m.. Seconded by Board member Winkler. Unanimously approved.

BOARD OF ZONING APPEALS

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Secretary of the Board