

BOARD OF ZONING APPEALS
CITY OF MILWAUKEE

REGULAR MEETING – February 10, 2005
City Hall, Common Council Committee Room 301-B

MINUTES

PRESENT:

Chairman: Craig H. Zetley *(voting on items 1-81)*

Members: Henry P. Szymanski *(voting on items 68-81)*
Scott R. Winkler *(voting on items 1-81)*
Catherine M. Doyle *(voting on items 1-81)*
Donald Jackson *(voting on items 1-81)*

Alt. Board Members: Georgia M. Cameron *(voting on items 1-67)*

START TIME: 2:11p.m.

End Time: 7:22 p.m.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
1	25837 Dimensional Variance	North Shore Bank, Darrel Eisenhardt; Lessee Request to allow a wall sign that exceeds the maximum area and to add a cabinet sign to the existing pylon sign.	1433 W. Burnham St. 12th Dist.
	Action:	Dismissed	
	Motion:	Scott Winkler moved to dismiss the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
2	26346 Use Variance	Carmen Aiello, La Ley-Centro De Envios, Inc.; Lessee Request to occupy a portion of the general retail establishment as currency exchange (check cashing & wire transfers).	903 S. Cesar Chavez Dr. A/K/A 901-03 S. Cesar E. Chavez Dr. 12th Dist.
	Action:	Dismissed	
	Motion:	Scott Winkler moved to dismiss the appeal. Seconded by Catherine Doyle.	
	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	25462 Special Use	First Payday Loan of Wisconsin, LLC d/b/a First Payday Loan; Lessee Request to occupy a portion of the premises as a payday loan agency.	6013 N. Teutonia Av. A/K/A 6001 N. Teutonia Av. 1st Dist.
	Action:	Dismissed	
	Motion:	Scott Winkler moved to dismiss the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
4	25802 Special Use	Mohammed Ghaffer, Eram Amoco; Property Owner Request to occupy the premises as a motor vehicle filling station, convenience store, and car wash.	11414 W. Silver Spring Dr. 5th Dist.
	Action:	Dismissed	
	Motion:	Scott Winkler moved to dismiss the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
5	26306 Special Use	Salvation Army, Mark Anderson; Lessee Request to occupy a portion of the premises as a second-hand store.	6406 N. 76th St. A/K/A 6450 N. 76th St. 9th Dist.
	Action:	Dismissed	
	Motion:	Scott Winkler moved to dismiss the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
6	25336 Use Variance	FTH Properties LTD, Fred T. Holfstede; Property Owner Request to construct a contractor's shop addition to the existing real estate sales facility (without the required glazing).	6642-44 W. Lisbon Av. 10th Dist.
	Action:	Dismissed	
	Motion:	Scott Winkler moved to dismiss the appeal. Seconded by Catherine Doyle.	
	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	26384 Dimensional Variance	David F. Hahn, Property Owner Request to allow a fence in the rear yard that is over the maximum height.	8205 W. New Jersey Av. 11th Dist.
	Action:	Adjourned	
	Motion:	This matter was adjourned at the request of an interested party and will be rescheduled for the next available hearing.	
8	26417 Dimensional Variance	Dennis A. Westrich, Property Owner Request to allow a detached garage on the premises with sidewalls over the maximum required sidewall height.	1220 E. Warnimont Av. 14th Dist.
	Action:	Granted	
	Motion:	Scott Winkler moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 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 one (1) year of the date hereof. 3. That the petitioner build in accordance with plans submitted. 4. That this Variance is granted to run with the land. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
9	26371 Dimensional Variance	Milwaukee Habitat for Humanity Property Owner Request to construct a single-family residential dwelling on the premises without the minimum required front facade width.	2217 N. 28th St. 15th Dist.
	Action:	Granted	
	Motion:	Scott Winkler moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 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 one (1) year of the date hereof. 3. That the petitioner build in accordance with plans submitted. 4. That revised façade and elevation plans are submitted to the Board of Zoning Appeals and approved by the Zoning Administration Group prior to the issuance of any permits. 5. That this Variance is granted to run with the land. 	
10	26372 Dimensional Variance	Milwaukee Habitat for Humanity Property Owner Request to construct a single-family residential dwelling on the premises without the minimum required front facade width.	2066 N. 28th St. 15th Dist.
	Action:	Granted	
	Motion:	Scott Winkler moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 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 one (1) year of the date hereof. 3. That the petitioner build in accordance with plans submitted. 4. That revised façade and elevation plans are submitted to the Board of Zoning Appeals and approved by the Zoning Administration Group prior to the issuance of any permits. 5. That this Variance is granted to run with the land. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
11	26373 Special Use	Mount Carmel Missionary Baptist Church Property Owner	1721-23 W. Meinecke Av. 15th Dist.
		Request to continue occupying the premises as a community living arrangement for 8 adults (developmentally/physically disabled).	
	Action:	Granted 3 yrs.	
	Motion:	Scott Winkler moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 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 one (1) year 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 Special Use is granted for a period of three (3) years, commencing with the date hereof. 	
12	26388 Use Variance	Lena C. Taylor, Property Owner	3407 W. Highland Av. 15th Dist.
		Request to occupy the premises as general offices.	
	Action:	Granted 10 yrs.	
	Motion:	Scott Winkler moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 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 one (1) year 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 meet the signage standards of s.295-505-5 of the Milwaukee Zoning Code. 5. That a complete set of conversion plans are submitted to the Milwaukee Development Center, conversion permits are obtained and all work is performed according to approved plans. 6. That the building is not used for business purposes until all conversion work is completed and occupancy permits are obtained. 7. That this Variance is granted for a period of ten (10) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
13	26394 Special Use	Teena Gilbert, Diversity Children's Learning Center; Lessee Request to amend the hours of operation from 5:00 a.m. - 7:00 p.m. to 5:00 a.m. to 1:00 a.m., and to continue occupying the premises as a day care center for 50 children infant to 13 yrs. of age, operating Monday thru Friday. Action: Granted 10 yrs. Motion: Scott Winkler moved to grant the appeal. Seconded by Catherine Doyle. Vote: 4 Ayes, 0 Nays, 1 C. Zetley Abstained. Conditions of Approval: <ol style="list-style-type: none"> 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 one (1) year 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 Special Use is granted for a period of ten (10) years, commencing with the date hereof. 	2300 W. North Av. A/K/A 2100 W. North Av. 15th Dist.
14	26405 Dimensional Variance	Miller Brewing Company, Property Owner Request to continue to allow a 21 ft x 46 ft. off-premise wall sign on the premises that is over the maximum display area. Action: Granted 10 yrs. Motion: Scott Winkler moved to grant the appeal. Seconded by Catherine Doyle. Vote: 4 Ayes, 0 Nays, 1 C. Zetley Abstained. Conditions of Approval: <ol style="list-style-type: none"> 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 one (1) year 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. 	4000 W. State St. 15th Dist.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
15	26415 Special Use	Gwendolyn Jackson, Lessee Request to continue occupying the premises as a day care center for 75 children, ages 4wks. - 13 yrs., from 6 a.m. to 12:30 a.m. Monday thru Friday.	4828 W. Lisbon Av. 15th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Scott Winkler moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 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 one (1) year 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 complied with. 5. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. 	
16	26435 Special Use	Jacqueline Carson, Property Owner Request to continue occupying the premises as a group home an increase the number of girls on site from 6 to 8.	2601 N. 46th St. 15th Dist.
	Action:	Adjourned	
	Motion:	This matter was adjourned at the request of DCD and will be rescheduled for the next available agenda.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
17	26295 Special Use	Earl L. Thomas, Victory M. B. Church;Property Owner	2661 N. Teutonia Av. 15th Dist.
		Request to continue occupying the premises as a religious assembly and add an elementary/secondary school.	
	Action:	Granted 10 yrs.	
	Motion:	Scott Winkler moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 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 one (1) year 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 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. 5. That signage must conform to the sign standards of s. 295-605-5 of the Milwaukee Zoning Code. 6. That the petitioner obtains an occupancy certificate and complies with current State commercial code for educational and institutional occupancies. 7. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
18	26411 Special Use	Kuldip S. Ahuja, Lessee Request to continue occupying the premises as a motor vehicle filling station and convenience store.	6400 N. 43rd St. 1st Dist.
	Action:	Granted 10 yrs.	
	Motion:	Scott Winkler moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 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 one (1) year 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 is maintained in a manner that meets the intent of city code. 5. 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 if necessary. 6. 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. 7. That this use not operate between the hours of Midnight and 5:00 A.M. unless a 24-hour establishment license is obtained from the Common Council of the City of Milwaukee per s. 84-7 of the Milwaukee code of ordinances. 8. That the applicant does not have outdoor storage or display of products or merchandise. 9. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit. 10. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
19	26414 Special Use	Mark Kabbes, Prospective Buyer Request to occupy the premises as a medical service facility (dialysis center).	4775 N. Green Bay Av. 1st Dist.
	Action:	Granted 10 yrs.	
	Motion:	Scott Winkler moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 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 one (1) year 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 conform to the sign standards of s. 295-605-5 of the Milwaukee Zoning Code. 5. That the stalls in the parking lot are painted in. 6. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. 	
20	26437 Special Use	Tammy Campbell, Property Owner Request to continue occupying the premises as a 24 hr family day care home for 8 children, 6wks-12yrs, Monday-Friday.	4959 N. 21st St. 1st Dist.
	Action:	Granted 5 yrs.	
	Motion:	Scott Winkler moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 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 one (1) year 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 complied with. 5. That this Special Use is granted for a period of five (5) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
21	26358 Special Use	Deborah Ozier, Property Owner Request to occupy the premises as a family day care home for 8 children infant to 12yrs, Monday-Friday & every other weekend 6:00AM-11:30PM.	3919 N. 58th St. 2nd Dist.
	Action:	Granted 5 yrs.	
	Motion:	Scott Winkler moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 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 one (1) year 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 outdoor play area must not be utilized before 9:00 A.M. or after 8:00 P.M. 5. That there are no signs or banners on the premises. 6. That this Special Use is granted for a period of five (5) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
22	26367 Special Use	Julette Francis & Larry Wade, Property Owner Request to continue occupying the premise as a community living arrangement for 8 children. Action: Granted 3 yrs. Motion: Scott Winkler moved to grant the appeal. Seconded by Catherine Doyle. Vote: 4 Ayes, 0 Nays, 1 C. Zetley Abstained. Conditions of Approval: <ol style="list-style-type: none"> 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 one (1) year 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 complied with. 5. That this Special Use is granted for a period of three (3) years, commencing with the date hereof. 	5651 N. 96th St. 2nd Dist.
23	26364 Dimensional Variance	Mark L. Rasmussen, Property Owner Request to construct an addition to the existing tavern without the minimum required number of parking spaces.	1501 N. Jackson St. A/K/A 1501-03 N. Jackson St. 3rd Dist.
	Action:	Adjourned	
	Motion:	This matter was adjourned at the request of the Alderman and will be rescheduled for the next available hearing.	
24	26366 Special Use	Nehemiah Project, Inc., Rev. Ed Ruen & Marye Beth Dugan; Property Owner Request to continue occupying the premises as a group home for 8 children, 13yrs to 17 yrs of age.	2574 N. Cramer St. 3rd 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>
25	26395 Dimensional Variance	Thomas M. Miller, Property Owner Request to continue occupying the premises as a personal service facility (beauty salon) without the required parking.	1633 N. Farwell Av. 3rd Dist.
	Action:	Granted 5 yrs.	
	Motion:	Scott Winkler moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 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 one (1) year 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 five (5) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
26	26408 Use Variance	Peter Bilgo, Property Owner Request to continue occupying a portion of four residential lots as a commercial parking lot to support the existing motor vehicle repair facility at 2750 N. Oakland Av. Action: Granted 10 yrs. Motion: Scott Winkler moved to grant the appeal. Seconded by Catherine Doyle. Vote: 4 Ayes, 0 Nays, 1 C. Zetley Abstained. Conditions of Approval: <ol style="list-style-type: none"> 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 one (1) year 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 petitioner maintain the Geo Block landscape system for the parking lot and provided landscaping as needed to meet the intent of Board of Zoning Appeals Decision number 23925. 5. That the petitioner provide regular maintenance to the unpaved parking areas to ensure limestone does not accumulate in the public right of way 6. That this variance is to run concurrent with the petitioner's variance to operate his motor vehicle repair facility at 2750 N. Oakland Ave. 7. That this Variance is granted for a period of ten (10) years, commencing with the date hereof. 	2745-57 N. Cramer St. A/K/A 2745 N. Cramer St. 3rd Dist.
27	26409 Use Variance	Wisconsin Evangelical Lutheran Synod James V. Buelow;Property Owner Request to continue occupying the premises as a rooming house (up to four people on site) in conjunction with religious assembly on the premises. Action: Adjourned Motion: Adjourned by staff (DCD) and will be rescheduled for the next available agenda.	2213-15 E. Kenwood Bl. 3rd Dist.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
28	26410 Use Variance	Peter Bilgo, Property Owner Request to continue occupying the premises as a motor vehicle repair facility.	2750 N. Oakland Av. A/K/A 2748 N. Oakland Ave. 3rd Dist.
	Action:	Granted 10 yrs.	
	Motion:	Scott Winkler moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 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 one (1) year 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 repair work is conducted inside of the building. 5. That there is no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris. 6. That this Variance is granted for a period of ten (10) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
29	26010 Special Use	Lewenauer Investment LLP, Prospective Buyer Request to continue occupying the premises as a parking lot.	762 N. Jackson St. A/K/A 760 N. Jackson St. 4th Dist.
	Action:	Granted 2 yrs.	
	Motion:	Scott Winkler moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 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 one (1) year 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 landscape plans meeting the intent of city code section 295-405 for Type 'B' landscaping are submitted to the Board of Zoning Appeals and approved by the Zoning Administration Group prior to the issuance of any permits. 5. That all landscaping and screening is installed within 90 days of the approval of this landscape plan weather permitting. 6. That this Special Use is granted for a period of two (2) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
30	26375 Special Use	CPS Parking Of Wisconsin Inc., Lessee Request to continue occupying the premises as a parking lot.	503 N. Plankinton Av. A/K/A 503-21 N. Plankinton Ave. 4th Dist.
	Action:	Granted 2 yrs.	
	Motion:	Scott Winkler moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 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 one (1) year 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 petitioner maintain landscaping and screening in a manner that meets the intent of city code. 5. That this Special Use is granted for a period of two (2) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
31	26393 Special Use	Paul Ray, Lessee Request to occupy the premises as a fast-food/carry-out restaurant (pizza delivery/carry-out).	1611 W. Wells St. A/K/A 1609-11 W. Wells St. 4th Dist.
	Action:	Granted 5 yrs.	
	Motion:	Scott Winkler moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 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 one (1) year 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 conform to the sign standards of s. 295-605-5 of the Milwaukee Zoning Code. 5. That the storefront windows remain as clear glass and are maintained in an attractive manner. 6. That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private security personnel if necessary. 7. That this Special Use is granted for a period of five (5) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
32	26423 Dimensional Variance	West End Development Corporation Property Owner Request to relocate a single family residential dwelling on the premises without the minimum front facade width and over the maximum front setback.	840 N. 26th St. 4th Dist.
	Action:	Granted	
	Motion:	Scott Winkler moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 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 one (1) year of the date hereof. 3. That the petitioner build in accordance with plans submitted. 4. That a revised site plan is submitted to the Board of Zoning Appeals and approved by the Zoning Administration Group prior to the issuance of any permits. 5. That an on-site parking space is provided. 6. That this Variance is granted to run with the land. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
33	26424 Dimensional Variance	West End Development Corporation Property Owner Request to relocate a single-family residential dwelling on the premises without the minimum front setback.	834 N. 26th St. 4th Dist.
	Action:	Granted	
	Motion:	Scott Winkler moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 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 one (1) year of the date hereof. 3. That the petitioner build in accordance with plans submitted. 4. That a revised site plan is submitted to the Board of Zoning Appeals and approved by the Zoning Administration Group prior to the issuance of any permits. 5. That an on-site parking space is provided. 6. That this Variance is granted to run with the land. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
34	26426 Dimensional Variance	West End Development Corp. Property Owner Request to relocate a single family residential dwelling on the premises without the minimum front facade width as well as being over the maximum front setback.	830 N. 26th St. 4th Dist.
	Action:	Granted	
	Motion:	Scott Winkler moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 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 one (1) year of the date hereof. 3. That the petitioner build in accordance with plans submitted. 4. That a revised site plan is submitted to the Board of Zoning Appeals and approved by the Zoning Administration Group prior to the issuance of any permits. 5. That an on-site parking space is provided. 6. That these Variances are granted to run with the land. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
35	26436 Use Variance	Ann T. Bowe, Property Owner Request to continue occupying the premises as general offices (legal office).	2929 W. Highland Bl. 4th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Scott Winkler moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 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 one (1) year 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. 	
36	25876 Special Use	CPS Parking of Wisconsin, Inc, Lessee Request to continue occupying the premises as a parking lot.	319 E. Clybourn St. 4th 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>
37	26368 Special Use	Gregory Goldman & Efim Brehman Property Owner	9105 W. Hampton Av. 5th Dist.
		Request to continue occupying the premises as a motor vehicle repair facility with the addition of motor vehicle sales (five cars maximum).	
	Action:	Granted 5 yrs.	
	Motion:	Scott Winkler moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 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 one (1) year 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 is maintained in a manner that meets the intent of city code. 5. That signage plans which meet the sign standards of s.295-605 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. 6. That all repair work is conducted inside of the building. 7. That there is no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris. 8. That there be no more than 5 motor vehicles for sale on the exterior parking lot at any given time. 9. That the curb cut on North 91st Street be closed and restored with curb, gutter and grass. 10. That this Special Use is granted for a period of five (5) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
38	26382 Special Use	Ms. Annie M. Robinson, Optionee Request to occupy the premises as a general retail establishment (grocery store). Action: Granted 3 yrs. Motion: Scott Winkler moved to grant the appeal. Seconded by Catherine Doyle. Vote: 4 Ayes, 0 Nays, 1 C. Zetley Abstained. Conditions of Approval: <ol style="list-style-type: none"> 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 one (1) year 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 conform to the sign standards of s. 295-505-5 of the Milwaukee Zoning Code. 5. That the storefront windows are restored to clear glass and are maintained in an attractive manner. 6. That no interior or exterior window or door grates are used. 7. That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private security personnel if necessary. 8. That an acceptable site plan is submitted that shows the parking layout and driveway configuration in the parking lot. 9. That this Special Use is granted for a period of three (3) years, commencing with the date hereof. 	3416 N. Teutonia Av. 6th Dist.
39	26392 Special Use	Lula Robinson, Property Owner Request to occupy the premises as a 24 hr family day care home for 6-8 children, infant to 12yrs of age, operating Monday-Sunday.	3307 N. 11th St. 6th Dist.
		Action: Adjourned	
		Motion: This matter has been adjourned at the request of the Alderman and will be rescheduled for the next available agenda.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
40	26403 Special Use	Irma Walker, Lessee Request to continue occupying the premises as a small group shelter care facility for 8 males.	1033 W. Keefe Av. 6th Dist.
	Action:	Granted 3 yrs.	
	Motion:	Scott Winkler moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 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 one (1) year 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 facility has a 7:00 p.m. curfew. 5. That this Special Use is granted for a period of three (3) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
41	26407 Special Use	Eboness Briant, Lessee Request to occupy the premises as a day care center for 20 children infant to 12yrs of age, Monday-Friday 6:00AM-11:30PM.	3000 N. Teutonia Av. A/K/A 3002 N. Teutonia Ave. 6th Dist.
	Action:	Granted 3 yrs.	
	Motion:	Scott Winkler moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 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 one (1) year 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 conform to the sign standards of s. 295-605-5 of the Milwaukee Zoning Code. 5. That the storefront windows remain as clear glass and are maintained in an attractive manner. 6. That the outdoor play area is not utilized before 9:00 A.M. or after 8:00 P.M. 7. That the outdoor play area is separated from the parking area / vehicle operating area by some type of physical barrier such as bollards. 8. That the petitioner obtains an occupancy certificate and complies with current State commercial code for educational and institutional occupancies. 9. That this Special Use is granted for a period of three (3) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
42	26399 Special Use	Audrey A. Jolly, Property Owner Request to continue occupying the premises as a day care center and expand onto the second floor increasing the amount of children from 30 per shift up to 40 children per shift infant to 12yrs of age Monday-Sunday 6:00 AM- Midnight.	2434 W. Hadley St. 7th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Scott Winkler moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 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 one (1) year 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 complied with. 5. That the applicant submit a complete set of plans to the Milwaukee Development Center for the conversion of the second floor space, obtain a conversion permit and comply with all of the requirements of the conversion permit. 6. That the applicant obtains a Certificate of Occupancy for the second floor and complies with all State commercial code requirements for institutional and educational occupancies. 7. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. 	
43	26433 Special Use	Childcare Solutions, Lessee Request to continue occupying the premises as a day care center for 20 children infant to 11 yrs of age and increase the hours of operation from 8:00 AM - 6:00 PM to 6:00 AM - 6:00 PM Monday-Friday.	4008-10 N. 42nd St. A/K/A 4122 W. Capitol Dr. 7th 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>
44	26398 Special Use	Laura Angulo, Lessee Request to occupy the premises as a general office.	2635 W. Burnham St. A/K/A 1904 S. Layton Av. 8th Dist.
	Action:	Granted 3 yrs.	
	Motion:	Scott Winkler moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 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 one (1) year 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 storefront windows remain as clear glass and are maintained in an attractive manner. 5. That this Special Use is granted for a period of three (3) years, commencing with the date hereof. 	
45	26406 Special Use	Office Furniture Resources, Inc., Prospective Buyer Request to occupy the premises as second-hand store (office furniture).	8787 W. Brown Deer Rd. 9th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Scott Winkler moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 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 one (1) year 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 conform to the sign standards of s. 295-605-5 of the Milwaukee Zoning Code. 5. That the applicant has no outdoor display of products or merchandise. 6. That the applicant has no exterior signs or banners except those that have been approved and installed in accordance with a sign permit. 7. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
46	26413 Dimensional Variance	Roundy's, Lessee Request to erect a wall sign that is over the maximum required sign display area.	8120 W. Brown Deer Rd. 9th Dist.
	Action:	Granted	
	Motion:	Scott Winkler moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 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 one (1) year 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 time commencing with the date hereof and expiring on September 14, 2014. 	
47	26401 Special Use	Marilyn Kern, Lessee Request to continue occupying the premises as a day care center for 19 children infant to 12 yrs. of age, 6:00 a.m. to 9:00 p.m. Monday thru Saturday.	7205 W. Burleigh St. A/K/A 3075 N. 72nd St. 10th Dist.
	Action:	Granted 5 yrs.	
	Motion:	Scott Winkler moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 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 one (1) year 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 outdoor play area is not utilized after 8:00 P.M. or before 9:00 A.M. 5. That a loading zone is obtained on West Burleigh Street in front of the site. 6. That this Special Use is granted for a period of five (5) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
48	26081 Special Use	Armando Sierra, Lessee Request to occupy the premises as a religious assembly.	1439 W. Lincoln Av. A/K/A 1437 W. Lincoln Av. 12th Dist.
	Action:	Granted 3 yrs.	
	Motion:	Scott Winkler moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 1 Nays, Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 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 one (1) year 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 conform to the sign standards of s. 295-605-5 of the Milwaukee Zoning Code. 5. That the agreement with Blessed Hope Assembly of God regarding use of the parking lot at 1500 W. Lincoln Avenue remains in affect. 6. That this Special Use is granted for a period of three (3) years, commencing with the date hereof. 	
49	26352 Rehearing Request	Beverly Koch, Property Owner Request for a rehearing to raze the detached garage and parking drive on the premises eliminating the minimum required off-street parking.	1728 E. Iron St. 14th Dist.
	Action:	Denied	
	Motion:	Scott Winkler moved to deny the rehearing request. Seconded by Donald Jackson.	
	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>
50	26360 Rehearing Request	Latesha L. Robinson, Lessee Request for a rehearing to occupy the premises as group home for 8 girls 12yrs-17yrs of age (from Milwaukee County and children's court).	1122 W. Wright St. 15th Dist.
	Action:	Denied	
	Motion:	Donald Jackson moved to deny the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
51	26390 Resubmission Request	Dennis Lutynski, Property Owner Request for a resubmission to continue occupying the premises as a 3-family dwelling unit.	2977-79 N. Cramer St. 3rd Dist.
	Action:	Denied	
	Motion:	Donald Jackson moved to deny the appeal. Seconded by Catherine Doyle.	
	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>
52	26303 Special Use	McDonald's Corporation, Richard Neubauen;Property Owner	3137 S. 76th St. 11th Dist.
		Request to raze the existing structure and construct a fast-food/carry-out restaurant with a drive-thru facility without the required glazing.	
	Action:	Granted	
	Motion:	Scott Winkler moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 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 one (1) year 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 a revised landscaping and screening plan 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. The revised plan must indicate that the pedestrian path between the building and South 76th St. will be constructed of concrete or other material that is different than that used for the parking lot. The plan must also provide a pedestrian path between the building and W. Oklahoma Av. 5. That revised façade, elevation and glazing plans are submitted to the Board of Zoning Appeals and approved by the Zoning Administration Group prior to the issuance of any permits. 6. That signage plans which meet the sign standards of s.295-605 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. 7. That site illumination plans which meet the requirements of s.295-409 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. 8. That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private security personnel if necessary. 9. That this use not operate between the hours of Midnight and 5:00 A.M. unless a 24-hour establishment license is obtained from the Common Council of the City of Milwaukee per s. 84-7 of the Milwaukee code of ordinances. 10. That the applicant obtains all necessary approvals and permits from Milwaukee County with regard to the number of driveways, the size and location of driveways, and any required median alterations prior to the issuance of any City of Milwaukee permit. 11. That this Variance is granted to run with the land. 12. That this Special Use is granted for a period of time commencing with the date hereof and expiring on January 28, 2013. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
53	26387 Special Use	Agustin Ruiz, Property Owner Request to occupy the premises as a motor vehicle repair facility and tire sales.	1438 S. 6th St. 12th Dist.
	Action:	Granted 5 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"> 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 one (1) year 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 conform to the sign standards of s. 295-605-5 of the Milwaukee Zoning Code. 5. That no disabled or unlicensed vehicles, parts or tires are stored outside. 6. That all repair work is conducted inside of the building. 7. That no work or storage of materials occurs in the public right of way. 8. That the petitioner has no outdoor storage of auto part, tires, nuisance vehicles or other junk and debris. 9. That the petitioner has no display of exterior banners or other advertising except signs that are approved by permit and on the site plan. 10. That all code violations are corrected prior to occupancy. 11. That this Special Use is granted for a period of five (5) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
54	26383 Special Use	Rita Anderson, Property Owner Request to occupy the rear cottage as a 24 hr day care center for 8 children infant to 12yrs of age Monday-Friday, Saturday 7:00AM-1:00AM, Closed Sunday.	2430 W. Galena St. A/K/A 2430A (rear cottage) W. Galena St. 15th Dist.
	Action:	Adjourned	
	Motion:	Georgia Cameron moved to adjourn the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
55	25675 Special Use	Joshua Possessing the Promise Ministries Property Owner Request to continue occupying the premises as a religious assembly hall.	4931 W. Center St. A/K/A 4929 W. Center St. 15th Dist.
	Action:	Granted 5 yrs.	
	Motion:	Scott Winkler moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 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 one (1) year 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 complied with. 5. 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. 6. That this Special Use is granted for a period of five (5) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
56	26374 Appeal of an Order	Samaritan Inn Ministries, Property Owner Request to appeal an ordered issued by the Department of Neighborhood Services determining the premises to be a transitional living facility.	2522 W. Capitol Dr. 1st Dist.
	Action:	Adjourned	
	Motion:	This matter was adjourned at the request of the applicant and will be rescheduled for the next available hearing.	
57	26420 Other	Academic Solutions / Children In Crisis, Inc., Lessee Request to continue occupying the premises as an elementary/secondary school and increase the number of students from 200 to 385 (adding additional class rooms internally).	4055 N. 34th St. A/K/A 3420 W. Capitol Dr. 1st Dist.
	Action:	Adjourned	
	Motion:	This matter was adjourned at the request of the applicant 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>
58	26340 Special Use	Latasha Jackson, Property Owner Request to increase the number of children from 97 to 134, of the existing day care center with children infant to 12yrs of age operating Monday-Friday 6:00 a.m.- 11:30 p.m.	2400-04 W. Capitol Dr. 1st Dist.
	Action:	Granted 3 yrs.	
	Motion:	Donald Jackson moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 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 one (1) year 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 conform to the sign standards of s. 295-605-5 of the Milwaukee Zoning Code. 5. That the outdoor play area is not utilized before 9:00 A.M. or after 8:00 P.M. 6. That a loading zone is obtained on N. 24th Street adjacent to the site. 7. That information is provided to the parents of children attending the day care, at least three times per year, which instructs them to utilize the loading zone on North 24th St. 8. That information instructing parents to utilize the loading zone on site is submitted to the Board office. 9. That this Special Use is granted for a period of three (3) years, commencing with the date hereof. 	
59	26061 Special Use	Jimmy & Iola McClendon, Property Owner Request to occupy the premises as a transitional living facility for 16 males.	4355 N. 27th St. 1st Dist.
	Action:	Adjourned	
	Motion:	This matter was adjourned at the request of the applicant and will be rescheduled for the next available agenda.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
60	26060 Special Use	Jimmy McClendon, Property Owner Request to occupy the premises as a transitional living facility for 16 males.	4339 N. 27th St. 1st Dist.
	Action:	Adjourned	
	Motion:	This matter was adjourned at the request of the applicant and will be rescheduled for the next available agenda.	
61	26101 Special Use	Carolyn & Fidencio Ricketts Property Owner Request to occupy the premises as an adult family home for 4 disabled and elderly adults.	4269 N. 68th St. 2nd 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"> 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 one (1) year 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 Special Use is granted for a period of three (3) years, commencing with the date hereof. 	
62	26011 Special Use	Jeff Eaton, Lessee Request to add a contractor's yard and continue occupying the premises as an office, equipment repair (repair personal and business vehicles) and contractor's shop.	7219 W. Fond Du Lac Av. A/K/A 7235 W. Fond Du Lac Av. 2nd Dist.
	Action:	Adjourned	
	Motion:	Scott Winkler moved to adjourn the appeal. Seconded by Donald Jackson.	
	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>
63	26307 Use Variance	Kabao Yang, Property Owner Request to occupy a portion of the premises (1 unit) as a day care center for 8 children infant to 12 yrs. of age, Monday - Friday 7:00 AM-7:00 PM.	7805 W. Bender Av. 2nd Dist.
	Action:	Granted 1 yrs.	
	Motion:	Catherine Doyle moved to grant the appeal. Seconded by Georgia Cameron.	
	Vote:	4 Ayes, 1 Nays, 0 Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 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 one (1) year 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 applicant obtains a certificate of occupancy and complies with all State commercial code requirements for institutional and educational occupancies. 5. That the play area not be utilized before 9 a.m. 6. 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. 7. That no signage referencing the day care be erected on site. 8. That this Special Use is granted for a period of one (1) year, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
64	25822 Special Use	Shirla Kinlow, Property Owner Request to occupy the premises as a day care center for 28 children infant to 7 yrs, 7:30 am-6:00 pm, Monday-Friday.	4025 N. 50th St. A/K/A 4027 N. 50th St. 2nd Dist.
	Action:	Granted 1 yrs.	
	Motion:	Donald Jackson moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 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 one (1) year 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 petitioner obtains an occupancy certificate and complies with current State commercial code for educational and institutional occupancies. 5. That signage must conform to the sign standards of s. 295-605-5 of the Milwaukee Zoning Code. 6. That the storefront windows remain as clear glass and are maintained in an attractive manner. 7. That the outdoor play area is not utilized before 9:00 A.M. 8. That the outdoor play area is separated from the vehicle operating area by some type of physical barrier such as bollards. 9. That a loading zone is obtained in front of the site. 10. That the applicant provide a van service to pick up and drop off children. 11. That a maximum of twenty-eight (28) children be allowed on site at any given time. 12. That a van service is offered to clients of the facility. 13. That this Special Use is granted for a period of one (1) year, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
65	25845 Special Use	Kenneth Riche, Property Owner Request to continue occupying the premises as a currency exchange.	5309 W. Fond Du Lac Av. 2nd Dist.
	Action:	Granted 3 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"> 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 one (1) year 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 meet the signage standards of s.295-605 of the Milwaukee Zoning Code. 5. 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 if necessary. 6. That this Special Use is granted for a period of three (3) years, commencing with the date hereof. 	
66	26247 Special Use	Abdel Hakim Fares, Property Owner Request to occupy the rear portion of the existing general retail establishment as a fast-food/carryout restaurant.	1701 W. Galena St. A/K/A 1703 W. Galena St. 4th Dist.
	Action:	Adjourned	
	Motion:	Scott Winkler moved to adjourn the appeal. Seconded by Catherine Doyle.	
	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>
67	25445 Appeal of an Order	Robert H. Nagy, Property Owner Request to appeal an order issued by the Department of Neighborhood Services determining the premises requires landscaping and the stock pile height is greater then what is permitted.	5000 N. 124th St. 5th Dist.
	Action:	Adjourned	
	Motion:	This matter was adjourned at the request of the applicant and will be rescheduled for the next available hearing.	
68	26329 Special Use	Mary Church Terrell Club, Inc., Property Owner Request to occupy the premises as a rooming house for 5 female students.	3002 N. 9th St. 6th Dist.
	Action:	Granted	
	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"> 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 one (1) year 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 Special Use is granted for a period of five (5) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
69	26348 Dimensional Variance	Freewill Community Baptist Church Property Owner Request to occupy the premises as a religious assembly without the minimum required parking.	3356 N. Martin Luther King Dr. 6th Dist.
	Action:	Granted 5 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"> 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 one (1) year 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 petitioner work with the Zoning Administration Group on design related for the building facade. Design issues may include, but are not limited to restoration of the storefront windows to clear glass, removal of the boards above the windows, revised signage, and painting of the front façade. Revised drawings that reflect these changes must be submitted to the Board of Zoning Appeals and approved by the Zoning Administration Group prior to the issuance of any permits. 5. That this Special Use and this Variance are granted for a period of five (5) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
70	26241 Special Use	Dorothy Collier, Property Owner Request to occupy the premises as a day care center for 8 children, 6 weeks to 12 years of age, operating Monday - Friday, 6 a.m. to 10 p.m.	2840 N. 17th St. 6th Dist.
	Action:	Granted 3 yrs.	
	Motion:	Scott Winkler moved to grant the appeal. Seconded by Donald Jackson.	
	Vote:	4 Ayes, 1 Nays, 0 Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 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 one (1) year 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. <ol style="list-style-type: none"> 1. That the outdoor play area must not be utilized before 9:00 A.M. or after 8:00 P.M. 5. That no signage is permitted. 6. That there are no exterior signs or banners. 7. That this Special Use is granted for a period of three (3) years, commencing with the date hereof. 	
71	26370 Special Use	Mt. Castle Corporation, Prospective Buyer Request to occupy the premises as a community living arrangement for 7 clients (developmentally disabled and/or mentally challenged).	2825-27 N. 47th St. 7th Dist.
	Action:	Adjourned	
	Motion:	Scott Winkler moved to adjourn the appeal. Seconded by Donald Jackson.	
	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>
72	26400 Special Use	Roberta's Day Care Center, Lessee Request to occupy a portion of the premises as a day care center for 49 children infant to 12yrs of age, Monday-Friday 6:00AM-11:00PM.	4714 W. Fond Du Lac Av. A/K/A 4712 W. Fond Du Lac Ave. 7th Dist.
	Action:	Granted 3 yrs.	
	Motion:	Catherine Doyle 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"> 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 one (1) year 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 fence must be of a decorative metal variety and not chain link. 5. That the outdoor play area is not utilized before 9:00 A.M. or after 8:00 P.M. 6. That the petitioner must submit proof of interest for the property on which the play area is located. 7. That a loading zone is obtained in front of the site. 8. That the petitioner obtains an occupancy certificate and complies with current State commercial code for educational and institutional occupancies. 9. That this Special Use is granted for a period of three (3) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
73	26275 Special Use	Larry Johnson, Property Owner Request to occupy the premises as a day care center for 16 children (8 per shift) infant to 12yrs of age, Monday - Friday 6:00 a.m. to 12:00 a.m.	3035 N. 40th St. A/K/A 3037 N. 40th St. 7th Dist.
	Action:	Granted 1 yrs.	
	Motion:	Donald Jackson moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 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 one (1) year 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 outdoor play area must not be utilized before 9:00 A.M. or after 8:00 P.M. 5. That no signage is permitted. 6. That the other dwelling unit continues to be utilized as a residence. 7. That the applicant reduces the height of the fence in the side yard to four (4) feet. 8. That this Special Use is granted for a period of one (1) year, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
74	25751 Special Use	MPS Boys & Girls Club, Prospective Buyer Request to combine the parcels and occupy the premises as a parking lot to the adjacent school (boys & girls club).	1970 S. 24th St. A/K/A 2320 W. Rogers St. 8th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 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 one (1) year 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 landscape plan submitted to the Board of Zoning Appeals on October 26, 2004, is revised to include a second row of shrubs along the South 24th St and West Rogers street frontages. the revised plan must be submitted to the Board of Zoning Appeals, and approved by the Zoning Administration Group prior to the issuance of any permits. That a revised landscape and screening plan is submitted to the Board of Zoning Appeals and approved by the Zoning Administration Group prior to the issuance of any permits. 5. That site illumination must meet the lighting standards of s.295-409 of the Milwaukee Zoning Code. 6. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. 	
75	26353 Other	Will Allen, 'Wills Roadside Market', 'Growing Power, Inc. ';Property Owner Request to modify the existing Board approved specialty school (agricultural training) by constructing an addition on the premises.	5500 W. Silver Spring Dr. A/K/A 5500-26 W. Silver Spring Dr. 9th Dist.
	Action:	Adjourned	
	Motion:	Catherine Doyle 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>
76	26213 Special Use	Julette Francis & Larry Wade, Property Owner Request to occupy the premises as a group home for 5-8 girls ages 12-17.	6442 N. 91st St. 9th Dist.
	Action:	Adjourned	
	Motion:	Catherine Doyle moved to adjourn the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
77	26254 Special Use	Arkadiy Tsirlin, Property Owner Request to add motor vehicle sales to the existing motor vehicle repair facility.	5200 W. Mill Rd. 9th Dist.
	Action:	Denied	
	Motion:	Henry Szymanski moved to deny the appeal. Seconded by Donald Jackson.	
	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>
78	26159 Dimensional Variance	Double 'E' Automotive Supply Inc. Kar-Kare Service Center; Lessee Request to continue utilizing the premises as a motor vehicle repair facility with an expansion of the service bays on site (internally) and to include motor vehicle sales without the required landscaping.	6201 W. Blue Mound Rd. A/K/A 6205 W. Blue Mound Rd. 10th Dist.
	Action:	Granted 3 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"> 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 one (1) year 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 to the Board of Zoning Appeals and approved by the Zoning Administration Group prior to the issuance of any permits. Specifically, a decorative metal fence must be installed along the West Blue Mound Avenue frontage as a substitute for the required 5-foot landscape setback. In addition, a 5-foot setback with landscaping and a decorative metal fence must be provided along the North 62nd Street frontage. 5. That signage must conform to the sign standards of s. 295-605-5 of the Milwaukee Zoning Code. 6. That no disabled or unlicensed vehicles or parts are stored outside. 7. That all repair work is conducted inside of the building. 8. That the petitioner has no outdoor storage of auto part, tires, nuisance vehicles or other junk and debris. 9. That the petitioner has no display of exterior banners or other advertising except signs that are approved by permit and on the site plan. 10. That the landscaping and screening is done within six (6) months of the date of this written decision. 11. That this Special Use is granted for a period of three (3) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
79	26041 Dimensional Variance	St. Joseph's Hospital of Franciscan of Mil., Inc., a/k/a St. Joseph Regional Medical Center; Property Owner Request to both occupy the premises as a surface parking lot and to seek a variance from landscaping required by code.	3026 N. 49th St. A/K/A 3004 N. 49th St. 7th Dist.
	Action:	Adjourned	
	Motion:	Henry Szymanski moved to adjourn the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
80	25633 Special Use	Amiad Tufail, Property Owner Request to construct a motor vehicle filling station, convenience store, and fast-food/carry-out restaurant with a drive through facility.	2635 W. Kilbourn Av. A/K/A 848 N. 27th St. 4th Dist.
	Action:	Adjourned	
	Motion:	This matter was adjourned at the request of the Alderman and will be rescheduled for the available contested agenda.	
81	25635 Special Use	Abdul Haq, AK Petroleum Inc.; Prospective Buyer Request to raze a portion of the existing structure and construct an expanded motor vehicle filling station and convenience store.	8712 W. Lisbon Av. 5th Dist.
	Action:	Adjourned	
	Motion:	Henry Szymanski moved to adjourn the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, C. Zetley Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
-----------------	----------------------------	--------------------	------------------------------------

Other Business:

Board member Jackson moved to approve the minutes of the January 20, 2005 meeting. Seconded by Board member Winkler. Unanimously approved.

The Board set the next meeting for March 3, 2005.

Board member Szymanski moved to adjourn the meeting at 7:22 p.m.. Seconded by Board member Winkler. Unanimously approved.

BOARD OF ZONING APPEALS

Secretary of the Board