

BOARD OF ZONING APPEALS
CITY OF MILWAUKEE

REGULAR MEETING – June 8, 2006
City Hall, Common Council Committee Room 301-B

MINUTES

PRESENT:

Chairman: Craig H. Zetley (*voting on items 28-54, 56-60*)

Members: Henry P. Szymanski (*voting on items 1-62*)
Scott R. Winkler (*voting on items 1-27, 31-47, 50-62*)
Catherine M. Doyle (*voting on items 1-62*)
Donald Jackson (*voting on items 1-62*)

Alt. Board Members: Georgia M. Cameron (*voting on items 28,29,30,48,49,55,61,62*)
Leni M. Siker (*excused*)

START TIME: 4:17 p.m.

End Time: 8:15 p.m.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
1	27518 Dimensional Variance	Gene & Inna Gokhman, Property Owner Request to divide the lot and provided a shared access drive to access the existing two residential dwellings on the premises without providing the minimum required lot area.	1317 E. Kane Pl. A/K/A 1321 E Kane Pl 3rd Dist.
	Action:	Dismissed	
	Motion:	Donald Jackson moved to dismiss the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 0 Abstained.	
2	27315 Dimensional Variance	Cassidy Stephens, Cambridge River North LLC;Property Owner Request to construct a multi-family residential dwelling over the maximum allowed height, without the minimum required front setback, and over the maximum allowed depth without a side (north) setback adjustment.	2077 N. Cambridge Av. A/K/A 2075 N Cambridge Av 3rd Dist.
	Action:	Dismissed	
	Motion:	Donald Jackson moved to dismiss the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 0 Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
3	27503 Special Use	Teen Preneur #2, Jean Templer; Lessee Request to occupy the 3rd floor of the premises as a secondary/elementary school.	4701 N. 76th St. 5th Dist.
	Action:	Dismissed	
	Motion:	Donald Jackson moved to dismiss the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 0 Abstained.	
4	27116 Dimensional Variance	Scott Krawn, Property Owner Request to replace an existing sign with a new sign for the existing tavern that is over the maximum height and sign area permitted by code.	11400 W. Silver Spring Rd. 5th Dist.
	Action:	Dismissed	
	Motion:	Donald Jackson moved to dismiss the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 0 Abstained.	
5	27539 Special Use	Jeanette Tyra, Lessee Request to continue occupying the premises as a motor vehicle parts sales and repair facility.	1920 W. North Av. A/K/A 1900 W North Av 15th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Donald Jackson moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 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 all previous conditions of the Board regarding this property are complied with. 5. That no work or storage of vehicles occurs in the public right-of-way. 6. 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>
6	27543 Special Use	S & R Petroleum Inc., Property Owner Request to continue occupying the premises as a motor vehicle filling station and convenience store.	2008 W. Center St. 15th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Donald Jackson moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 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 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 item deemed to be drug paraphernalia not be sold on the premises. 5. 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. 6. That all previous conditions of the Board regarding this property are complied with. 7. That the applicant does not have outdoor storage or display of products or merchandise. 8. 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. 9. 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>
7	27455 Special Use	Your Community Child & Development Center, Inc., c/o Tracy Roberts; Lessee	1726 W. Lloyd St. 15th Dist.
		Request to occupy the premises as a day care center for 60 children (30 per shift) infant to 3 yrs of age, Monday-Friday 6:00AM - Midnight.	
	Action:	Granted	
	Motion:	Donald Jackson moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 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 signage must conform to the sign standards of s. 295-605-5 of the Milwaukee Zoning Code. Specifically, the proposed awning sign must be a type A awning. 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 unused driveway on West Lloyd Street be restored to curb and gutter. 8. That the petitioner obtains an occupancy certificate and complies with current State commercial building code for institutional and educational occupancies and complies with all zoning conditions and building code requirements prior to occupancy. 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>
8	27511 Use Variance	Southeastern Education Center Southeastern Youth & Family Services, Inc.;Property Owner	4050 N. 34th St. A/K/A 4040 N 34th St 1st Dist.
		Request to expand the existing secondary/elementary school onto the 2nd floor and increase the number of students from 60 to 100.	
	Action:	Granted 5 yrs.	
	Motion:	Donald Jackson moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 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 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. 5. That the petitioner obtains an occupancy certificate and complies with current State commercial building code for educational occupancies and complies with all zoning conditions and building code requirements prior to occupancy. 6. 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>
9	27515 Special Use	Kyung Bergemann, Lessee Request to continue occupying a portion of the premises as a second hand sales facility.	1935 W. Silver Spring Dr. 1st Dist.
	Action:	Granted 3 yrs.	
	Motion:	Donald Jackson moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 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 signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code. 5. That the storefront windows are maintained in a neat and orderly manner. 6. That the applicant has no outdoor displays of products or merchandise. 7. 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>
10	27519 Special Use	Patricia Carter-Lee, Property Owner Request to continue occupying the premises as a 24hrs. family day care home for 8 children infant to 12yrs. of age, operating Monday - Sunday.	4968 N. 25th St. 1st Dist.
	Action:	Granted 5 yrs.	
	Motion:	Donald Jackson moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 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 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>
11	27508 Special Use	Lighthouse Youth Center, Lessee Request to occupy a portion of the premise as a community center (after school youth center).	5641 N. 68th St. 2nd Dist.
	Action:	Granted 3 yrs.	
	Motion:	Donald Jackson moved to grant the appeal. Seconded Henry Szymanski.	
	Vote:	4 Ayes, 0 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 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. 5. That this Special Use is granted for a period of three (3) years, commencing with the date hereof. 	
12	27540 Dimensional Variance	Ronnie Ward, Property Owner Request to allow a detached garage within the minimum required setback of an alley lot line.	4229 N. 75th St. 2nd Dist.
	Action:	Granted	
	Motion:	Donald Jackson moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 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 petitioner build in accordance with plans submitted. 4. That this Variance is granted to run with the land. 	

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13	27535 Special Use	Janice Kelley, Lessee Request to continue occupying the premises as a shelter care facility with a maximum of 8 teenage girls ages 13 to 17.	425 E. Garfield Av. A/K/A 423 E Garfield Av 6th Dist.
	Action:	Granted 5 yrs.	
	Motion:	Donald Jackson moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 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 this Special Use is granted for a period of five (5) years, commencing with the date hereof. 	
14	27541 Special Use	Syed Hasan Turab, Property Owner Request to continue occupying the premises as a fast-food carryout restaurant.	307 E. Center St. 6th Dist.
	Action:	Adjourned	
	Motion:	This matter was adjourned at the request of the Ald. and will be rescheduled on an upcoming BOZA agenda.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
15	27311 Special Use	Ansar Hasan, Property Owner Request to continue occupying the premises as a motor vehicle filling station and convenience store.	4301 W. Fond Du Lac Av. 7th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Donald Jackson moved to grant the appeal. Seconded by Henry Szymanski	
	Vote:	4 Ayes, 0 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 there be no increase in freestanding signage, and any additional building signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code. 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. 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 if necessary. 7. That site illumination must meet the lighting standards of s.295-409 of the Milwaukee Zoning Code. 8. That landscaping and screening is upgraded in accordance with the landscape plan submitted to the Board of Zoning Appeals on April 12, 2006, and that landscaping and screening is installed within 30 days of the approval of this special use 9. That landscaping and screening is maintained in a manner that meets the intent of city code. 10. That the applicant does not have outdoor storage or display of products or merchandise. 11. 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. 12. That the applicant installs approved vehicle protection for the propane store area. 13. 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>
16	27502 Special Use	John H. Gibson, Prospective Buyer Request to occupy the premises as a day care center for 50 children (25 per shift, 2 shifts total) infant to 12yrs of age, operating 6:00AM - Midnight, Monday-Sunday.	3106 N. 40th St. A/K/A 3930 W Burleigh St 7th Dist.
	Action:	Adjourned	
	Motion:	This matter has been adjourned at the request of the Ald. and will be rescheduled for the next available hearing.	
17	27524 Special Use	Eloys Dinwiddie, Lessee Request to occupy a portion of the premises as a religious assembly hall (day care will remain on site).	4347 W. Fond Du Lac Av. A/K/A 4345 W Fond Du Lac Av 7th Dist.
	Action:	Granted 5 yrs.	
	Motion:	Donald Jackson moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 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 petitioner obtains an occupancy certificate and complies with current State commercial building code for assembly occupancies and complies with all zoning conditions and building code requirements prior to occupancy. 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 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>
18	27532 Use Variance	Shawna K. Whitehead, Prospective Buyer Request to continue occupying the premises as a 24hrs. day care center for 8 children infant to 14yrs. of age, operating Monday - Sunday .	4672 N. 40th St. 7th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Donald Jackson moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 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 all previous conditions of the Board regarding this property are complied with. 5. That this Variance is granted for a period of ten (10) years, commencing with the date hereof. 	
19	27542 Use Variance	Betty Pryor & Nicole Pryor-Lewis Property Owner Request to continue occupying the premises as a day care center for 18 children per shift infant to 12yrs. of age, Monday - Friday 6:00 a.m. to Midnight.	4678 N. 40th St. 7th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Donald Jackson moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 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 all previous conditions of the Board regarding this property are complied with. 5. 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>
20	27514 Special Use	Aida Molina, Lessee Request to continue occupying the premises as a day care center for 30 children infant to 12yrs. of age, Monday - Friday 7:00 a.m.- 6:00p.m.	1732 S. Muskego Av. 8th Dist.
	Action:	Granted 5 yrs.	
	Motion:	Donald Jackson moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 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 storefront windows remain as transparent glass and are maintained in an attractive manner. 5. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code. 6. That the applicant renew their loading zone permit on South Muskego Avenue. 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>
21	27538 Special Use	Francisco Sanchez, Property Owner Request to continue occupying the premises as a motor vehicle repair facility.	1773 S. Muskego Av. 8th Dist.
	Action:	Granted 5 yrs.	
	Motion:	Donald Jackson moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 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 does not have outdoor storage or display of products or merchandise. 5. 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. 6. That no work or storage of vehicles occurs in the public right of way. 7. That no vehicles stored on site impede ingress or egress through the driveways. 8. That there is no out door storage of tires, auto parts, junk or nuisance vehicles. 9. That all repair work is conducted inside of the building. 10. That a maximum of three (3) motor vehicles be parked on the exterior lot at any time. 11. That landscaping and screening is maintained in a manner that meets the intent of city code. 12. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code. Specifically that the proposed freestanding sign not exceed a height of 14 feet. 13. 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	27525 Special Use	Twice & Nice Family Fashions, Lessee Request to occupy the premises as a second-hand store (new & used clothing, previously approved for used furniture).	6546 N. 76th St. A/K/A 6550 N 76th St 9th Dist.
	Action:	Granted 5 yrs.	
	Motion:	Donald Jackson moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 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 signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code. 5. That the storefront windows remain as transparent vision glass and are maintained in an attractive manner. 6. That the applicant does not have outdoor storage or display of products or merchandise. 7. 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. 8. 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>
23	27533 Use Variance	Megan Martin, Lessee Request to continue occupying the premises as a day care center for 8 children infant to 12 yrs of age, 6:00 a.m. - 10:00 p.m. Monday-Friday.	5279 N. 44th St. 9th Dist.
	Action:	Granted 5 yrs.	
	Motion:	Donald Jackson moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 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 all previous conditions of the Board regarding this property are complied with. 5. 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>
24	27516 Special Use	Robert Miranda, Property Owner Request to continue occupying the premises as a motor vehicle sales, repair and training facility with the addition of auto parts sales.	1329 W. National Av. A/K/A 1331 W National Av 12th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Donald Jackson moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 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 landscaping and screening is implemented and maintained in accordance to the landscape plan dated June 28, 2002. 5. That site illumination must meet the lighting standards of s.295-409 of the Milwaukee Zoning Code. 6. That the petitioner has no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris. 7. 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. 8. 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>
25	27526 Special Use	LaCausa Inc., Property Owner Request to continue occupying the premises as a shelter care facility and social service facility.	522 W. Walker St. 12th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Donald Jackson moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 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 this Special Use is granted for a period of ten (10) years, commencing with the date hereof. 	
26	27528 Dimensional Variance	Mark Lewis, Property Owner Request to install mechanical equipment (condensing unit for air-conditioner) without the minimum allowed side-yard setback.	2129 S. 11th St. 12th Dist.
	Action:	Granted	
	Motion:	Donald Jackson moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 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 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>
27	27512 Dimensional Variance	Melanie Roepke, Property Owner Request to allow a detached garage on the premises with sidewall over the maximum allowed sidewall height.	165 W. Tripoli Av. 13th Dist.
	Action:	Granted	
	Motion:	Donald Jackson moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 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 petitioner build in accordance with plans submitted. 4. That this Variance is granted to run with the land. 	
28	26203 Special Use	Tri-Corp Housing, Mike Brever;Property Owner Request to continue occupying the premises as a transitional facility for 92 clients (this is a reasonable accommodation proceeding).	2713 W. Richardson Pl. 4th Dist.
	Action:	Granted 2 yrs.	
	Motion:	Catherine Doyle moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	5 Ayes, 0 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 petitioner take all measures necessary to control litter, loitering and loud noise on the premises, including, but not limited to, hiring private personnel. 5. That the applicant make every effort to meet on a quarterly basis with City, State and County officials and report the details of said meetings to the Board. 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>
29	27401 Special Use	Ronald Gaston, Lessee Request to occupy the premises as a motor vehicle sales facility and car wash.	3823 W. Fond Du Lac Av. 7th Dist.
	Action:	Granted 1 yrs.	
	Motion:	Donald Jackson moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	3 Ayes, 2 C. Doyle & C. Zetley 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 all car wash activity is conducted inside of the building. 5. That all wastewater is contained on site. 6. That landscaping and screening is implemented and maintained according to the landscape plan submitted to the Department of City Development - Planning Administration Section on May 4, 2006. 7. That site illumination must meet the lighting standards of s.295-409 of the Milwaukee Zoning Code. 8. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code. 9. 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. 10. That the petitioner has no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris. 11. 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. 12. 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>
30	27418 Dimensional Variance	Glenn Gaszak, Property Owner Request to allow multi-family (4 unit) residential in the existing residential dwelling without the minimum lot area per dwelling unit.	2458 S. 13th St. 12th Dist.
	Action:	Granted	
	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 petitioner build in accordance with plans submitted. 4. That the applicant submits a completed set of building plans to the Milwaukee Development Center that address all current State commercial building code requirements including fire separation, smoke detection, exiting and accessibility. 5. That the applicant obtains all required building permits and builds according to the approved plans. 6. That the applicant obtains electrical and plumbing permits for all previous work installed without permits and has the work inspected and approved. 7. That this Variance is granted to run with the land. 	
31	27434 Special Use	Dale Bluvstein, Property Owner Request to continue occupying the premises as a motor vehicle repair facility.	2742 S. 9th Pl. 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.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
32	27287 Special Use	Donald Michals, Lessee Request to add a motor vehicle sales facility (motorized bicycles) to the existing vehicle repair facility (motorcycles).	3902 S. Whitnall Av. 14th Dist.
	Action:	Denied	
	Motion:	Scott Winkler moved to deny the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
33	27367 Use Variance	Lamar Outdoor Advertising Mr. Kurt Weis; Lessee Request to replace the existing off-premise sign with a new off-premise changeable messages/Digital LED sign that changes faster than every 60 seconds.	302 W. Rosedale Av. A/K/A 2601 S Chase Av 14th Dist.
	Action:	Adjourned	
	Motion:	Henry Szymanski 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>
34	27197 Dim. Variance/ Special Use	Mohammad Rafiq, Lessee Request to continue occupying the premises as a fast-food/carry-out restaurant without the required landscaping.	2651 W. Fond Du Lac Av. A/K/A 2635 W Fond Du Lac Av 15th Dist.
	Action:	Granted 2 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 no additional signage may be erected on the site unless it meets 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 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. 7. That this Special Use and this Variance are 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>
35	27063 Special Use	Metroplex Auto LLC, Property Owner Request to continue occupying the premises as a motor vehicle sales facility and to add motor vehicle repair (discontinuing the car wash facility).	3302 W. Center St. 15th Dist.
	Action:	Granted 5 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"> 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 there is no outdoor display of banners or other advertising except that which is approved and on the site plan. 6. That there is no outdoor storage of salt, auto parts, tires, nuisance vehicles or other junk and debris. 7. That landscaping and screening is implemented and maintained in accordance with the landscape plan approved by the Zoning Administration group on May 2, 2003 and that landscaping and screening is installed within 120 days of Board approval of the special use permit weather permitting. 8. That all repair work and washing of motor vehicles is conducted inside of the building. 9. 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. 10. That site illumination must meet the lighting standards of s.295-409 of the Milwaukee Zoning Code. 11. That no work or storage of vehicles occurs in the public right-of-way. 12. That the petitioner has no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris. 13. That the petitioner has no display of exterior banners or other advertising except signs that are approved by permit and on the site plan. 14. 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>
36	27498 Special Use	Michael Hutchinson, Knowledge is Power Christian Leadership Academy;Property Owner	5226 W. Hampton Av. 1st Dist.
		Request to increase the hours and floor space of the existing 2nd floor elementary/secondary school to allow hours from 4:00PM-10:00PM (existing hours 7:00AM - 5:00PM, this will provide hours for an educational program for students/teen parents in grades 7-12).	
	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"> 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 submits a set of plans to the Milwaukee Development Center and obtain all required permits for the conversion of the second floor to educational use. 5. That the petitioner obtains an occupancy certificate and complies with current State commercial building code for educational occupancies on the second floor and complies with all zoning conditions and building code requirements prior to occupancy. 6. That this Special Use is granted for a period of time commencing with the date hereof and expiring on December 17, 2008. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
37	27297 Special Use	Sharon Riley, Property Owner Request to occupy the premises as a group home for 5 males, ages 12 - 17.	5025 N. Hopkins St. 1st 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"> 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 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>
38	27429 Special Use	Ferlisha Ivy, Lessee Request to occupy a portion of the premises as a 24 hr day care center for 150 children (50 per shift) infant to 12yrs of age, Monday-Friday. 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"> 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 the outdoor play area is not utilized before 9:00 A.M. or after 8:00 P.M. 6. That the outdoor play area is separated from the parking area / vehicle operating area by some type of physical barrier such as bollards. 7. That the petitioner obtains an occupancy certificate and complies with current State commercial building code for educational and institutional occupancies and complies with all zoning conditions and building code requirements prior to occupancy. 8. That this Special Use is granted for a period of three (3) years, commencing with the date hereof. 	1935 W. Silver Spring Dr. 1st Dist.
39	27460 Special Use	John Plichta, HACM - A&E Services;Property Owner Request to occupy a portion of the premises with an accessory parking lot and social service facility (for residents only) for the new 120 unit residential high rise (parking lot does not meet the limited use standard of the requirement for 10 acres of redevelopment project area).	403 E. Ogden St. A/K/A 1325 N Jefferson St 3rd Dist.
		Action: Adjourned	
		Motion: This matter was adjourned at the request of the Alderman of the district and will be rescheduled on an upcoming BOZA agenda.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
40	27452 Special Use/ Use Variance	Kirby G. Shoaf,Community Care Organization;Prospective Buyer Request to occupy the premises as an adult day care center and health clinic (additional permitted accessory uses within the development are general offices and indoor storage, and a ground transportation service facility that provides van and bus services).	3220 W. Vliet St. 4th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Donald Jackson 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 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. 295-805-5 of the Milwaukee Zoning Code. 6. That site illumination must meet the lighting standards of s.295-409 of the Milwaukee Zoning Code. 7. That this Special Use and this Variance are granted for a period of ten (10) years, commencing with the date hereof. 	
41	27385 Use Variance	Andrew Sitarski, Atty. Jacques Condon;Property Owner Request to convert the existing apartment building into a multi-family residential dwelling (12 unit condominiums) without the minimum lot area per dwelling unit.	2436 W. Kilbourn Av. 4th Dist.
	Action:	Adjourned	
	Motion:	This matter was adjourned at the request of the Board chairman and will be rescheduled for the next available BOZA hearing.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
42	27192 Use Variance	Clear Channel Outdoor, Property Owner Request to reduce the height of the existing off premise sign and add another sign face on the east side of the structure.	1701 W. State St. 4th Dist.
	Action:	Adjourned	
	Motion:	This matter was adjourned at the request of the Board Chairman and will be rescheduled for the next available agenda.	
43	27107 Use Variance	Community Financial Service Center Corp., Lessee Request to continue occupying a portion of the premises as a currency exchange facility that is located within 1500ft. of another like facility and within 150 ft. of a one or two family residential district.	10400 W. Silver Spring Dr. 5th Dist.
	Action:	Adjourned	
	Motion:	Craig Zetley moved to adjourn 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>
44	26396 Special Use/ Dim. Variance	Charnit Kaur, Stark Foods;Other Request to combine the parcels and construct a retail establishment without the minimum percentage of the building within the setback range and parking between the street and the front facade of the building.	1301 W. Atkinson Av. A/K/A 1307-11 W. Atkinson Av. 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 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 signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code. 6. That site illumination must meet the lighting standards of s.295-409 of the Milwaukee Zoning Code. 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 a revised landscape plan that meets the intent of city code section 295-405 is submitted to the Board of Zoning Appeals, and approved by the Zoning Administration Group prior to the issuance of any permits. The revised landscape plan must indicate an acceptable method of screening the trash enclosure. 9. That this Special Use and this Variance 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>
45	27493 Use Variance	Capitol Crossing, LLC., Other Request to occupy the premise as an elementary/secondary school.	225 W. Capitol Dr. 6th Dist.
	Action:	Granted 10 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"> 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 plans which meet the sign standards of s.295-805 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 landscape plans meeting the intent of city code section 295-405 are submitted to the Board of Zoning Appeals and approved by the Zoning Administration Group prior to the issuance of any permits 6. That the petitioner obtains an occupancy certificate and complies with current State commercial building code for educational occupancies and complies with all zoning conditions and building code requirements prior to occupancy. 7. That this Variance is granted for a period of ten (10) years, commencing with the date hereof. 	
46	27468 Use Variance	Michael A. Olson, Prospective Buyer Request to occupy the premises as 19 live-work units (1st floor is work area, 2nd floor is living area).	3707 N. Richards St. 6th Dist.
	Action:	Adjourned	
	Motion:	Henry Szymanski moved to adjourn 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>
47	27450 Special Use	Kalim Beg, KAL Service, Inc.;Property Owner Request to add a car wash to the existing board approved motor vehicle filling station and convenience store.	232 W. Locust St. A/K/A 2910 N Martin Luther King Dr 6th Dist.
	Action:	Adjourned	
	Motion:	This matter was adjourned by the Alderman of the district and will be rescheduled for the next available agenda.	
48	27433 Special Use	Judith Jackson, Property Owner Request to occupy the premises as a day care center for 25 children infant to 12yrs of age Monday-Friday 6:00AM - 6:00PM.	3924 W. Fond Du Lac Av. 7th 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 the security bars are removed and the storefront windows remain as clear glass and are maintained in an attractive manner. 5. That the outdoor play area is not utilized before 9:00 A.M. or after 8:00 P.M. 6. That the petitioner obtains an occupancy certificate and complies with current State commercial building code for institutional and educational occupancies and complies with all zoning conditions and building code requirements prior to occupancy. 7. That the petitioner only uses the basement for storage. 8. 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>
49	27444 Special Use	Amit Ray, Property Owner Request to occupy the premises as a day care center for 60 children 2 yrs. - 12 yrs. of age, Monday - Friday 6:30 a.m. to 6:00 p.m. & Saturday 9:00 a.m. to 5:00 p.m.	5209 W. Hampton Av. 7th Dist.
	Action:	Dismissed	
	Motion:	Catherine Doyle moved to dismiss the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
50	27331 Special Use	Thelma L. Quinn, aka Thelma L. Jones;Property Owner Request to occupy the premises as a rooming house (5 bedrooms).	2778 N. 27th St. 7th 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>
51	27393 Special Use	Miguel & Norma Herrera, Property Owner Request to continue occupying the premises as a motor vehicle sales facility and body shop facility (painting).	2301 W. Forest Home Av. A/K/A 2313 W Forest Home Av 8th Dist.
	Action:	Granted 10 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 there is no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris. 5. That all repair work is conducted inside of the building. 6. That landscaping and screening is implemented and maintained in accordance with the landscape plan approved by the Department of City Development on March 27, 2006. 7. That no additional signage may be erected on the site unless it meets the signage standards of s.295-605 of the Milwaukee Zoning Code. 8. That site illumination must meet the lighting standards of s.295-409 of the Milwaukee Zoning Code. 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>
52	26280 Dimensional Variance	Continental A-1 Corporation Property Owner Request to construct a motor vehicle filling station and convenience store without the required residential buffer on the premises.	6418 W. Mill Rd. 9th Dist.
	Action:	Adjourned	
	Motion:	This matter was adjourned at the request of the applicant and will be rescheduled for the next available hearing.	
53	27497 Dimensional Variance	Mt. Calvary Lutheran Church Property Owner Request to raze the residential dwelling to combine the lots (adjacent to the existing church) and construct an addition to the existing school without the required rear setback, south side setback, and over the maximum allowed lot coverage.	2846 N. 53rd St. A/K/A 2848 N 53rd St 10th Dist.
	Action:	Adjourned	
	Motion:	This matter was adjourned at the request of the applicant and will be rescheduled for the next available agenda.	
54	27500 Dimensional Variance	Patrick Laughrin & Dennis Laughrin Property Owner Request to allow the existing residential dwelling without the minimum required front and east side setbacks caused by the land division of the existing parcel which creates a new street front lot line off of W. Crawford Ave.	8820 W. Crawford Av. A/K/A 3774 S 89th St 11th Dist.
	Action:	Dismissed	
	Motion:	Scott Winkler moved to dismiss the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
55	25959 Other	Mauricio Arenzon, Wisconsin Knitwear;Property Owner Request to modify the conditions of the previous approval of case 21490 (regarding the front windows).	1111 W. Lincoln Av. 12th Dist.
	Action:	Denied	
	Motion:	Henry Szymanski moved to deny the appeal request. Seconded by Donald Jackson.	
	Vote:	4 Ayes, 0 Nays, 1 S. Winkler Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
56	27495 Dimensional Variance	John Vincent Navarro & Melissa L Navarro, Property Owner Request to occupy the premises as a two- family dwelling without the minimum allowed on site parking per unit (a second unit was added to the single-family dwelling which requires an off-street parking space).	1589 S. Muskego Av. 12th 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"> 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. 	
57	27344 Special Use	National Real Estate Investment Mickey Govani;Property Owner Request to modify the Board approved case No. 25139 by not constructing the corner building which housed the filling station and to continue occupying a portion of the premises as a motor vehicle repair facility, creating a special use for an accessory parking lot located between the street facade of the principal building and a street lot line.	1614 W. National Av. 12th 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>
58	27190 Special Use	Abel A. Arteaga, Property Owner Request to continue occupying the premises as a motor vehicle repair facility.	1601 W. Becher St. 12th 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 landscaping and screening is maintained in a manner that meets the intent of city code. 5. That all previous conditions of the Board regarding this property are complied with. 6. That the petitioner has no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris. 7. That the petitioner has no display of exterior banners or other advertising except signs that are approved by permit and on the site plan. 8. That no illegal parking takes place with vehicles associated with this use. 9. That this Special Use is granted for a period of three (3) years, commencing with the date hereof. 	
59	27406 Special Use	Waldemar Rivera, Prospective Buyer Request to occupy the premises as a motor vehicle repair facility (with towing).	630 W. National Av. A/K/A 640 W National Av 12th Dist.
	Action:	Adjourned	
	Motion:	This matter was adjourned at the request of the chair 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>
60	27337 Dimensional Variance	Rose K. McGinnis Property Owner Request to allow a parking area in the front yard of the premises (driveway is an existing drive).	182 W. Howard Av. 13th Dist.
	Action:	Dismissed	
	Motion:	Catherine Doyle moved to dismiss the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
61	26803 Special Use	Steven R. Tenley, Property Owner Request to raze the existing structure and construct a motor vehicle filling station, convenience store, and car wash facility.	9111 W. Silver Spring Dr. A/K/A 9101 W. Silver Spring Dr. 2nd Dist.
	Action:	Adjourned	
	Motion:	Donald Jackson adjourned the appeal request. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 S. Winkler Abstained.	
62	26917 Special Use	Austin Hill, Property Owner Request to occupy the premises as a transitional living facility for 8 clients and one live in counselor (recovering drug and alcohol abusers).	2658 N. Bremen St. 3rd Dist.
	Action:	Denied	
	Motion:	Donald Jackson moved to deny the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 S. Winkler Abstained.	

<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 Doyle moved to approve the minutes of the May 18, 2006 meeting. Seconded by Board member Szymanski. Unanimously approved.

The Board set the next meeting for July 6, 2006.

Board member Szymanski moved to adjourn the meeting at 8:15 p.m.. Seconded by Board member Doyle. Unanimously approved.

BOARD OF ZONING APPEALS

Secretary of the Board

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