

BOARD OF ZONING APPEALS
CITY OF MILWAUKEE

REGULAR MEETING – October 16, 2008
City Hall, Common Council Committee Room 301-B

MINUTES

PRESENT:

Chairman: Craig H. Zetley (*voting on items 1 – 59, 61 - 74*)

Members: Henry P. Szymanski (*excused*)
Scott R. Winkler (*voting on items 1- 47, 49 - 74*)
Catherine M. Doyle (*voting on items 1 - 74*)
Donald Jackson (*voting on items 1 - 74*)

Alt. Board Members: Georgia M. Cameron (*voting on items 1 - 74*)
Leni M. Siker (*voting on items 48, 60*)

START TIME: 4:39 p.m.

End Time: 7:55 p.m.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
1	28593 Special Use	Eva Torres Lessee Request to occupy the premises as a religious assembly hall (main assembly hall in north section of the building, dinner and child care room in south section of the building).	107 W. Mitchell St. A/K/A 109 W. Mitchell St. 12th Dist.
	Action:	Dismissed	
	Motion:	Donald Jackson moved to dismiss the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	--	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
2	29234 Special Use	Dennis Witthun Property Owner	3813 W. Center St. 15th Dist.
		Request to occupy the premises as an indoor storage facility .	
	Action:	Dismissed	
	Motion:	Donald Jackson moved to dismiss the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	--	
3	28820 Special Use	Mary Ann Gilpin Lessee	1442 N. Farwell Av. 102 A/K/A 1442 N. Farwell Av. 508 3rd Dist.
		Request to occupy a portion of the premises as a social service facility (counseling / support services / pregnancy tests).	
	Action:	Dismissed	
	Motion:	Donald Jackson moved to dismiss the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	--	
4	29118 Special Use	SG Properties, LLC Raymond Gastrow;Property Owner	937 N. 14th St. 4th Dist.
		Request to occupy the premises as a rooming house for 8 occupants.	
	Action:	Dismissed	
	Motion:	Donald Jackson moved to dismiss the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	--	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
5	29046 Special Use	More Than Conquerors Group Home Caprice Mathies, Manager; Lessee Request to increase the number of occupants from 8 to 10 (for an existing Board approved group home) . Action: Dismissed Motion: Donald Jackson moved to dismiss the appeal. Seconded by Scott Winkler. Vote: 4 Ayes, 0 Nays, 1 C. Zetley Abstained. Conditions of Approval: --	1017 W. Burleigh St. A/K/A 1019 W. Burleigh St. 6th Dist.
6	28686 Special Use/ Use Variance/ Dimensional Variance	Integrated Mail Industries, Ltd. Property Owner Request to occupy the premises as an outdoor storage facility and parking lot for heavy motor vehicles. Action: Dismissed Motion: Donald Jackson moved to dismiss the appeal. Seconded by Scott Winkler. Vote: 4 Ayes, 0 Nays, 1 C. Zetley Abstained. Conditions of Approval: --	4125 N. 35th St. A/K/A 4165 N. 35th St. 7th Dist.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
7	29252 Dimensional Variance	Clayton H Kingan Property Owner Request to construct an addition of a carport to the existing detached garage that exceeds the maximum allowed lot coverage (allowed 825 sq.ft. / proposed 902 sq.ft.).	6502 W. Fremont Pl. 11th Dist.
	Action:	Granted	
	Motion:	Donald Jackson 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 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>
8	29260 Special Use	Beant Boparai Property Owner	5938 S. 13th St. 13th Dist.
		Request to continue occupying the premises as a motor vehicle repair facility.	
	Action:	Granted 10 yrs.	
	Motion:	Donald Jackson 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 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 signage must meet the signage standards of s.295-805 of the Milwaukee Zoning Code. 7. That there is no display of exterior banners or other advertising except signs that are approved by permit and on the site plan. 8. That there be no vehicles stored in the public right of way. 9. That there be no work conducted on vehicles in the public right of way. 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>
9	29194 Use Variance	Kevin Czerwinski Lessee Request to continue occupying the premises as an indoor recreational facility . Action: Dismissed Motion: Donald Jackson moved to dismiss the appeal. Seconded by Scott Winkler. Vote: 4 Ayes, 0 Nays, 1 C. Zetley Abstained. Conditions of Approval: --	4903 S. Howell Av. A/K/A 4907 S. Howell Av. 13th Dist.
10	29251 Use Variance	John's Appliance Service & Sales John P. Steffen; Lessee Request to continue occupying a portion of the premises as a second-hand store (used appliance sales and service).	2865 S. Kinnickinnic Av. A/K/A 2867 S. Kinnickinnic Av. 316 14th Dist.
		Action: Granted 10 yrs. Motion: Donald Jackson moved to grant the appeal. Seconded by Scott Winkler. Vote: 4 Ayes, 0 Nays, 1 C. Zetley Abstained. Conditions of Approval: 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>
11	29171 Special Use	Muriel K Pelant Property Owner	3850 S. Howell Av. 14th Dist.
		Request to continue occupying the premises as a parking lot (temporary parking for customers of the store located on the parcel to the south of the premises, 3860 S. Howell).	
	Action:	Granted 1 yr.	
	Motion:	Donald Jackson 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 no parking occur along a five (5) -foot wide strip parallel to and immediately adjacent to the west property line. 5. That this Special Use is granted for a period of one (1) year, commencing with the date hereof. 	

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12	29137 Special Use	Dana McDonell Lessee	2246 N. 44th St. 15th Dist.
		Request to occupy the premises as a motor vehicle repair facility.	
	Action:	Granted 2 yrs.	
	Motion:	Donald Jackson moved to grant the appeal. Seconded by Scott Winker.	
	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 be no driving across the curb and sidewalk to access the premises. 6. That the dumpster be stored inside of the building. 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 personnel. 8. That all repair work is done inside the building. 9. That there is no outdoor storage of auto parts, nuisance vehicles, tires, junk or other debris. 10. That there be no vehicles stored in the public right of way. 11. That there be no work conducted on vehicles in the public right of way 12. That the applicant has no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris. 13. 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. 14. That this Special Use is granted for a period of two (2) years, commencing with the date hereof. 	

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13	29236 Special Use	City of Milwaukee Michael Krause & Venu J. Gupta ;Property Owner	1610 N. 14th St. A/K/A 1330 W. Galena St. 15th Dist.
		Request to occupy the premises as an accessory use heavy motor vehicle parking lot.	
	Action:	Granted 5 yrs.	
	Motion:	Donald Jackson 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 a revised landscape plan that meets the intent of city code section 295-405 for Type 'E' or Type 'F' landscaping is 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 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>
14	29205 Use Variance	Ruth Varnado Request to occupy the premises as a community center. Action: Granted 5 yrs. Motion: Donald Jackson 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 Variance is granted for a period of five (5) years, commencing with the date hereof. 	2820 W. Stark St. 1st Dist.
15	29160 Dimensional Variance	Michael Dube, Jr. Property Owner Request to construct a detached garage that does not meet the minimum side setback (required 6 ft. / proposed 3.6 ft.). Action: Adjourned Motion: This matter was adjourned at the request of staff and will be rescheduled for the next available agenda. Vote: -- Conditions of Approval: --	3916 W. Rochelle Av. 1st Dist.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
16	29170 Use Variance	Community Relations-Social Development Commission Patrick Valdez;Lessee	3712 W. Green Tree Rd. 1 A/K/A 3720 W. Green Tree Rd. 1 1st Dist.
		Request to continue occupying the premises as a day care center (Head Start program) for 65 children (at any time) 3 to 5 years of age, operating Monday - Friday 7:30 a.m. - 5:00 p.m.	
	Action:	Dismissed	
	Motion:	Donald Jackson moved to dismiss the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	--	

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17	29243 Special Use	H & K Partners, LLC Douglas J. Mueller; Lessee	7242 N. Teutonia Av. 1st Dist.
		Request to continue occupying the premises as a fast-food / carry-out restaurant.	
	Action:	Granted 10 yrs.	
	Motion:	Donald Jackson 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 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 landscaping and screening is maintained in a manner that meets the intent of city code. 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 this Special Use is granted for a period of ten (10) years, commencing with the date hereof. 	

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18	29255 Use Variance	Steve Wruck Mill Road Citgo;Property Owner	4200 W. Kiehnau Av. 1st Dist.
		Request to continue occupying a portion of the premises as an indoor storage facility (this is a new operator).	
	Action:	Granted 10 yrs.	
	Motion:	Donald Jackson 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 Variance is granted for a period of ten (10) years, commencing with the date hereof 	
19	29256 Use Variance	Steve Wruck Tranny Works;Property Owner	4200 W. Kiehnau Av. 1st Dist.
		Request to continue occupying a portion of the premises as an indoor salvage facility.	
	Action:	Granted 10 yrs.	
	Motion:	Donald Jackson 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 Variance is granted for a period of ten (10) years, commencing with the date hereof 	

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20	29257 Use Variance	Steve Wruck American Building Contractor's, Inc.;Property Owner	4200 W. Kiehnau Av. 1st Dist.
		Request to continue occupying the premises as a contractor's yard and shop (this use was originally approved in 1986, approval expired in 2001).	
	Action:	Granted 10 yrs.	
	Motion:	Donald Jackson 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 Variance is granted for a period of ten (10) years, commencing with the date hereof 	

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21	29231 Dimensional Variance	Kaufman Jacobs Sam Fuchs;Prospective Buyer Request to occupy the premises as a ground transportation service facility (permitted) that does not meet the minimum required landscape buffer (required 25 ft. / proposed 9.5 ft.).	7201 W. Mill Rd. A/K/A 7125 R W. Mill Rd. 2nd Dist.
	Action:	Granted 10 yrs.	
	Motion:	Donald Jackson 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 site illumination must meet the lighting standards of s.295-409 of the Milwaukee Zoning Code. 5. That a revised landscape plan that meets the intent of city code section 295-405 for Type 'A' landscaping is submitted to the Board of Zoning Appeals, and approved by the Zoning Administration Group prior to the issuance of any permits. Specifically additional shrubs must be added so that each row of shrubs along the W. Mill Rd. frontage is planted at a rate of 4 feet on-center. 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>
22	29250 Special Use	Beverly Johnson Emmanuel's Learning and Child Development Center; Lessee	4038 N. 51st Bl. A/K/A 4046 N. 51st Bl. 2nd Dist.
		Request to increase the hours from 6:00 a.m. - 6:00 p.m. to 6:00 a.m. - midnight and to continue occupying the premises as a day care center for 50 children per shift infant to 12 years of age, operating Monday - Sunday (this is a new operator).	
	Action:	Granted 5 yrs.	
	Motion:	Donald Jackson 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 outdoor play area must not be utilized before 9:00 A.M. or after 8:00 P.M 5. That landscaping and screening is maintained in a manner that meets the intent of city code. 6. 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. 7. That this Special Use is granted for a period of five (5) years, commencing with the date hereof 	

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23	29212 Special Use	William Halper, General Manager Grubb & Ellis;Lessee Request to erect a hanging sign (a sign that is not attached to a flat, opaque wall requires special use approval).	411 E. Wisconsin Av. A/K/A 411 E. Wisconsin Av. 700 4th Dist.
	Action:	Granted	
	Motion:	Donald Jackson 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 time commencing with the date hereof, and expiring on August 3, 2011. 	
24	29238 Special Use	Milwaukee and Kilbourn Parking Corp. John P. Miller;Lessee Request to continue occupying the premises as a parking lot.	325 E. Kilbourn Av. 4th Dist.
	Action:	Granted 2 yrs.	
	Motion:	Donald Jackson 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 is maintained 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>
25	29263 Special Use	St. James Estates, LLC Property Owner Request to continue occupying the premises as a rooming house for 36 occupants.	1720 W. Kilbourn Av. 61 A/K/A 1724 W. Kilbourn Av. 69 4th Dist.
	Action:	Adjourned	
	Motion:	This matter was adjourned at the request of staff and will be rescheduled for the next available agenda.	
	Vote:	--	
	Conditions of Approval:	--	
26	29099 Special Use	Uihlein Properties, LLC Ivan Petrovic;Property Owner Request to continue occupying the premises as a parking lot.	503 N. Broadway . A/K/A 503 N. Broadway . 4th Dist.
	Action:	Granted 2 yrs.	
	Motion:	Donald Jackson 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 meet the intent of s.295-405 of the Milwaukee Zoning Code. 5. That this Special Use is granted for a period of two (2) years, commencing with the date hereof. 	

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27	29220 Special Use	Robert Pyles d/b/a: Mac Pyles Partnership;Property Owner Request to continue occupying the premises as a fast-food/carry-out restaurant with arcade games.	11313 W. Silver Spring Dr. 5th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Donald Jackson 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 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 landscaping and screening is maintained in a manner that meets the intent of city code. 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 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 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>
28	29140 Dimensional Variance	Heider & Bott Co., Inc. Ann Smaxwill;Property Owner Request to allow a decorative metal fence that does not meet the minimum required street setback (required 5 ft. / proposed 3 ft.).	3840 N. Palmer St. A/K/A 214 E. Vienna Av. 6th Dist.
	Action:	Granted	
	Motion:	Donald Jackson 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 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>
29	29208 Special Use	Sujin Lee-Prabhu Property Owner	400 E. Burleigh St. A/K/A 3106 N. Buffum St. 6th Dist.
		Request to continue occupying the premises as a general retail establishment.	
	Action:	Granted 5 yrs.	
	Motion:	Donald Jackson 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 storefront windows remain as transparent vision glass and are maintained in an attractive manner. 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 glass tubes (i.e. type associated with individually sold flowers) and any other item deemed to be drug paraphernalia as defined by S.106-36 of the Milwaukee Code of Ordinances or Section 961.571 of the Wisconsin State Statutes not be sold on the premises. 7. That signage must meet the intent of the signage standards of the Milwaukee Zoning Code. 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>
30	29213 Special Use	Robert McDonald Lessee	4744 N. Hopkins St. 7th Dist.
		Request to continue occupying the premises as a hand car wash (this is a new operator).	
	Action:	Granted 5 yrs.	
	Motion:	Donald Jackson 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 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 a sign is clearly posted on the premises advising all patrons to keep volume of their car stereos low. 6. That all car wash activity is conducted inside of the building. 7. That all wastewater is contained on site. 8. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code. 9. That landscaping is maintained according to the landscape plan approved by submitted to the Board of Zoning Appeals on June 7, 2005. 10. That there be no work conducted in the public right of way. 11. That there be no vehicles stored in the public right of way. 12. 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. 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>
31	29244 Special Use	H & K Partners, LLC Douglas J. Mueller;Lessee Request to continue occupying the premises as a fast-food / carry-out restaurant.	3411 W. Burleigh St. A/K/A 3440 W. Fond Du Lac Av. 7th Dist.
	Action:	Adjourned	
	Motion:	This matter was adjourned at the request of an interested party and will be rescheduled for the next available agenda.	
	Vote:	--	
	Conditions of Approval:	--	
32	29168 Special Use	Council for the Spanish Speaking Luis "Tony" Baez;Property Owner Request to occupy a portion of the premises a general office facility (first floor) and to occupy a portion of the premises as a social service facility (third floor).	1615 S. 22nd St. 8th Dist.
	Action:	Granted	
	Motion:	Donald Jackson 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 all previous conditions of the Board regarding this property are complied with. 5. That this Special Use is granted for a period of time commencing with the date hereof, and expiring on August 4, 2010. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
33	29261 Use Variance	Joel Breen Lessee	8075 N. 76th St. 9th Dist.
		Request to continue occupying the premises as a second-hand sales facility (new and used furniture).	
	Action:	Granted 10 yrs.	
	Motion:	Donald Jackson 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 all previous conditions of the Board regarding this property are complied with. 5. That the applicant does not have outdoor storage or display of products or merchandise. 6. 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. 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>
34	29262 Special Use	Wheaton Franciscan Medical Group, Inc. Lessee Request to occupy a portion of the premises as a health clinic (this is an expansion of a previously permitted medical clinic).	7961 N. 76th St. A/K/A 7929 N. 76th St. 9th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Donald Jackson 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 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>
35	29230 Special Use	Midwest Rides, LLC C/O Jewel C. Barrow;Property Owner	5401 W. Lisbon Av. 10th Dist.
		Request to add a motor vehicle sales facility and to continue operating the premises as a motor vehicle body shop.	
	Action:	Granted 2 yrs.	
	Motion:	Donald Jackson 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 is maintained in a manner that meets the intent of city code. 5. That site illumination must meet the lighting standards of s.295-409 of the Milwaukee Zoning Code. 6. That all repair work is conducted inside of the building. 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 personnel if necessary. 8. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code. 9. That there be no more than six vehicles displayed for sale on site. 10. That there be no vehicles displayed for sale in the public right of way. 11. That there be no work conducted on vehicles in the public right of way. 12. That there be no vehicles stored in the public right of way. 13. That the applicant has no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris. 14. 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. 15. 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>
36	29233 Special Use	Educators Credit Union Jim Hooper, V.P. of Facilities;Property Owner Request to expand the existing parking lot and drive-through lanes (razing the residential dwelling on-site) and continue occupying the premises as a bank.	7025 W. Appleton Av. 10th Dist.
	Action:	Adjourned	
	Motion:	This matter was adjourned at the request of an interested party and will be rescheduled for the next available agenda.	
	Vote:	--	
	Conditions of Approval:	--	
37	29246 Special Use/ Dimensional Variance	Dwayne Toliver Lessee Request to continue occupying the premises as a hand car wash without the minimum required landscaping and screening.	2571 N. 55th St. A/K/A 5514 W. Lisbon Av. 10th Dist.
	Action:	Adjourned	
	Motion:	This matter was adjourned at the request of staff and will be rescheduled for the next available agenda.	
	Vote:	--	
	Conditions of Approval:	--	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
38	29259 Special Use	I & S Petroleum, Inc. c/o Rajesh Kumar;Property Owner	7110 W. Lisbon Av. 10th Dist.
		Request to increase the hours of operation from 5:00 a.m. - 11:00 p.m. to 5:00 a.m. - midnight for a Board approved motor vehicle filling station, convenience store and car wash.	
	Action:	Adjourned	
	Motion:	This matter was adjourned at the request of the Alderman of the disrict and will be rescheduled for the next available agenda.	
	Vote:	--	
	Conditions of Approval:	--	
39	29057 Special Use	Gina's Trucking Inc., Gina's Brokerage, BMT Air Forwarding;Lessee	241 W. Edgerton Av. 13th Dist.
		Request to occupy the premises as a truck freight terminal.	
	Action:	Granted 2 yrs.	
	Motion:	Donald Jackson moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	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>
40	29089 Dimensional Variance	Rick & Laura Sue Mosier Property Owner Request to erect a freestanding sign that exceeds the maximum allowed display area (allowed 6 sq. ft. / proposed 12 sq. ft.).	3209 W. Wells St. A/K/A 3209 W. Wells St. A 4th Dist.
	Action:	Denied	
	Motion:	Scott Winkler moved to deny the appeal. Seconded by Catherine Doyle.	
	Vote:	3 Ayes, 2 Nays, 0 Abstained.	
	Conditions of Approval:	--	
41	29103 Special Use	OOS Investments, LLC Lessee Request to erect an off-premise automatic changeable message sign (a new off-premise automatic changeable message sign located more than 1000 feet from a freeway or the Lake Parkway is only permitted upon the granting of a special use permit from the Board).	3450 S. 27th St. 11th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Scott Winkler moved to grant the appeal. Seconded by Donald Jackson.	
	Vote:	3 Ayes, 1 G. Cameron 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. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
42	29215 Special Use	Jacob Mashiach Prospective Buyer	1527 W. National Av. A/K/A 1527 W. National Av. 202 12th Dist.
		Request to occupy the premises as a rooming house for 90 occupants .	
	Action:	Granted 2 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 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 by having all required inspections, complies with current State commercial building code for R-1 occupancies and complies with all zoning conditions and building code requirements prior to occupancy. 6. That the petitioner provide at least one staff member on site during the 24 hour day. 	
		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>
43	29155 Special Use	Mickey Govani Vine Property, LLC;Property Owner	1560 W. National Av. 12th Dist.
		Request to occupy the premises as a motor vehicle body shop.	
	Action:	Granted 2 yrs.	
	Motion:	Donald Jackson 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 signage must meet the signage standards of s.295-805 of the Milwaukee Zoning Code. 5. That all repair work is conducted inside of the building. 6. That the landscape plan submitted to the Board on August 6, 2008 is revised to include two rows of shrubs and to replace the Ginko tree with another species of shade tree. 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. 7. That landscaping and screening is installed within 120 days of occupancy. If occupancy occurs between September 30th and March 1st then landscaping and screening must be installed within 120 days of April 1st. 8. That there be no work conducted in the public right of way. 9. That there be no vehicles stored in the public right of way. 10. That the applicant 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 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>
44	29183 Special Use	Steve Brick Lessee	6100 S. Howell Av. 13th Dist.
		Request to add a motor vehicle sales facility to the permitted limousine service.	
	Action:	Granted 2 yrs.	
	Motion:	Donald Jackson 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 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 signage that has been approved and installed according to the requirements of a sign permit. 6. That site illumination must meet the lighting standards of s.295-409 of the Milwaukee Zoning Code. 7. That a landscape plan meeting the intent of city code section 295-405 for Type 'D' landscaping is submitted to the Board of Zoning Appeals and approved by the Zoning Administration Group prior to the issuance of any permits. Landscaping must be implemented by August 31, 2009 and the landscape plan must specifically provide a five (5) foot wide planting strip along the S. Howell Ave. frontage. This planting strip must include one row of shrubs planted at the rate of 3-feet on-center and one tree planted for every 25 feet of lineal frontage. 8. That there be no more than 3 vehicles displayed for sale as indicated in the plan of operation. 9. That there be no vehicles displayed for sale in the public right of way. 10. 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>
45	29197 Special Use/ Dimensional Variance	Raymond J Kaszuba Property Owner Request to raze the existing garage and construct a second principal building with a gambrel-style roof (detached garage with bathroom) and an additional detached garage with a gambrel-style roof located within the front yard.	473 E. Waterford Av. 13th Dist.
	Action:	Adjourned	
	Motion:	Scott Winkler moved to adjourn the appeal. Seconded by Donald Jackson	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	--	
46	29151 Dimensional Variance	Dr. Thomas Charapata The Dentists South Shore;Property Owner Request to construct an addition to the permitted dentist office that does not meet the minimum required front setback (required 42 ft. / 21.77 ft.).	704 E. Layton Av. 13th Dist.
	Action:	Granted	
	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 signage must meet the signage standards of s.295-407-4 of the Milwaukee Zoning Code. Specifically that the electronic message board display not change at an interval of less than 60 seconds, and that the message board not contain flashing, intermittent or moving sections or intermittent or flashing lights. 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>
47	29038 Special Use	Salim Shelleh Property Owner	6206 S. 27th St. 13th Dist.
		Request to continue occupying the premises as a motor vehicle sales and repair facility.	
	Action:	Granted 1 yr.	
	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 site illumination must meet the lighting standards of s.295-409 of the Milwaukee Zoning Code. 5. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code. 6. That landscaping and screening is maintained in a manner that meets the intent of city code. 7. That there is no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris. 8. That all repair work is conducted inside of the building. 9. That the applicant has no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris. 10. 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. 11. 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>
48	29147 Special Use	Allen K Bailey Lessee Request to occupy a portion of the premises (first floor) as a religious assembly hall.	3074 S. Delaware Av. A/K/A 3072 S. Delaware Av. 14th Dist.
	Action:	Granted 2 yrs.	
	Motion:	Donald Jackson 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 signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code. 5. That the storefront windows remain as transparent glass in accordance with the glazing standards of s295-605-2-i-3 of the Milwaukee Code of Ordinances and are maintained in an attractive manner. 6. That the petitioner obtains an occupancy certificate by having all required inspections, complies with current State commercial building code for assembly occupancies, including the installation of a second restroom and complies with all zoning conditions and building code requirements prior to occupancy. 7. 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>
49	29179 Dimensional Variance	Brian Maney Property Owner Request to raze the existing detached garage and construct a new detached garage that is over the maximum allowed floor area (allowed 1033 ft. / proposed 1305 ft.).	4048 S. Pine Av. A/K/A 4046 S. Pine Av. 14th Dist.
	Action:	Denied	
	Motion:	Catherine Doyle moved to deny this appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	--	
50	29063 Special Use	Tina Williams Sanford Lessee Request to occupy a portion of the premises (1st floor) as a day care center for 90 children per shift infant - 12 years of age, operating 6:30 a.m. - midnight Monday - Saturday.	2454 W. Lisbon Av. A/K/A 2460 W. Lisbon Av. 15th Dist.
	Action:	Adjourned	
	Motion:	This matter was adjourned at the request of the Alderman of the district and will be rescheduled for the next available agenda.	
	Vote:	--	
	Conditions of Approval:	--	
51	29186 Special Use	Dawn Robertson Property Owner Request to occupy the premises as a group home for 8 occupants (teen males).	4573 N. 29th St. 1st Dist.
	Action:	Adjourned	
	Motion:	This matter was adjourned at the request of the Alderman of the district and will be rescheduled for the next available agenda.	
	Vote:	--	
	Conditions of Approval:	--	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
52	28896 Special Use	Gary Waltho Lessee Request to add an outdoor light motor vehicle storage facility and to continue occupying the premises as a motor vehicle sales and repair facility.	7569 N. Teutonia Av. A/K/A 7571 N. Teutonia Av. 1st Dist.
	Action:	Granted 1 yr.	
	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 meet the signage standards of s.295-605 of the Milwaukee Zoning Code. 5. That all repair work is conducted inside of the building 6. That landscape plans that meet the intent of city code section 295-405 are submitted to the Board of Zoning Appeals within 60 days of board approval of the special use and approved by the Zoning Administration Group prior to the issuance of any permits. If the area to be landscaped within the public right-of-way then the petitioner must obtain approval from the Department of Public Works. The landscape plan must also include an opaque fence along the west property line. 7. That landscaping and screening is installed within 90 days of approval of the landscape plan. If plan approval occurs between September 30th of 2008 and March 1st of 2009 then landscaping and screening must be installed within 90 days of March 1st. 8. That there be no work conducted on vehicles in the public right of way. 9. That there be no vehicles displayed for sale in the public right of way. 10. 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>
53	29084 Special Use	Hassan S Saleh Lessee	1951 W. Hampton Av. A/K/A 1957 W. Hampton Av. 1st Dist.
		Request to occupy a portion of the premises as a motor vehicle repair facility (installing auto glass and stereos).	
	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 all repair work is conducted inside of the building. 5. That any testing of audio equipment and alarm systems must be conducted inside the building with overhead doors closed and at minimum amplification 6. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code. 7. That the storefront windows remain as transparent glass in accordance with the glazing standards of s295-605-2-i-3 of the Milwaukee Code of Ordinances, and are maintained in an attractive manner. 8. That security barriers along the W. Hampton Ave. facade be removed to be in compliance with s252-76 of the Milwaukee Code of ordinances. 9. That there be no work conducted in the public right of way. 10. That there be no storage of vehicles in the public right of way. 11. That the applicant does not have outdoor storage or display of products or merchandise. 12. 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. 13. 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>
54	29026 Dimensional Variance	Joanne Brunetti Lessee Request to erect an automatic changeable message sign that is over the maximum allowed display area (allowed 50 sq.ft. / proposed 113 sq. ft.) This is replacing the manual reader display of an existing nonconforming freestanding sign.	6330 N. 76th St. A/K/A 7519 W. Mill Rd. 2nd Dist.
	Action:	Denied	
	Motion:	Scott Winkler moved to deny the appeal. Seconded by Donald Jackson.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	--	
55	29167 Dimensional Variance	Steve Tenley Property Owner Request to erect a chain link fence that is over the maximum allowed height (allowed 4 ft. / proposed 8 ft.).	9101 W. Silver Spring Dr. A/K/A 9111 W. Silver Spring Dr. 2nd Dist.
	Action:	Denied	
	Motion:	Donald Jackson moved to deny the appeal. Seconded by Georgia Cameron.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	--	
56	28990 Special Use	Nyishia Brown Lessee Request to occupy the premises as a group home for 8 occupants (any combination of teen mothers and their children).	6463 W. Leon Tr. 2nd Dist.
	Action:	Adjourned	
	Motion:	Scott Winkler moved to adjourn this appeal to Administrative Review. Seconded by Donald Jackson.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	--	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
57	29062 Special Use	Will & Billie Gordon Lessee Request to occupy a portion of the premises as a day care center for 50 children infant to 12 years of age, operating Monday - Sunday 5:00 a.m. - 9:00 p.m.	6046 W. Fond Du Lac Av. A/K/A 6050 W. Fond Du Lac Av. 2nd Dist.
	Action:	Adjourned	
	Motion:	Scott Winkler moved to adjourn this appeal to Administrative Review. Seconded by Donald Jackson.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	--	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
58	28598 Special Use	Hazim Farah Property Owner	7210 W. Capitol Dr. 2nd Dist.
		Request to continue occupying the premises as a car sales and repair facility.	
	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 signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code. 5. That site illumination must meet the lighting standards of s.295-409 of the Milwaukee Zoning Code. 6. That all repair work is conducted inside of the building. 7. 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 within 60 days of the approval of the special use. The revised plan must include landscaping in the area currently occupied by the easternmost driveway along the W. Capitol Dr. frontage 8. That landscaping and screening is installed within 90 days of the approval of the landscape plan. 9. That landscaping and screening is maintained in accordance with an approved landscape plan. 10. That this Special Use is granted for a period of time commencing with the date hereof, and expiring on June 1, 2009. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
59	29182 Dimensional Variance	Robert B Monnat Property Owner Request to raze the existing detached garage and construct a new garage that does not meet the minimum required side street setback (required 12.5 ft. / proposed 1 ft.).	2609 E. Linnwood Av. 3rd Dist.
	Action:	Granted	
	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 this Variance is granted to run with the land. 	
60	29222 Dimensional Variance	Tracy Weber Property Owner Request to raze the existing building and construct a multi-family dwelling that does not meet the minimum required rear setback (required 15 ft. /proposed 3 ft.) and that exceeds the maximum allowed lot coverage (allowed 2156 sq.ft. /proposed 2255 sq.ft.).	1644 N. Marshall St. A/K/A 909 E. Kewaunee St. 3rd Dist.
	Action:	Adjourned	
	Motion:	Donald Jackson moved to adjourn this appeal to a contested hearing. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 S. Winkler Abstained.	
	Conditions of Approval:	--	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
61	29200 Dimensional Variance	SRG Investments, LLC Salvatore and Rosemary Glorioso;Prospective Buyer	922 E. Brady St. A/K/A 924 E. Brady St. 3rd Dist.
		Request to construct a parking lot (permitted) that does not meet the required landscaping standards along the street frontage.	
	Action:	Granted	
	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 landscaping and screening is implemented and maintained in accordance with the landscape plan submitted to the Board of Zoning Appeals submitted August 22, 2008. 5. That the petitioner obtain a Certificate of Appropriateness from the Historic Preservation Commission. 6. That this Variance is granted to run with the land. 	
62	29195 Dimensional Variance	Matt Steigenga Sixty North LLC;Prospective Buyer	331 N. Milwaukee St. A/K/A 335 N. Milwaukee St. 4th Dist.
		Request to construct a general office facility that is over the maximum allowed floor area (allowed 170,775 sq.ft. / proposed 222,600 sq.ft.).	
	Action:	Dismissed	
	Motion:	Catherine Doyle moved to dismiss the appeal. Seconded by Georgia Cameron.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	--	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
63	27585 Dimensional Variance	Clear Channel Outdoor aka Eller Media Co.;Property Owner Request to modify the height of this board approved off-premise sign (sign height is 35 ft/proposed modification to 50 ft) and request an exemption from the minimum required setback from the street.	2455 W. Clybourn St. 4th Dist.
	Action:	Dismissed	
	Motion:	Catherine Doyle moved to dismiss the appeal. Seconded by Georgia Cameron.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	--	
64	29214 Other	Kilbourn Court, LLC c/o James Gladney;Property Owner Request to appeal a determination by the Department of City Development that the multi-family dwelling is not permitted.	2448 W. Kilbourn Av. A/K/A 2448 W. Kilbourn Av. 11 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.	
	Conditions of Approval:	--	
65	29008 Special Use	Cindy Hamilton Lessee Request to occupy a portion of the premises as a day care center for 60 children (30 per shift) infant - 12 years of age, operating Monday - Saturday 6:00 a.m. - 11:00 p.m.	3070 N. 79th St. A/K/A 7835 W. Burleigh St. 5th Dist.
	Action:	Dismissed	
	Motion:	Donald Jackson moved to dismiss the appeal. Seconded by Georgia Cameron.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	--	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
66	28926 Use Variance/ Dimensional Variance	Erik Peterson Lessee Request to construct an addition to a Board approved hazardous material storage facility without the required minimum residential buffer (required 25 ft. / proposed 3 ft.).	11927 W. Silver Spring Dr. 5th Dist.
	Action:	Dismissed	
	Motion:	Donald Jackson moved to dismiss the appeal. Seconded by Georgia Cameron.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	--	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
67	28528 Special Use	Nick Antzoulatos Property Owner Request to continue occupying the premises as a used motor vehicle sales facility.	8144 W. Appleton Av. A/K/A 8144 A W. Appleton Av. 5th Dist.
	Action:	Granted 1 yr.	
	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 all repair work is conducted inside of the building. 5. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code. 6. That landscaping and screening is implemented in accordance with the landscape plan that was approved on September 16, 2002. 7. That there be no vehicles displayed for sale in the public right of way. 8. That the applicant has no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris. 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 the applicant does not permit any sales vehicles to be parked on city streets. 11. 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>
68	29056 Special Use	J & L Child Care Co., Inc. Latona Thorton;Prospective Buyer	3240 N. Teutonia Av. 6th Dist.
		Request to occupy the premises as a day care center for 90 children (30 per shift) infant to 12 years of age, operating 24 hours Monday - Sunday.	
	Action:	Granted 5 yrs.	
	Motion:	Catherine Doyle 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 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 the applicant restores the unused driveway on North Teutonia Avenue to curb and gutter. 7. That the applicant obtains a loading zone on North Teutonia Avenue. 8. Provided that the applicant removes the vehicle door and infills the door opening with approved material. 9. That the petitioner obtains an occupancy certificate by having all required inspections, 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. 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>
69	29173 Special Use	Terry Shields Lessee Request to add a motor vehicle repair facility (tire sales and service) to the permitted hand car wash.	3210 N. Martin L King Jr Dr. A/K/A 3202 N. Martin L King Jr Dr. 6th Dist.
	Action:	Granted 1 yr.	
	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 meet with the Department of City Development, Planning Administration Staff to discuss a two-phase landscaping and screening plan that will provide landscaping along the W. Auer Ave frontage and the southeast corner of the Dr. Martin Luther King Jr. Drive frontage in phase one and provide landscaping along the remainder of the Dr. Martin Luther King Jr. Dr. frontage in phase two. 5. That a landscaping plan reflecting this phased concept is submitted to the Board of Zoning Appeals and approved by the Zoning Administration Group prior to the issuance of any permits. 6. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code. 7. That all repair work is conducted inside of the building. 8. That there be no work conducted on vehicles in the public right of way. 9. That there be no vehicles stored in the public right of way. 10. That the applicant has no outdoor storage of auto parts, tires, nuisance vehicles, unlicensed or unregistered 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>
70	28110 Special Use	Ajit Singh Property Owner	1909 W. Hopkins St. 6th Dist.
		Request to continue occupying the premises as a motor vehicle filling station with a convenience store.	
	Action:	Granted 1 yr.	
	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 Landscaping and screening is implemented and maintained in accordance with the landscape plan approved on November 10, 2006. 5. That the petitioner shall be responsible for continuous landscape maintenance including plant material replacement on a seasonal basis if such material is no longer comparable in size to the plant list specification, and inconsistent with the typical form/shape of that species because of dieback, stunting or damage. 6. 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. 7. That glass tubes (i.e. type associated with individually sold flowers) and any other item deemed to be drug paraphernalia as defined by S.106-36 of the Milwaukee Code of Ordinances or Section 961.571 of the Wisconsin State Statutes not be sold on the premises. 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 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 site illumination must meet the lighting standards of s.295-409 of the Milwaukee Zoning Code. 11. That the applicant does not have outdoor storage or display of products or merchandise. 12. 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. 13. That the applicant does not have outdoor storage or display of products or merchandise. 14. 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>
71	29060 Dimensional Variance	Clear Channel Outdoor Dan Pomeroy; Lessee Request to erect an off premises sign that does not meet the minimum required street setback (required 35 ft. / proposed 20 ft.), does not meet the required setback from the freeway (required 500 ft. / proposed 100 ft.), and that is over the maximum allowed display area (allowed 300 sq. ft. / proposed 672 sq. ft.).	2307 N. 7th St. A/K/A 725 W. North Av. 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 this premises not contain an automatic changeable message sign 5. That the off-premise sign located at 2233 N. 7th St be removed within 30 days of the erection of the off-premise sign at 2307 N. 7th St. 6. That these Variances 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>
72	29065 Special Use	Complete Warehouse & Distribution Mike Miller; Lessee	7655 W. Dean Rd. 9th Dist.
		Request to occupy the premises as an outdoor wholesale and distribution facility.	
	Action:	Granted 1 yr.	
	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 outdoor storage area is screened with opaque materials in such a manner that it is not visible from N. 76th St or W. Dean Rd. 5. 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>
73	29141 Special Use	A.R.O. Counseling Andy Khullar;Lessee Request to occupy a portion of the premises as a social service facility (offering mental health and drug abuse counseling).	8200 W. Brown Deer Rd. A/K/A 8200 W. Brown Deer Rd. 200 9th Dist.
	Action:	Granted 5 yrs.	
	Motion:	Scott Winkler moved to grant the appeal. Seconded by Georgia Cameron.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 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 if necessary. 5. That this Special Use is granted for a period of five (5) years, commencing with the date hereof. 	
74	29081 Special Use	Zubar Arshad Lessee Request to continue occupying the premises as a motor vehicle filling station and convenience store (this is a new operator).	5990 W. Good Hope Rd. 9th Dist.
	Action:	Adjourned	
	Motion:	Catherine Doyle moved to adjourn the appeal. Seconded by Donald Jackson.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	--	

Other Business:

Board member Winkler moved to approve the minutes of the September 18, 2008 meeting. Seconded by Board member Jackson Unanimously approved.

The Board set the next meeting for November 13, 2008.

Board member Winkler moved to adjourn the meeting at 7:55 p.m.. Seconded by Board member Siker. Unanimously approved.

BOARD OF ZONING APPEALS

Secretary of the Board