

**BOARD OF ZONING APPEALS
CITY OF MILWAUKEE**

**REGULAR MEETING – April 14, 2011
City Hall, Common Council Committee Room 301-B**

MINUTES

PRESENT:

- Chairwoman:** Catherine M. Doyle (*voting on items 1 - 56*)
- Members:** Henry P. Szymanski (*voting on items 1 - 56*)
 Georgia M. Cameron (*voting on items 1 - 56*)
 Donald Jackson (*excused*)
 Martin E. Kohler (*voting on items 1 – 27, 29 - 55*)
- Alt. Board Members:** Jose L. Dominguez (*voting on items 31 - 56*)
 Leni M. Siker (*present, voting on items 28 & 56*)

START TIME: 4:12 p.m.

END TIME: 8:35 p.m.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
1	30983 Extension of Time	River Corner LLC Daniel B. Druml;Property Owner	1966 S. 4th St. A/K/A 1940 S. 4th St. 12th Dist.
		Request for an extension of time to comply with the conditions of case #29696.	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Martin Kohler.	
	Vote:	4 Ayes, 0 Nays, 0 Abstained.	
	Conditions of Approval:	EXTENSION OF TIME REQUEST GRANTED FOR ONE YEAR. Must comply with the conditions of case #29696 below:	
		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 'B' landscaping is submitted to the Board of Zoning Appeals, and approved by the Zoning Administration Group prior to the issuance of any permits. Specifically the landscape plan drawn on April 17, 2009 must be revised to include a decorative metal fence.	
		5. That the petitioner work with the Department of City Development Planning Administration staff on a plan to provide trees and / or other plant material to screen the premises from the Kinnickinnic River.	
		6. That these Variances are granted to run with the land.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
2	30768 Special Use	Steve Brick Lessee Request to continue occupying the premises as a motor vehicle sales facility and limousine service.	6100 S. Howell Av. 13th Dist.
	Action:	Dismissed	
	Motion:	Henry Szymanski moved to dismiss the appeal. Seconded by Martin Kohler.	
	Vote:	4 Ayes, 0 Nays, 0 Abstained.	
	Conditions of Approval:	--	
3	30867 Special Use	West Hawkins, Jr. Property Owner Request to occupy the premises as a day care center for 21 children per shift infant to 12 years of age, operating Monday - Sunday 6:00 a.m. - 11:00 p.m.	4625 W. Mill Rd. 1st Dist.
	Action:	Dismissed	
	Motion:	Henry Szymanski moved to dismiss the appeal. Seconded by Martin Kohler.	
	Vote:	4 Ayes, 0 Nays, 0 Abstained.	
	Conditions of Approval:	--	
4	30937 Dimensional Variance	Donald Rogers Sr. Property Owner Request to continue occupying the premises as a permitted religious assembly hall that does not meet the minimum required number of parking spaces (req. 41/proposed 14).	2121 W. Wisconsin Av. 4th Dist.
	Action:	Dismissed	
	Motion:	Henry Szymanski moved to dismiss the appeal. Seconded by Martin Kohler.	
	Vote:	4 Ayes, 0 Nays, 0 Abstained.	
	Conditions of Approval:	--	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
5	30982 Extension of Time	Eric and Jennifer Knorr Property Owner Request for an extension of time to comply with conditions of case no. 30051.	2719 S. 55th St. 11th Dist.
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Martin Kohler.	
	Vote:	4 Ayes, 0 Nays, 0 Abstained.	
	Conditions of Approval:	<p>Extension of time granted to comply with conditions of Case No. 30051 Conditions Below:</p> <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>
6	30974 Special Use	Kailani Cardona Property Owner	726 S. 6th St. A/K/A 728 S. 6th St. 12th Dist.
		Request to continue occupying the premises as a rooming house for 6 occupants.	
	Action:	Granted 5 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Martin Kohler.	
	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 personnel if necessary. 5. That a contact name and phone number be provided to the Board office within ten days of the issuance of this written decision. The phone number must be available 24 hours a day. 6. That this Special Use is granted for a period of five (5) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
7	30979 Special Use	Peter N Tsounis Property Owner	732 W. Maple St. 12th Dist.
		Request to occupy the premises as a motor vehicle repair facility.	
	Action:	Granted 3 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Martin Kohler.	
	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 all repair work is conducted inside the building. 6. That no work or storage of vehicles occurs in the public right of way. 7. That the applicant has no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris. 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 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	30986 Special Use	Milwaukee County Luis Giblersleeve, Program Manager; Lessee	1201 W. Historic Mitchell St. A/K/A 1205 W. Historic Mitchell St. 12th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Martin Kohler.	
	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. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
9	31008 Special Use	Emad Oudeh Property Owner	1400 W. Mitchell St. 12th Dist.
		Request to continue occupying the premises as a motor vehicle repair facility.	
	Action:	Granted 3 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Martin Kohler.	
	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 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 there be no increase in roof signage, and all other signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code. 7. That no work or storage of vehicles occurs 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 this Special Use is granted for a period of three (3) years, commencing with the date hereof. 	

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10	30992 Special Use	USF Holland Inc. c/o YRC Enterprise Services Renee Bartlow;Lessee	6161 S. 6th St. A/K/A 6177 S. 6th St. 13th Dist.
		Request to continue occupying the premises as a truck freight terminal.	
	Action:	Granted 10 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Martin Kohler.	
	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 shall maintain landscaping and screening in accordance with the landscape plan approved by the Department of City Development on March 4, 2002. 5. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. 	
11	30995 Special Use	Rock Transfer & Storage Joni Sablich;Lessee	130 W. Edgerton Av. 13th Dist.
		Request to continue occupying the premises as a hazardous material storage facility.	
	Action:	Granted 3 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Martin Kohler.	
	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 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>
12	31000 Special Use/ Dimensional Variance	Phuoc Hau Buddhist Temple of Milwaukee Limited Property Owner Request to continue occupying the premises as a religious assembly hall that does not meet the minimum required number of parking spaces (required 15 / proposed 14).	1575 W. Oklahoma Av. A/K/A 3100 S. 16th St. 13th Dist.
	Action:	Adjourned	
	Motion:	This item has been adjourned from the consent agenda at the request of an interested party and will be rescheduled for the next available public hearing.	
	Vote:	--	
	Conditions of Approval:	--	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
13	30980 Use Variance	Mark Schwebke Property Owner Request to continue occupying the premises as an outdoor recreation facility (permitted tavern with volleyball court). Action: Granted 3 yrs. Motion: Henry Szymanski moved to grant the appeal. Seconded by Martin Kohler. 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 maintain landscaping and screening in a manner that meets the intent of city code. 5. That a containment system is erected to prevent balls from falling into abutting yards. 6. That there be no volleyball activities played after 10:00 p.m. and outdoor lighting that accompanies any outdoor activities be turned off after 10:00 p.m. 7. That this Variance is granted for a period of three (3) years, commencing with the date hereof. 	4035 S. Clement Av. 14th Dist.
14	30984 Dimensional Variance	Housing Authority of the City Milwaukee Property Owner Request to construct a single-family dwelling that does not meet the minimum required front facade width (required 45.6 ft. / proposed 24 ft.). Action: Adjourned Motion: This item has been adjourned from the consent agenda at the request of the Alderman of the District and will be rescheduled for the next available public hearing. Vote: -- Conditions of Approval: --	430 E. Holt Av. A/K/A 434 E. Holt Av. 14th Dist.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
15	31004 Special Use	Harry & Rose Samson Family Jewish Community Center Inc.;Lessee Request to occupy the premises as a social service facility.	2930 W. Center St. A/K/A 2904 W. Center St. 15th Dist.
	Action:	Granted 3 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Martin Kohler.	
	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.295-805 of the Milwaukee Zoning Code. 5. That the petitioner submits plans prepared by an architect for the conversion of this building, obtains all required permits and obtains a final occupancy certificate by having all required inspections, complies with current State commercial building code for business occupancies and complies with all zoning conditions and building code requirements prior to occupancy. 6. 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>
16	30929 Special Use	Kendra Walker Lessee	4861 N. Teutonia Av. 1st Dist.
		Request to occupy the premises as a day care center for 80 children per shift infant to 12 years of age, operating Monday - Sunday 5:30 a.m. - midnight.	
	Action:	Granted 3 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Martin Kohler.	
	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 outdoor play area is not utilized before 9:00 A.M. or after 8:00 P.M. 6. That the petitioner submit a copy of the State of Wisconsin day care license to the Board of Zoning Appeals within 60 days of Board approval of the special use. 7. That within 60 days of Board approval of the special use the petitioner must meet with the Zoning Administration Group to create a landscape plan for the parking lot along the N. Teutonia Ave. frontage. The petitioner must then submit a landscape plan to the Board of Zoning Appeals for Zoning Administration Group review and approval prior to the issuance of any permits. The plan may include the requirement to install a decorative metal fence along the street frontage. 8. That the petitioner obtains an occupancy certificate by having all required inspections, complies with current State commercial building code for I-4 occupancies and complies with all zoning conditions and building code requirements prior to occupancy. 9. That the facility does not exceed the capacity established by the State Department of Children and Families. 10. 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>
17	30978 Special Use	Adline E Wimes Lessee	7540 W. Fond Du Lac Av. 2nd Dist.
		Request to occupy the premises as a hand car wash.	
	Action:	Granted 3 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Martin Kohler.	
	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 according to the landscape plan submitted to the Board of Zoning Appeals on March 30, 2011. 5. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code. 6. That all wastewater is contained on site. 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 the petitioner obtains an occupancy certificate by having all required inspections, complies with current State commercial building code for motor vehicle occupancies and complies with all zoning conditions and building code requirements prior to occupancy. 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 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>
18	30996 Use Variance	Catherine Griffin Lessee Request to continue occupying the premises as a day care center for 8 children per shift infant to 12 years of age, operating Monday - Friday 6:00 a.m. - 10:00 p.m.	4045 N. 47th St. 2nd Dist.
	Action:	Adjourned	
	Motion:	This item has been adjourned from the consent agenda at the request of staff and will be rescheduled for the next available public hearing.	
	Vote:	--	
	Conditions of Approval:	--	
19	30993 Special Use	CPS Parking of Wisc. Inc. Michael T. Kenney;Lessee Request to continue occupying the premises as a parking lot.	751 N. Plankinton Av. 4th Dist.
	Action:	Granted 2 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Martin Kohler.	
	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 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>
20	31009 Special Use	Qurdell Mattis Lessee	505 N. 27th St. 4th Dist.
		Request to continue occupying the premises as a motor vehicle sales and repair facility (this is a new operator).	
	Action:	Granted 3 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Martin Kohler.	
	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 of the Milwaukee Zoning Code. 5. That all repair work is conducted inside the building. 6. That site illumination must meet the lighting standards of s.295-409 of the Milwaukee Zoning Code. 7. That existing fencing is maintained in a manner that meets the intent of city code. 8. That no work or storage of vehicles occurs in the public right of way. 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 the applicant corrects all violations in the order by DNS inspector Gary Armstrong dated December 13, 2010 and DNS inspector Luke Gorsline dated April 1, 2011 within 10 days of Board approval. 12. That these Special Uses are 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>
21	30924 Special Use	Jerome Johnson Property Owner	3607 N. Richards St. 6th Dist.
		Request to continue occupying the premises as a motor vehicle repair facility.	
	Action:	Granted 5 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Martin Kohler.	
	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 all repair work is conducted inside of the building. 6. That landscaping and screening is maintained in a manner that meets the intent of city code. 7. That no work or storage of vehicles occurs 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 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	31007 Special Use	Lee Johnson Property Owner Request to continue occupying the premises as a religious assembly hall.	1701 W. Atkinson Av. A/K/A 3867 N. 17th St. 6th Dist.
	Action:	Granted 5 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Martin Kohler.	
	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 this Special Use is granted for a period of five (5) years, commencing with the date hereof. 	
23	31012 Special Use	Patricia Rogers Lessee Request to occupy the premises as a general office facility.	2470 W. Locust St. A/K/A 2458 W. Locust St. 7th Dist.
	Action:	Granted 5 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Martin Kohler.	
	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.295-505-5 of the Milwaukee Zoning Code. 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>
24	30987 Special Use	Waldemar Rivera Property Owner	3335 W. National Av. 8th Dist.
		Request to continue occupying the premises as a motor vehicle sales and repair facility.	
	Action:	Granted 5 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Martin Kohler.	
	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 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 maintained in a manner that meets the intent of city code. 7. That there be no more than 3 vehicles displayed for sale on site at any one time. 8. That no work or storage of vehicles occurs in the public right of way. 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 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>
25	31001 Special Use	Martha A Sanchez Lessee	2038 W. Forest Home Av. A/K/A 2040 W. Forest Home Av. 8th Dist.
		Request to occupy the premises as a second-hand sales facility.	
	Action:	Granted 3 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Martin Kohler.	
	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 security barriers be removed to be in compliance with s252-76 of the Milwaukee Code of Ordinances. 5. That the storefront windows remain as transparent vision glass and are maintained in an attractive manner. 6. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code. 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 the applicant remove all exterior security gates from street side windows prior to occupancy. 10. 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>
26	30997 Special Use	North Shore Collision, LLC Ferdinand Jones; Lessee	5700 W. Hemlock St. 9th Dist.
		Request to continue occupying the premises as a body shop.	
	Action:	Granted 5 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Martin Kohler.	
	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. 295-805-5 of the Milwaukee Zoning Code. 5. That all repair work is conducted inside of the building. 6. That the applicant 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 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>
27	31013 Special Use	God's Holy Tabernacle Church Property Owner	5900 W. Center St. 10th Dist.
		Request to occupy the premises as a religious assembly hall.	
	Action:	Granted 10 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Martin Kohler.	
	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 petitioner obtains an occupancy certificate by having all required inspections, complies with current State commercial building code for assembly occupancies and complies with all zoning conditions and building code requirements prior to occupancy. 6. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. 	
28	30967 Special Use	Maribel Estrada MD property Management LLC;Property Owner	1325 S. 15th Pl. A/K/A 1329 S. 15th Pl. 12th Dist.
		Request to occupy the premises as a parking lot.	
	Action:	Denied	
	Motion:	Henry Szymanski moved to deny the appeal. Seconded by Leni Siker.	
	Vote:	4 Ayes, 0 Nays, 0 Abstained.	
	Conditions of Approval:	--	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
29	30913 Use Variance	Katherine M Huddleston Property Owner Request to occupy the premises as a motor vehicle repair facility.	1122 W. Becher St. A/K/A 1136 W. Becher St. 12th Dist.
	Action:	Granted 1 year	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Martin Kohler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle 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 has no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris. 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 the applicant performs all work inside the building and when power tools are used the doors must be closed. 7. That no work or storage of vehicles occurs in the public right of way. 8. That signage must meet the signage standards of s.295-505-5 of the Milwaukee Zoning Code. Specifically, that wall signage not exceed 18 sq. ft. 9. That this Variance 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	30998 Dimensional Variance Fence	Nicole L Riem-Dahl Property Owner Request to allow a fence that exceeds the maximum allowed height (allowed 4 ft. / proposed 6 ft.).	514 W. Howard Av. 13th Dist.
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Martin Kohler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle 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>
31	30988 Special Use	Donald Michals Lessee	3902 S. Whitnall Av. 14th Dist.
		Request to occupy the premises as a fast-food / carry-out restaurant.	
	Action:	Granted 3 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Georgia Cameron.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle 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 by having all required inspections, complies with current State commercial building code and complies with all zoning conditions and building code requirements prior to occupancy. 5. That the Plan of Operation is amended to reflect the operating hours of 10 a.m. - 8 p.m. Monday - Sunday. 6. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code. 7. That a decorative metal fence along the E. Howard Ave. street frontage is installed within 120 days of occupancy. 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 the vent from the cooking is to be directed toward Howard Av. traffic and away from homes to the south of the business. 10. That any garbage dumpster is to either be located in the garage or on the north side of the building and enclosed in a wooden fence. 11. That this Special Use is granted for a period of three (3) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
32	30933 Use Variance/ Special Use	Global Tower Assets LLC Lessee Request to erect a transmission tower that exceeds a height of 85 feet and that is located in a wetland area.	427 E. Stewart St. A/K/A 423 E. Stewart St. 14th Dist.
	Action:	Adjourned	
	Motion:		
	Vote:	--	
	Conditions of Approval:	--	
33	30944 Use Variance/ Dimensional Variance	Sandhar Corporation Amarjit Sandhar;Lessee Request to continue occupying the premises as a motor vehicle filling station with signage that exceeds the maximum allowed height (allowed 6 ft. / proposed 14 ft.) and the maximum allowed display area (allowed 18 sq.ft. / proposed 40 sq.ft.).	2175 N. 35th St. A/K/A 2173 N. 35th St. 15th Dist.
	Action:	Adjourned	
	Motion:	Jose Dominguez moved to adjourn the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	--	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
34	30801 Other	Ola Olapo Prospective Buyer	5112 N. 37th St. 1st Dist.
		Request to accept the modified plans dated November 23, 2010 (the plans eliminate the previously proposed addition).	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Martin Kohler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle 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 in accordance to the plan submitted to the Board on July 1, 2010 is installed within 120 days of occupancy and is maintained in a manner that meets the intent of city code. 5. That all previous conditions are complied with. 6. That this modification request is granted for a period of time commencing with the date hereof, and expiring on April 21, 2015. 	
35	30935 Special Use	Ike's Custom Car Care Alicia McCovery;Lessee	4730 N. 76th St. 2nd Dist.
		Request to occupy the premises as an outdoor motor vehicle storage facility.	
	Action:	Adjourned	
	Motion:	This matter has been adjourned at the request of the Alderman of the District.	
	Vote:	--	
	Conditions of Approval:	--	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
36	30795 Special Use	Murphy Jamerson Lessee	9135 W. Silver Spring Dr. 2nd Dist.
		Request to occupy the premises as a day care center for 70 children per shift infant to 12 years of age, operating Monday - Sunday 5:00 a.m. - 1:00 a.m..	
	Action:	Granted 3 yrs.	
	Motion:	Martin Kohler moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle 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 submits plans prepared by an architect, obtains all required permits for conversion of this building and obtains a final occupancy certificate by having all required inspections, complies with current State commercial building code for I-4 occupancies and complies with all zoning conditions and building code requirements prior to occupancy. 5. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code. 6. That the outdoor play area is not utilized before 9:00 A.M. or after 8:00 P.M. 7. That the petitioner submit a copy of the State of Wisconsin day care license to the Board of Zoning Appeals within 60 days of Board approval of the special use. 8. That the storefront windows remain as transparent glass per s295-605-2-i-3-c of the Milwaukee Code of Ordinances and are maintained in an attractive manner. 9. That within 60 days of Board approval of the special use the petitioner must meet with the Zoning Administration Group to create a landscape plan for the parking lot along the W. Silver Spring Dr. Ave frontage. The petitioner must then submit a landscape plan to the Board of Zoning Appeals for Zoning Administration Group review and approval prior to the issuance of any permits. The landscape plan may require the removal of a portion of the paved surface to create a planting strip. 10. That landscaping and screening in accordance with an approved landscape plan is implemented by September 1, 2011 and maintained in a manner that meets the intent of City code. 11. That this Special Use is granted for a period of three (3) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
37	30823 Special Use	Christine and Robert Langhoff Lessee	7219 W. Fond Du Lac Av. 2nd Dist.
		Request to add motor vehicle sales and a body shop and to continue occupying the premises as a motor vehicle repair facility (this is a new operator).	
	Action:	Granted 2 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Jose Dominguez.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle 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 has no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris. 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 the doors of the building are closed when bumping and body work is being done. 7. That any automobile spray painting is performed in compliance with chapter 236 of the Milwaukee Code of Ordinances. 8. The the applicant installs wheel guards or some other physical barrier to prevent vehicles from parking on the grass of the adjacent lot. 9. That no work or storage of vehicles occurs in the public right of way. 10. That there be no more than 3 vehicles displayed for sale at one time. 11. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code. 12. That all repair work is conducted inside the building. 13. That landscaping and screening in accordance with the landscape plan submitted to the Board of Zoning Appeals on September 10, 2008 is installed and maintained. Specifically, that shrubs are planted along the W. Fond du Lac Ave frontage to the right of the driveway as prescribed by the aforementioned landscape plan. 14. That these Special Uses 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>
38	30868 Special Use	Bharat Bhalala Property Owner	6222 W. Fond Du Lac Av. 2nd Dist.
		Request to occupy a portion of the premises as a religious assembly hall.	
	Action:	Granted 3 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Jose Dominguez.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle 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 any windows of the assembly hall that are located along the street frontage remain as transparent glass and are maintained in an attractive manner. 5. 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. 6. That the petitioner submits plans for the conversion of this space to assembly occupancy, obtains all required permits and obtains a final occupancy certificate by having all required inspections, complies with current State commercial building code and complies with all zoning conditions and building code requirements prior to occupancy. 7. That this Special Use is granted for a period of three (3) years, commencing with the date hereof. 	
39	30999 Dimensional Variance	Robert Buhler Lessee	1609 E. North Av. A/K/A 1609 B E. North Av. 3rd Dist.
		Request to erect a roof sign (a roof sign is not permitted in a local business district).	
	Action:	Adjourned	
	Motion:	This matter has been 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>
40	31005 Dimensional Variance	Sawsan S Haddad Property Owner Request to occupy the premises as a 3 story multi-family residence that does not meet the required north side setback (required 7 ft. / proposed 5 ft. 6 in.) and the required south side setback (required 10 ft. / proposed 5 ft. 5 in.).	3242 N. Downer Av. A/K/A 3244 N. Downer Av. 3rd Dist.
	Action:	Denied	
	Motion:	Henry Szymanski moved to deny the appeal. Seconded by Martin Kohler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	--	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
41	30883 Dimensional Variance	Farwell-Cramer LLC Lynn Quirk;Property Owner Request to continue occupying the premises as a multi-family residential dwelling without the minimum required lot area per dwelling unit (required 5400 sq.ft. / proposed 4820 sq.ft.).	2710 N. Farwell Av. A/K/A 2712 N. Farwell Av. 3rd Dist.
	Action:	Granted 3 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Jose Dominguez.	
	Vote:	3 Ayes, 1 Nays, 1 C. Doyle 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 a contact name and phone number be provided to the Board office within ten days of the issuance of this written decision. The phone number must be available 24 hours a day. 6. That the plan of operation dated April 17, 2006 be adhered to in its entirety. 7. That this Variance is granted for a period of three (3) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
42	30792 Special Use	Linda Hammer Lessee Request to occupy a portion of the premises as a social service facility.	2006 E. Thomas Av. A/K/A 2400 N. Murray Av. 3rd Dist.
	Action:	Granted 3 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Georgia Cameron.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle 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 by having all required inspections, complies with current State commercial building code for business occupancies and complies with all zoning conditions and building code requirements prior to occupancy. 5. That this Special Use is granted for a period of three (3) years, commencing with the date hereof. 	
43	30808 Special Use	Linda Hammer Hamm's Enterprise;Lessee Request to occupy a portion of the premises as a car wash.	2010 E. Thomas Av. A/K/A 2400 N. Murray Av. 3rd Dist.
	Action:	Adjourned	
	Motion:	Henry Szymanski moved to adjourn the appeal. Seconded by Martin Kohler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	--	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
44	30793 Dimensional Variance	Michael H White Request to construct an addition that does not meet the minimum required side street setback (required 18 ft. / proposed 6 ft.) and the minimum rear setback (required 20 ft. / proposed 9.5 ft.).	2134 N. Terrace Av. 3rd Dist.
	Action:	Adjourned	
	Motion:	This matter was adjourned at the request of the applicant 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>
45	30910 Special Use	Xavier Ponce De Leon Lessee	1012 E. Center St. A/K/A 1010 E. Center St. A 3rd Dist.
		Request to occupy the premises as a motor vehicle repair facility (this is a new operator).	
	Action:	Granted 2 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Martin Kohler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle 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 has no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris. 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 the applicant does not display any vehicles for sale on the lot. 7. That no work or storage of vehicles occurs in the public right of way. 8. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code. 9. That all repair work is conducted inside the building. 10. That within 60 days of Board approval of the special use the petitioner meet with the Zoning Administration Group to create a revised landscaping plan. The revised plan must include specifications on the types of plants to be used. 11. 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>
46	31011 Dimensional Variance	John Meyers Property Owner Request to occupy the premises as a multi-family residence that does not meet the minimum required lot area per dwelling unit (required 8000 sq.ft. / proposed 7680 sq.ft.).	2631 W. State St. A/K/A 2629 W. State St. 3 4th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Martin Kohler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle 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 building's front façade be retained or that the petitioner agrees to work with the Zoning Administration Group on final resolution of a façade plan. If the front facade is altered then the petitioner must submit revised drawings that reflect these changes to the Board of Zoning Appeals for Zoning Administration Group review and approval prior to the issuance of any permits. 5. That landscaping and screening is implemented and maintained according to the landscape plan submitted to the Board of Zoning Appeals on March 3, 2011. 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>
47	30934 Special Use	Genesis Behavioral Services, Inc. Lessee Request to occupy the premises as a transitional living facility for 4 occupants.	3232 N. 7th St. A/K/A 3234 N. 7th St. 6th Dist.
	Action:	Granted 1 yr.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Georgia Cameron.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle 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 a contact name and phone number be provided to the Board office within ten days of the issuance of this written decision. The phone number must be available 24 hours a day. 6. That this Special Use is granted for a period of one (1) year, commencing with the date hereof. 	
48	30970 Special Use	Keona Jones Property Owner Request to occupy the premises as a group home for 8 occupants.	3147 N. 24th St. A/K/A 3149 N. 24th St. 7th 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:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	--	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
49	31006 Use Variance	Center for Veterans Issues, Ltd. Bg. Gen. (Ret.) Robert Cocroft; Lessee Request to occupy the premises as a transitional living facility for 15 occupants.	3016 N. 45th St. A/K/A 3016 N. 45th St. 4 7th Dist.
	Action:	Granted 3 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Jose Dominguez.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle 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 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. 5. That this Variance is granted for a period of three (3) years, commencing with the date hereof. 	
50	30673 Special Use	Clay Stephens and Melvin Grafton Lessee Request to occupy the premises as a motor vehicle sales, repair and body shop facility with outdoor motor vehicle storage.	5320 W. Hampton Av. 7th 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>
51	30830 Special Use	Sarah L Edwards Lessee Request to occupy the premises as a day care center for 8 children per shift infant to 12 years of age operating Monday - Sunday 6:00 a.m. - midnight.	2169 S. 31st St. A/K/A 2169 A S. 31st St. 8th Dist.
	Action:	Adjourned	
	Motion:	Jose Dominguez moved to adjourn the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	--	
52	30831 Special Use	Sarah L Edwards Lessee Request to occupy the premises as a day care center for 8 children per shift infant to 12 years of age, operating Monday - Sunday 6:00 a.m. - midnight.	2001 S. 28th St. A/K/A 2807 W. Rogers St. 8th Dist.
	Action:	Adjourned	
	Motion:	Jose Dominguez moved to adjourn the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	--	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
53	30812 Special Use	Rising Star Learning Academy Antoine Williams;Other	4716 W. Vliet St. A/K/A 4718 W. Vliet St. 10th Dist.
		Request to increase the hours of operation from 6:00 a.m. - 8:00 p.m. to 6:00 a.m. - midnight and to continue occupying the premises as a day care center for 47 children infant to 12 years of age, operating Monday - Friday.	
	Action:	Granted 5 yrs.	
	Motion:	Georgia Cameron moved to grant the appeal. Seconded by Martin Kohler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle 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 capacity of the day care is restricted to no more than 39 children on-site at any one time. 5. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code. 6. That the outdoor play area is not utilized before 9:00 A.M. or after 8:00 P.M. 7. That a contact name and phone number be provided to the Board office within ten days of the issuance of this written decision. The phone number must be available 24 hours a day. 8. That the storefront windows remain as transparent glass per s295-605-2-i-3-c of the Milwaukee Code of Ordinances and are maintained in an attractive manner. 9. That this Special Use is granted for a period of five (5) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
54	30901 Dimensional Variance	Alan F Koenig Property Owner Request to allow a parking within the front yard of the premises.	411 S. 65th 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.	
	Vote:	--	
	Conditions of Approval:	--	
55	30964 Use Variance	Leeds Place LLC Anthony Synowicz Sr.;Property Owner Request to occupy the premises as a material reclamation facility.	3430 W. Leeds Pl. A/K/A 3446 W. Leeds Pl. 11th Dist.
	Action:	Adjourned	
	Motion:	Jose Dominguez moved to adjourn the appeal. Seconded by Martin Kohler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	--	
56	30870 Special Use	Teen USA, LLC James J. Harrison;Lessee Request to occupy the premises as an assembly hall.	3872 N. Fratney St. A/K/A 3870 N. Fratney St. 6th Dist.
	Action:	Adjourned	
	Motion:		
	Vote:	--	
	Conditions of Approval:	--	

<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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Other Business:

Board member Kohler moved to approve the minutes of the March 24, 2011 meeting. Seconded by Board member Cameron. Unanimously approved.

The Board set the next meeting for May 19, 2011.

Board member Szymanski moved to adjourn the meeting at 8:35 p.m.. Seconded by Board member Cameron. Unanimously approved.

BOARD OF ZONING APPEALS

Secretary of the Board

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