

BOARD OF ZONING APPEALS
CITY OF MILWAUKEE

REGULAR MEETING – October 11, 2007
City Hall, Common Council Committee Room 301-B

MINUTES

PRESENT:

Chairman: Craig H. Zetley (*voting on items 1 - 84*)

Members: Henry P. Szymanski (*excused*)
Scott R. Winkler (*voting on items 1 – 78 & 80 - 84*)
Catherine M. Doyle (*voting on items 1 - 84*)
Donald Jackson (*voting on items 1 - 84*)

Alt. Board Members: Georgia M. Cameron (*voting on items 1 - 84*)
Leni M. Siker (*present through 76*)

START TIME: 4:45 p.m.

End Time: 8:32 p.m.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
1	27992 Appeal of an Order	Sanford & Rhonda Parsons Property Owner Request to appeal an order issued by the Department of Neighborhood Services determining that there is an illegal occupancy and use of the premises as a rooming house (revocation proceeding).	2944 N. Maryland Av. A/K/A 2946 N. Maryland Av. 3rd Dist.
	Action:	Dismissed	
	Motion:	Scott Winkler moved to dismiss the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
2	28379 Appeal of an Order	Irrevocable Trust Winifred Roberta Seifert; Lessee Request to appeal an order issued by the Department of Neighborhood Services determining that there is an illegal use and occupancy of the premises as a three-family dwelling.	2945 N. Prospect Av. A/K/A 2947 N. Prospect Av. 3rd Dist.
	Action:	Dismissed	
	Motion:	Scott Winkler moved that the case be dismissed. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
3	28274 Special Use	Oliver F Gardipee Lessee Request to occupy the premises as an indoor motor vehicle sales and salvage facility.	2330 W. Clybourn St. 4th Dist.
	Action:	Dismissed	
	Motion:	Scott Winkler moved to dismiss the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
4	27997 Change of Operator	Walid Othman Property Owner Request to continue occupying the premises as a car wash.	5618 W. Vliet St. A/K/A 5620 W. Vliet St. 10th Dist.
	Action:	Dismissed	
	Motion:	Scott Winkler moved to dismiss the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
5	28492 Special Use	Lucky Petroleum, LLC Property Owner Request to raze the existing structures (filling station and car wash) on site and construct a new filling station (convenience store) and car wash on the premises .	110 E. Layton Av. 13th Dist.
	Action:	Adjourned	
	Motion:	This matter was adjourned at the request of an interested party and will be rescheduled for the next available hearing.	
6	28444 Special Use	Jeanette Barquet Property Owner Request to continue occupying the premises as a day care center for 40 children infant to 12 yrs. of age, operating Monday - Friday 7:00 a.m. to 6:00 p.m.	3001 S. 13th St. A/K/A 3003 S. 13th St. 14th Dist.
	Action:	Granted 5 yrs.	
	Motion:	Scott Winkler moved to approve the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the outdoor play area is not utilized before 9:00 A.M. 5. That all previous conditions of the Board regarding this property are complied with. 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	28462 Special Use	Davinder Singh Property Owner Request to raze the existing Board approved motor vehicle filling station and convenience store, and construct a new motor vehicle filling station and convenience store that is without the minimum required landscaping per code .	2759 S. Kinnickinnic Av. A/K/A 2765 S. Kinnickinnic Av. 14th Dist.
	Action:	Adjourned	
	Motion:	This matter was adjourned at the request of an interested party and will be rescheduled for the next available hearing.	
8	28538 Dimensional Variance	Joseph M DeRosa Property Owner Request to occupy the premises with an off-premise sign (due to a lot split this sign is no longer on the parcel that it is relates to).	4550 S. 27th St. A/K/A 4555 S. 27th St. 13th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Scott Winkler moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the petitioner builds in accordance with plans submitted. 4. That the sign may only be used by the existing restaurant at 4624 S. 27th St. (The Chancery) and cannot be transferred to any other entity. 5. That no changes (including face changes) may be made to the sign or its contents except for repair and maintenance. 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>
9	28472 Special Use	Jim Dutcher Lessee Request to continue occupying the premises as a second hand sales facility (antiques, collectables, and new items).	2343 S. Kinnickinnic Av. A/K/A 2343 B S. Kinnickinnic Av. 14th Dist.
	Action:	Granted 5 yrs.	
	Motion:	Scott Winkler moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the storefront windows remain as transparent vision glass and are maintained in an attractive manner. 5. That no outdoor storage of merchandise occurs on the premises. 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 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>
10	28475 Dimensional Variance	Delwin Schuyler Property Owner Request to allow a fence within the minimum required setback (required 5 feet, proposed 1 foot, shortage 4 feet).	3400 S. Chase Av. A/K/A 3402 S. Chase Av. 14th Dist.
	Action:	Granted	
	Motion:	Scott Winkler moved to moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the petitioner builds in accordance with plans submitted. 4. That this Variance is granted to run with the land. 	
11	28535 Special Use	A Child's Place Preschool, Inc. Lessee Request to increase the number of children from 20 to 23 for a previous Board approved day care center (infant to 6yrs of age, Monday-Friday 9:00 AM - 11:30 AM).	3320 S. Howell Av. A/K/A 3353 S. Whitnall Av. 14th Dist.
	Action:	Granted 5 yrs.	
	Motion:	Scott Winkler moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That all previous conditions of the Board regarding this property are complied with. 5. That this Special Use is granted for a period of five (5) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
12	28427 Special Use	Andrea Hall Lessee Request to occupy the premises as a day care center for 8 children infant to 12 yrs. of age, operating Sunday - Saturday 6:00 a.m. to Midnight (previously approved for a day care center by the Board for a different operator). Action: Granted 2 yrs. Motion: Scott Winkler moved to grant the appeal. Seconded by Catherine Doyle. Vote: 4 Ayes, 0 Nays, 1 C. Zetley Abstained. Conditions of Approval: <ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the outdoor play area is not utilized before 9:00 A.M. or after 8:00 P.M. 5. That there be no signage associated with the day care facility. 6. That the building's other dwelling unit continue to be used as a residential dwelling unit. 7. That this Special Use is granted for a period of two (2) years, commencing with the date hereof. 	2445 N. 39th St. A/K/A 2447 N. 39th St. 15th Dist.
13	28446 Special Use	Darcus Young Lessee Request to occupy the premises as a rooming house for 17 people. Action: Adjourned Motion: This matter was adjourned at the request of an interested party and will be rescheduled for the next available agenda.	3500 W. Center St. A/K/A 3516 W. Center St. 15th Dist.

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14	28451 Special Use	Hector Moralas	3230 W. Lisbon Av. 15th Dist.
		Request to continue occupying the premises as a motor vehicle sales facility (cars will be wholesaled to dealers, no cars sold to the public).	
	Action:	Granted 2 yrs.	
	Motion:	Scott Winkler moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code. 5. That all previous conditions of the Board regarding this property are complied with. 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 two (2) years, commencing with the date hereof. 	

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15	28459 Special Use	Martha H Roberts Property Owner Request to continue occupying the premises as a religious assembly hall and 24 hr. day care center for 20 children per shift infant to 12 yrs. of age, operating Monday - Friday.	5017 W. Center St. A/K/A 5027 W. Center St. 15th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Scott Winkler moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That landscaping and screening is maintained in a manner that meets the intent of city code. 5. That signage must conform to the sign standards of s. 295-605-5 of the Milwaukee Zoning Code. 6. That the storefront windows remain as clear glass and are maintained in an attractive manner. 7. That the outdoor play area is not utilized before 9:00 A.M. or after 8:00 P.M. 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>
16	28482 Dimensional Variance	Commonwealth Development dba Prince Hall Village, LLC;Prospective Buyer Request to construct apartments/townhomes on the parcel that are in excess of the both the front and side setbacks allowed by code and without the minimum required glazing.	2203 31 N. Teutonia Av. A/K/A 2209 N. Teutonia Av. 15th Dist.
	Action:	Granted	
	Motion:	Scott Winker moved to grant the appeal. Seconded by Catherine Doyle.	
	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 petitioner builds in accordance with plans submitted. 4. That these Variances are granted to run with the land.	
17	28511 Special Use	Mercy Memorial Church Property Owner Request to occupy the premises as a social service center operating from 8:00 a.m. to 5:00 p.m. Monday through Friday, with an additional housing component operating 24 hours a day, Monday through Sunday housing twelve women at any one time on an emergency basis.	2477 N. 36th St. A/K/A 2474 N. 37th St. 15th Dist.
	Action:	Dismissed	
	Motion:	Scott Winkler moved to dismiss the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
18	28518 Special Use	Mercy Memorial Church Property Owner Request to occupy the premises as a rooming house for four female tenants (on an emergency basis) .	1953 N. 34th St. A/K/A 1953 A N. 34th St. 15th Dist.
	Action:	Granted 3 yrs.	
	Motion:	Scott Winker moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the petitioner obtains an occupancy certificate by having all required inspections, complies with current State commercial building code for residential 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. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
19	28519 Use Variance	Dr. Howard L. Fuller Education Foundation, Inc. Lessee	3628 W. Wright St. A/K/A 2504 N. 37th St. 15th Dist.
		Request to continue occupying the premises as an emergency residential shelter (which is a prohibited use in a Two-Family Residential district) for ten male clients on an emergency basis and as a social service facility.	
	Action:	Granted 3 yrs.	
	Motion:	Scott Winkler moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the 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 the petitioner obtains an occupancy certificate by having all required inspections, complies with current State commercial building code for social service and housing occupancies and complies with all zoning conditions and building code requirements prior to occupancy. 6. 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>
20	28527 Special Use	Beverly K White Property Owner	1934 W. North Av. A/K/A 1934 W. North Av. 100 15th Dist.
		Request to occupy a portion of the premises as a religious assembly hall.	
	Action:	Granted 3 yrs.	
	Motion:	Scott Winkler moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That signage must conform to the sign standards of s. 295-605-5 of the Milwaukee Zoning Code. 5. That the 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. 6. 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. 7. That this Special Use is granted for a period of three (3) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
21	28488 Special Use	D.B.A Howard's Child Development Center Inc. Property Owner	5235 N. Hopkins St. 1st Dist.
		Request to increase the number of children from 25 to 38 for the 1st and 2nd shifts, and 25 children on the 3rd shift, and continue to occupy the premises as a day care center 24 hrs. (7 days per week).	
	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 the outdoor play area is not utilized before 9:00 A.M. or after 8:00 P.M. 5. That this Special Use is granted for a period of time commencing with the date hereof and expiring on August 1, 2010. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
22	28491 Special Use	Ronny M Stroli Property Owner	4087 N. Green Bay Av. A/K/A 4087 N. Green Bay Av. 1st Dist.
		Request to continue to occupy the premises as a motor vehicle sales facility.	
	Action:	Granted 5 yrs.	
	Motion:	Scott Winkler moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That landscaping and screening is implemented and maintained in a manner that is consistent with city code. 5. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code. 6. That site illumination must meet the lighting standards of s.295-409 of the Milwaukee Zoning Code. 7. That all repair work is conducted inside of the building. 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. 	

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23	28501 Special Use	Jacqueline Williams Lessee	4369 N. Teutonia Av. 1st Dist.
		Request to occupy the premises as a day care center for infants 6 wks. to 12 yrs., Monday through Saturday from 6:00 a.m. to midnight (two shifts - 19 children per shift).	
	Action:	Granted 2 yrs.	
	Motion:	Scott Winkler moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That signage must conform to the sign standards of s. 295-605-5 of the Milwaukee Zoning Code. 5. That the storefront windows remain as clear glass and are maintained in an attractive manner. 6. That no interior or exterior window or door grates are used. 7. That the outdoor play area is not utilized before 9:00 A.M. or after 8:00 P.M. 8. 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. 9. That the petitioner restricts the day care to the first floor. 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>
24	28520 Special Use	Asem Zaid Property Owner	4210 W. Silver Spring Dr. 1st Dist.
		Request to continue occupying the premises as a motor vehicle repair facility.	
	Action:	Granted 5 yrs.	
	Motion:	Scott Winkler moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That landscaping and screening is implemented and maintained in a manner that is consistent with city code. 5. That signage must conform to the sign standards of s. 295-605-5 of the Milwaukee Zoning Code. 6. That site illumination must meet the lighting standards of s.295-409 of the Milwaukee Zoning Code. 7. That all repair work is conducted inside of the building. 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. 	

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25	28477 Special Use	Deborah Boyd Property Owner	6831 W. Villard Av. 2nd Dist.
		Request to increase the number of children from 40 to 62, and to continue occupying the premises as a day care center, Monday - Friday from 6 a.m. to 12 a.m., for children ages 6 wks. - 12 yrs..	
	Action:	Adjourned	
	Motion:	This matter was adjourned at the request of an interested party and will be rescheduled for the next available agenda.	
26	28529 Special Use	Milwaukee Achiever Literacy Services Lessee	5566 N. 69th St. A/K/A 5558 N. 69th St. 2nd Dist.
		Request to occupy a portion of the premises as a community center.	
	Action:	Granted 3 yrs.	
	Motion:	Scott Winkler moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That signage must conform to the sign standards of s. 295-505-5 of the Milwaukee Zoning Code (the proposed banner sign is not permitted). 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 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>
27	28496 Special Use	Monica DePalma Lessee Request to add an outside patio and to continue occupying the premises as a tavern (upscale lounge w/ food service).	1228 N. Astor St. A/K/A 1226 N. Astor St. 3rd Dist.
	Action:	Granted	
	Motion:	Scott Winkler moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That this Special Use is granted for a period of time commencing with the date hereof and expiring on March 20, 2011. 	
28	28504 Special Use	Cary (Rip) J O'Dwanny Lessee Request to construct a parking lot cover of pre-finished architectural metal over the existing parking lot that does not meet the side setback requirements and to continue occupying the premises as a hotel, restaurant, and tavern.	1234 N. Astor St. A/K/A 1013 E. Knapp St. 3rd Dist.
	Action:	Granted	
	Motion:	Scott Winkler moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That this Special Use and this Variance are granted to run with the land, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
29	28515 Use Variance	Columbia St. Mary's Request to continue occupying a helicopter landing facility (helipad) on the premises. Action: Granted 3 yrs. Motion: Scott Winkler moved to grant the appeal. Seconded by Catherine Doyle. Vote: 4 Ayes, 0 Nays, 1 C. Zetley Abstained. Conditions of Approval: 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 three (3) years, commencing with the date hereof.	2275 N. Lincoln Memorial Dr. 3rd Dist.
30	28450 Special Use	Michael Hatch Prospective Buyer Request to continue occupying the premises as a parking lot. Action: Granted 2 yrs. Motion: Scott Winkler moved to grant the appeal. Seconded by Catherine Doyle. Vote: 4 Ayes, 0 Nays, 1 C. Zetley Abstained. Conditions of Approval: 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the petitioner maintain landscaping and screening in a manner that meets the intent of city code. 5. That this Special Use is granted for a period of two (2) years, commencing with the date hereof.	500 N. Milwaukee St. A/K/A 408 E. Clybourn St. 4th Dist.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
31	28455 Special Use	Schulhof Property Management Property Owner Request to continue occupying the premises as a rooming house with 10 units (51 total occupants).	1722 W. Wells St. 1 A/K/A 1720 W. Wells St. 4th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Scott Winkler moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That all previous conditions of the Board regarding this property are complied with. 5. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
32	28457 Special Use	CPS Parking of Wisconsin Inc. Lessee	319 E. Clybourn St. 4th Dist.
		Request to continue occupying the premises as a parking lot.	
	Action:	Granted 2 yrs.	
	Motion:	Scott Winkler moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the petitioner maintain landscaping and screening in a manner that meets the intent of city code. 5. That this Special Use is granted for a period of two (2) years, commencing with the date hereof. 	
33	28468 Special Use	CPS Parking of Wisconsin, Inc. Lessee	503 N. Plankinton Av. A/K/A 521 N. Plankinton Av. 4th Dist.
		Request to continue occupying the premises as a parking lot.	
	Action:	Granted 2 yrs.	
	Motion:	Scott Winkler moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the petitioner maintain landscaping and screening in a manner that meets the intent of city code. 5. That this Special Use is granted for a period of two (2) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
34	28498 Special Use	Wisconsin African American Women, Ltd. Property Owner	3020 W. Vliet St. 4th Dist.
		Request to continue occupying the premises as a community center.	
	Action:	Granted 5 yrs.	
	Motion:	Scott Winkler moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code. 5. That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary. 6. That this Special Use is granted for a period of 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>
35	28516 Special Use	Michael H Coon Lessee	8302 W. Lisbon Av. 5th Dist.
		Request to continue occupying the premises as a motor cycle repair facility.	
	Action:	Granted 5 yrs.	
	Motion:	Scott Winkler moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That landscaping and screening is maintained in a manner that meets the intent of city code. 5. That all previous conditions of the Board regarding this property are complied with. 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>
36	28541 Special Use	Lucky's Frozen Custard, Inc. Lessee	10000 W. Capitol Dr. 5th Dist.
		Request to continue occupying the premises as a fast-food/carry-out restaurant with drive through facility operating Monday - Sunday from 6:00 a.m. - 12:00 p.m.	
	Action:	Granted 5 yrs.	
	Motion:	Scott Winkler moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That all previous conditions of the Board regarding this property are complied with. 5. That this Special Use is granted for a period of five (5) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
37	28287 Special Use	Ray & Tiscia Fitzgerald Property Owner	8320 W. Lisbon Av. 5th Dist.
		Request to continue occupying the premises as a day care center for 30 children, infant to 12 yrs. of age, Monday - Friday, 7:00 a.m. - 6:00 p.m..	
	Action:	Granted 5 yrs.	
	Motion:	Scott Winkler moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the outdoor play area is not utilized before 9:00 A.M. or after 8:00 P.M. 5. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code. 6. That this Special Use is granted for a period of five (5) years, commencing with the date hereof. 	
38	28521 Dimensional Variance	Harambee Community School	110 W. Burleigh St. A/K/A 3145 N. 1st St. 6th Dist.
		Request to install a new Type "A" sign on the premises.	
	Action:	Granted	
	Motion:	Scott Winkler moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the petitioner builds in accordance with plans submitted. 4. That this Variance is granted to run with the land. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
39	28499 Use Variance	Dave Martin Milwaukee LGBT Community Center; Other	315 W. Court St. A/K/A 315 W. Court St. 202 B 6th Dist.
		Request to occupy a portion of the premises as a personal service (massage therapy) facility operating Monday through Friday from 10:00 a.m. to 10:00 p.m. and Saturdays from 6:00 p.m. to 10:00 p.m. (Board approved social service facility on site).	
	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 all previous conditions of the Board regarding this property are complied with. 5. That this Variance is granted for a period of time commencing with the date hereof and expiring on April 28, 2012. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
40	28524 Special Use	Wendell J Harris Lessee Request to continue occupying a portion of the premises as a social service facility (job & life skills training).	2821 N. 4th St. 224 A/K/A 2821 N. 4th St. 322 6th Dist.
	Action:	Granted 5 yrs.	
	Motion:	Scott Winkler moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That this 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>
41	28526 Special Use	Deondria Owens Property Owner	3565 N. Martin L King Jr Dr. A/K/A 3565 N. Green Bay Av. 6th Dist.
	Action:	Granted	
	Motion:	Scott Winkler moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That signage must conform to the sign standards of s. 295-605-5 of the Milwaukee Zoning Code. 5. That the storefront windows remain as clear glass and are maintained in an attractive manner. 6. That no interior or exterior window or door grates are used. 7. That the outdoor play area is not utilized before 9:00 A.M. or after 8:00 P.M. 8. 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. 9. That this Special Use is granted for a period of time commencing with the date hereof and expiring on July 13, 2009. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
42	28532 Special Use	Jimmie Williams Property Owner Request to continue occupying the premises as a day care center for 8 children (per shift, 1st & 2nd shift), 6 wks. to 12 yrs. of age, operating Monday through Friday from 6:00 a.m. to 10:00 p.m.	3427 N. 17th St. 6th Dist.
	Action:	Granted	
	Motion:	Scott Winkler moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That there be no signage associated with the day care facility. 5. That the outdoor play area is not utilized before 9:00 A.M. or after 8:00 P.M. 6. That this Special Use is granted for a period of three (3) years, commencing with the date hereof. 	
43	27675 Special Use	Golden Rule C.O.G.I.C. Property Owner Request to add a social service facility (storing and distributing donated items within the parking lot) to a site that also contains a board approved day care center.	2430 W. Hopkins St. A/K/A 2428 W. Hopkins St. 6th Dist.
	Action:	Adjourned	
	Motion:	This matter was adjourned by staff and will be rescheduled for the next available hearing.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
44	28476 Special Use	Golden Rule Church Property Owner Request to continue occupying the premises as a religious assembly hall (board approved religious assembly hall but the applicant did not obtain an occupancy permit).	2432 W. Hopkins St. A/K/A 2434 W. Hopkins St. 6th Dist.
	Action:	Adjourned	
	Motion:	This matter was adjourned at the request of staff and will be rescheduled for the next available hearing.	
45	28517 Dimensional Variance	New Beginnings Are Possible, Inc. Pat Molter;Prospective Buyer Request to construct an 8 ft. tall fence on the premises (Board approved social service facility (youth center) on site).	3717 W. Fond Du Lac Av. A/K/A 3719 W. Fond Du Lac Av. 7th Dist.
	Action:	Granted	
	Motion:	Scott Winkler moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That this Variance is granted for a period of time commencing with the date hereof and expiring on November 14, 2015. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
46	28494 Dimensional Variance	Midland Paper Request to add one line of signage to two existing non-conforming signs.	8601 N. 91st St. A/K/A 9110 W. Heather Av. 9th Dist.
	Action:	Granted	
	Motion:	Scott Winkler moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the petitioner builds in accordance with plans submitted. 4. That this Variance is granted to run with the land. 	
47	28456 Special Use	Deirdre L Kozlowski Lessee Request to continue occupying a portion of the premises as a health clinic.	6040 W. Lisbon Av. 102 A/K/A 6040 W. Lisbon Av. 10th Dist.
	Action:	Granted 5 yrs.	
	Motion:	Scott Winkler moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That this Special Use is granted for a period of five (5) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
48	28484 Special Use	Laquesha McEvelly Lessee Request to continue occupying a portion of the premises (1st floor & basement) as a day care center for 50 children, infant to 12 yrs. of age, operating Monday - Friday, 6:00 a.m. to 6:00 p.m.	7251 W. Appleton Av. A/K/A 7251 W. Appleton Av. 4 10th Dist.
	Action:	Adjourned	
	Motion:	This matter was adjourned at the request of an interested party and will be rescheduled for the next available hearing.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
49	28510 Special Use	Beverly Moore and Juliette Francis-Wade Lessee	7127 A W. Lisbon Av. A/K/A 7135 W. Lisbon Av. 10th Dist.
		Request to occupy the premises as a learning center servicing 20 youth and operating from 8:00 a.m. to 3:00 p.m. Monday through Friday, with a second program operating in the evening from 4:00 p.m. to 8:00 p.m. and on weekends from 10:00 a.m. to 2:00 p.m. (one such Board approved facility currently exists on site).	
	Action:	Granted 2 yrs.	
	Motion:	Scott Winkler moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That signage must conform to the sign standards of s. 295-605-5 of the Milwaukee Zoning Code. 5. That the storefront windows remain as clear glass and are maintained in an attractive manner. 6. That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private security personnel if necessary. 7. That 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. 8. 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>
50	28506 Dimensional Variance	Donald Sazama Property Owner Request to construct a 6 ft. high chain link fence on site while not establishing the code required Type A landscaping.	5402 W. State St. 10th Dist.
	Action:	Granted	
	Motion:	Scott Winkler moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the petitioner builds in accordance with plans submitted. 4. That these Variances are granted to run with the land. 	
51	28514 Special Use	Chandra Cooper Lessee Request to increase days of operation to include Sunday (Monday - Sunday) and to continue occupying premises as a 24 hr. day care center for 70 children, infant - 12yrs. of age.	7261 W. Appleton Av. 10th Dist.
	Action:	Granted	
	Motion:	Scott Winkler moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the outdoor play area is not utilized before 9:00 A.M. or after 8:00 P.M. 5. That this Special Use is granted for a period of time commencing with the date hereof and expiring on June 25, 2011. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
52	28508 Dimensional Variance	BFD Properties, LLC Property Owner Request to legalize a garage for the storage of vehicles used in the day to day operation of the apartment complex, including handicap accessible vehicles, vans, and trucks, that is in excess of the permitted sidewall height.	9535 W. Oklahoma Av. A/K/A 9541 W. Oklahoma Av. 210 11th Dist.
	Action:	Adjourned	
	Motion:	This matter was adjourned at the request of an interested party and will be rescheduled for the next available agenda.	
53	28333 Special Use	Jimmie Williams Property Owner Request to occupy the premises as a day care center for 16 children (8 per shift) infant - 12 yrs. of age, operating Sunday - Saturday 6:00 a.m. to 10:00 p.m.	2364 N. 15th St. A/K/A 2366 N. 15th St. 15th Dist.
	Action:	Denied	
	Motion:	Donald Jackson moved to deny the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
54	28394 Special Use	Cindy Neeley Lessee Request to occupy the premises as a religious assembly hall.	1720 W. Lincoln Av. A/K/A 1720 B W. Lincoln Av. 13th Dist.
	Action:	Adjourned	
	Motion:	Scott Winkler moved to adjourn the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
55	28453 Dimensional Variance	Muhammad Isa Sadlon Property Owner Request to erect an automatic changeable message sign that is over the maximum allowed height, over the maximum allowed square footage, and over the maximum number of freestanding signs permitted per code.	4707 S. 13th St. A/K/A 4709 S. 13th St. 13th 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 these Variances are granted for a period of five (5) years, commencing with the date hereof. 	
56	28334 Dimensional Variance	Mary Gustafson Property Owner Request to construct a detached garage that is over the maximum allowed sidewall height (allowed 10 ft., proposed 13 ft. 7 inches, and in excess of 3 ft. 7 inches).	3149 S. Superior St. 14th 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 petitioner builds in accordance with plans submitted. 4. That this Variance is granted to run with the land. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
57	28353 Special Use	Tommie Tolbert Lessee Request to occupy the premises as a motor vehicle body bumping, painting, and sales facility (this is an existing Board approved site, but the petitioner indicated that this property has been vacant for more than 1 year) .	2753 N. 29th St. A/K/A 2747 N. 29th St. 15th Dist.
	Action:	Granted 2 yrs.	
	Motion:	Scott Winkler moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That there is no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris. 5. That all repair work is conducted inside of the building. 6. That no work or storage of vehicles occurs in the public right of way. 7. That this Special Use is granted for a period of two (2) years, commencing with the date hereof. 	
58	28371 Special Use	Kenneth Dyess Lessee Request to occupy the premises as a transitional living facility for no more than seven adult men at any time.	1122 W. Wright St. 15th Dist.
	Action:	Adjourned	
	Motion:	This matter was adjourned at the request of the applicant and will be rescheduled for the next available hearing.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
59	28487 Special Use	Walnut Way Conservation Corp. Property Owner Request to occupy the premises as a community center.	2240 N. 17th St. A/K/A 2234 N. 17th St. 15th Dist.
	Action:	Granted 5 yrs.	
	Motion:	Donald Jackson moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the applicant submits plans to the Milwaukee Development Center and obtains all necessary permits to convert this single family residential property to business use. 5. That this Special Use is granted for a period of five (5) years, commencing with the date hereof. 	
60	28370 Use Variance	Cheryl Silberman Property Owner Request to occupy the premises as a bed and breakfast (permitted), specialty school, and personal service facility.	2015 N. Lake Dr. 3rd Dist.
	Action:	Dismissed	
	Motion:	Scott Winkler moved to dismiss the appeal. Seconded by Donald Jackson.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
61	28512 Appeal of an Order	David Stoltz Property Owner Request to appeal an order issued by the Department of Neighborhood Services determining that there is an illegal occupancy and use as 2-family residential dwelling .	3019 N. Frederick Av. A/K/A 3021 N. Frederick Av. 3rd Dist.
	Action:	Dismissed	
	Motion:	Scott Winkler moved to dismiss the appeal. Seconded by Georgia Cameron.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
62	28364 Special Use	John Kelly Property Owner Request to occupy the premises as a sit-down restaurant .	3129 N. Bremen St. A/K/A 3129 A N. Bremen St. 3rd 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 signage plans which meet the sign standards of s.295-505-5 of the Milwaukee Zoning Code must be submitted to the Board of Zoning Appeals and approved by the Zoning Administration Group prior to the issuance of any permits. 5. That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary. 6. That this Special Use is granted for a period of 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>
63	28390 Special Use	Mitchell of Delaware, Inc. Property Owner Request to continue occupying the premises as a parking lot (permit-only parking for employees and tenants, reserved parking for special events, public parking prohibited).	795 N. Van Buren St. 4th Dist.
	Action:	Adjourned	
	Motion:	This matter was adjourned at the request of the chairman and will be rescheduled at the next available hearing.	
64	28392 Special Use	Michell of Delaware, Inc. Property Owner Request to continue occupying the premises as a parking lot.	766 N. Jackson St. A/K/A 780 N. Jackson St. 4th Dist.
	Action:	Adjourned	
	Motion:	This matter was adjourned at the request of the chairman and will be rescheduled at the next available hearing.	
65	28434 Special Use	Janice Coleman Lessee Request to occupy a portion of the premises as a religious assembly hall (sharing space on the 2nd floor with martial arts studio).	8528 W. Lisbon Av. 5th 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 hearing.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
66	28439 Dimensional Variance	Lewis R Brooks Property Owner Request to erect a pylon sign that is over the maximum allowed height and over the maximum allowed square footage per code.	12101 W. Silver Spring Dr. 5th Dist.
	Action:	Adjourned	
	Motion:	Scott Winkler moved to adjourn the appeal. Seconded by Donald Jackson.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
67	28485 Special Use	Josephine Adams Lessee Request to occupy the premises as a day care center for 60 children ages 6 wks. to 12 yrs. from Monday - Sunday from 6:00 a.m. to 11:00 p.m. (there is a previous Board approved religious assembly hall on site).	3401 N. 76th St. A/K/A 7608 W. Townsend St. 5th Dist.
	Action:	Adjourned	
	Motion:	This matter was adjourned at the request of the Alderman of the district and will be rescheduled at the next available hearing.	
68	28409 Use Variance	Adina Fraction Prospective Buyer Request to occupy the premises as a day care center operating Monday - Friday, 6:00 a.m. - 12:00 a.m. (8 children per shift) .	3427 N. 22nd St. 6th Dist.
	Action:	Denied	
	Motion:	Scott Winkler moved to deny the appeal. Seconded by Donald Jackson.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
69	28215 Special Use	Kanwar Gill Property Owner	1845 W. Burleigh St. A/K/A 1839 W. Hopkins St. 6th Dist.
		Request to construct an addition to the existing structure, adding a convenience store, and to continue occupying the premises as a hand car wash within 150 ft. of a residential use.	
	Action:	Granted 5 yrs.	
	Motion:	Scott Winkler moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code. 5. 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 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 a revised landscape plan that meets the intent of city code section 295-405 is submitted to the Board of Zoning Appeals, and approved by the Zoning Administration Group prior to the issuance of any permits. The revised plan must list the tree and shrub species to be used and their planting sizes. 8. 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 March 1st. 9. That the petitioner maintain landscaping and screening in a manner that meets the intent of city code. 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 does not have outdoor storage or display of products or merchandise. 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 five (5) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
70	28481 Use Variance	Ismail Harun Property Owner Request to occupy the premises as a day care center operating Monday through Saturday, from 6:00 a.m. to 10:30 p.m., for 50 children (25 per shift), ages 6 wks. to 12 yrs. that is located within 300 ft. of a facility that has a liquor license.	3385 N. Martin L King Jr. Dr. A/K/A 3379 N. Martin L King Jr. Dr. 3 6th Dist.
	Action:	Adjourned	
	Motion:	Scott Winkler moved to adjourn the appeal. Seconded by Georgia Cameron.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
71	27207 Use Variance	Jacklyn Gordon Lessee Request to occupy the premises as a day care center for 72 children (36 per shift) infant to 12 yrs. of age, Sunday - Saturday 6:00 a.m. to midnight.	3206 N. 45th St. 7th Dist.
	Action:	Dismissed	
	Motion:	Catherine Doyle moved to dismiss the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
72	28432 Dimensional Variance	Ascension Lutheran Church Property Owner Request to erect multiple replacement signs that are over the maximum allowed number of free standing signs, over the maximum allowed square footage, and over the maximum allowed height per code (sign also has a changeable message board).	1236 S. Layton Bl. A/K/A 1300 S. Layton Bl. 8th Dist.
	Action:	Adjourned	
	Motion:	This matter has been adjourned at the request of the applicant and will be rescheduled for the next available hearing.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
73	28407 Special Use	Kevin Judy Lessee Request to occupy a portion of the premises as a secondary school for 50-75 "at-risk" students in grades 6th - 8th (Board approved school currently on site - this use would replace that school).	9155 N. 76th St. A/K/A 9187 N. 76th St. 9th Dist.
	Action:	Granted 3 yrs.	
	Motion:	Donald Jackson moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That signage must conform to the sign standards of s. 295-605-5 of the Milwaukee Zoning Code. 5. That the storefront windows remain as clear glass and are maintained in an attractive manner. 6. That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private security personnel if necessary. 7. That the petitioner obtains an occupancy certificate by having all required inspections, complies with current State commercial building code for educational occupancies and complies with all zoning conditions and building code requirements prior to occupancy. 8. That this Special Use is granted for a period of three (3) years, commencing with the date hereof. 	
74	28422 Special Use	T - Mobile USA Todd Klassy;Lessee Request to erect a transmission tower (120 ft. monopole) on the premises.	7125 W. Dean Rd. A/K/A 8372 N. Steven Rd. 9th Dist.
	Action:	Adjourned	
	Motion:	This matter was adjourned by the Board chairman and will be rescheduled for the next available hearing.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
75	27975 Special Use	Kurt Bechthold Property Owner Request to continue occupying the premises as a facility that engages in the processing or recycling of mined materials (stockpiling and crushing of concrete and asphalt).	7460 N. 60th St. A/K/A 7500 N. 60th St. 9th Dist.
	Action:	Adjourned	
	Motion:	Donald Jackson moved to adjourn the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
76	28412 Use Variance	Gwendolyn Jackson Lessee Request to occupy the premises as a day care center for 30 children during 1st shift and for 20 children during 2nd shift, with operating hours of 5:30 a.m. to 1:30 a.m. that is located within 300 ft. of an establishment that possesses a liquor license.	5527 W. North Av. A/K/A 5529 W. North Av. 2 10th 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.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
77	28420 Special Use	Ann Pieper Eisenbrown, Sole Member Property Owner	333 S. 2nd St. 12th Dist.
		Request to occupy the premises as a parking lot (area is over the maximum width permitted by code and relies upon the alley for vehicular circulation).	
	Action:	Granted	
	Motion:	Catherine Doyle moved to grant the appeal. Seconded by Donald Jackson.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the petitioner agrees to work with the Zoning Administration Group and DCD's Environmental Group staff on final resolution the landscape and screening issues. Revised landscape and screening plans reflecting these changes must be submitted to the Board of Zoning Appeals and approved by the Zoning Administration Group prior to the issuance of any permits. 5. That 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. 6. That landscaping and screening is maintained in a manner that meets the intent of city code. 7. That this Special Use is granted to run with the land, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
78	28421 Special Use	Ann Pieper Eisenbrown, Managing Member 234 Florida, LLC;Property Owner	330 S. 3rd St. A/K/A 234 W. Florida St. 12th Dist.
		Request to occupy a portion of the premises as a parking lot.	
	Action:	Granted	
	Motion:	Catherine Doyle 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 landscape and screening plan submitted to the Board on August 31, 2007 is revised to include a shade tree in the planting strip in the southeast corner of the premises. 5. 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. 6. That landscaping and screening is maintained in a manner that meets the intent of city code. 7. That this Special Use is granted to run with the land, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
79	28428 Special Use	Robert Wrenn Lessee Request to occupy the premises transitional living facility for a maximum of 20 individuals (mental illness & disorders).	2057 S. 14th St. A/K/A 2071 S. 14th St. 12th Dist.
	Action:	Granted 3 yrs.	
	Motion:	Donald Jackson moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	3 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That signage must conform to the sign standards of s. 295-505-5 of the Milwaukee Zoning Code. 5. That the 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. 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>
80	28497 Special Use	The Church of Jesus Christ of Latter-Day Saints Attn: Lynn Bailey; Prospective Buyer	1170 W. Windlake Av. A/K/A 1201 W. Becher St. 12th Dist.
		Request to raze the existing structures on site and construct a new religious assembly hall and parking lot.	
	Action:	Granted 10 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 conform to the sign standards of s. 295-605-5 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 landscaping and screening is installed in accordance with the submitted landscape plan within 120 days of occupancy. If occupancy occurs between September 30th of the year of occupancy and March 1st of the following year then landscaping and screening must be installed within 120 days of March 1st. 7. That this Use (Special use) is granted for a period of ten (10) years and that these Variances as well as the Special use regarding the location of the parking area are granted to run with the land, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
81	28513 Use Variance	Robert Miranda Property Owner Request to occupy the premises as a day care center for 50 children infant - 12 yrs. of age, operating Monday - Friday from 6:00a.m. - 8:00p.m. that is located within 300 feet of an establishment that possesses a liquor license.	611 W. National Av. A/K/A 611 W. National Av. 301 12th Dist.
	Action:	Adjourned	
	Motion:	Donald Jackson moved to adjourn the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
82	28443 Dimensional Variance	Mickey Govani Property Owner Request to allow a freestanding sign (automatic changeable message sign) that is over the maximum allowed square footage and the maximum allowed height per code (two of the sign faces are to be mounted on opposite parallel sides counting as one and are permitted, but the third sign face is on the perpendicular side which then exceeds the allowed display area).	1614 W. National Av. A/K/A 1622 W. National Av. 12th 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.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
83	28376 Special Use	Ernesto Villarreal Property Owner Request to raze both the existing two-family and single-family dwellings on site and occupy the premises as a parking lot (this will be an extension to the existing parking lot located at 1556 W. Mineral St.).	1550 W. Mineral St. A/K/A 1550 A W. Mineral St. 12th 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 landscaping and screening city code section 295-405 is installed within 120 days of occupancy. If occupancy occurs between September 30th of this year and March 1st of the following year then landscaping and screening must be installed within 120 days of March 1st. 5. That landscaping and screening is maintained in accordance with city code. 6. That this Special Use is granted for a period of time commencing with the date hereof and expiring on July 13, 2020. 	
84	28372 Special Use	Greg Schaal Lessee Request to occupy the premises as a heavy motor vehicle parking lot and heavy motor vehicle outdoor storage facility (both parcels are proposed to operate together as one entity).	5311 S. 9th St. A/K/A 5223 S. 9th St. 13th Dist.
	Action:	Dismissed	
	Motion:	Scott Winkler moved to dismiss the appeal. Seconded by Donald Jackson.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	

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

Board member Winkler moved to approve the minutes of the September 6, 2007 meeting. Seconded by Board member Jackson. Unanimously approved.

The Board set the next meeting for November 15, 2007.

Board member Winkler moved to adjourn the meeting at 8:32 p.m. Seconded by Board member Doyle. 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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