

AGENDA

December 1, 2011

PLEASE TAKE NOTICE THAT a hearing will be held before the Board of Zoning Appeals of the City of Milwaukee on **Thursday, December 1, 2011** commencing at **2:00 p.m.** in the Common Council Committee Rooms, **Room 301-B**, City Hall, Third Floor, 200 East Wells Street, Milwaukee, Wisconsin, affecting the following premises. Please note that most items have been scheduled for approximately five to ten minutes. If an item takes longer than its allotted time, the item may be adjourned to the next available hearing date.

2:00 p.m. Administrative Consent Agenda

Items scheduled for dismissal on the Administrative Consent Agenda

No oral testimony will be taken on these items.

<u>Item No.</u>	<u>Ald Dist</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
1	15th	31032 Special Use <i>Dismissal</i>	Mandeep Dhawan Prospective Buyer	3939 W. Lisbon Av.

Request to construct a motor vehicle filling station

2:00 p.m. - Consent Agenda

Items Scheduled for approval on the Consent Agenda

No oral testimony will be taken on these items.

If there are any objections to these approvals, please make them known to the Board office in writing and at least 24 hours prior to the time of the hearing. If written objections to these approvals are received, the item will not be approved and will be held for a public hearing to allow additional testimony.

2	5th	31403 Dimensional Variance	Kimberly Zollicoffer Property Owner	4732 N. 78th Ct.
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Request to erect a wheelchair ramp in the front yard

Board of Zoning Appeals, Hearing on Thursday, December 1, 2011

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2:00 p.m. - Consent Agenda (Continued)

Items Scheduled for approval on the Consent Agenda

No oral testimony will be taken on these items.

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3	5th	31387 Special Use	Lucas Lorenzo Lessee	3250 N. 77th St.
			Request to continue occupying the premises as a motor vehicle repair facility (this is a new operator)	
4	6th	31395 Use Variance	The Kairos International Christian Church, Inc. Lessee	1400 N. 6th St.
			Request to occupy the premises as a religious assembly hall	
5	6th	31409 Special Use	John Vidal Property Owner	3811 N. Port Washington Av.
			Request to continue occupying the premises as an indoor wholesale and distribution facility	
6	6th	31423 Special Use/ Dimensional Variance	A.L. Douglas, Jr. Property Owner	231 W. Burleigh St.
			Request to continue occupying the premises as a religious assembly hall without the required number of parking spaces (required 4 / proposed 0)	
7	6th	31445 Special Use	Janice Kelley Lessee	425 E. Garfield Av.
			Request to occupy the premises as an adult day care for 5 clients	

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2:00 p.m. - Consent Agenda (Continued)

Items Scheduled for approval on the Consent Agenda

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8	6th	31460 Dimensional Variance	Nevada Corporation McDonald's Franchisee	420 E. Capitol Dr.
			Request to erect 6 signs that exceed the allowed number of freestanding signs, 2 wall signs on the east facade and 3 wall signs on the south facade that exceed the maximum allowed number of signs per facade and 2 menu boards that exceeds the maximum allowed area	
9	7th	31401 Special Use	S&G Auto Lessee	3823 W. Fond Du Lac Av.
			Request to occupy a portion of the premises as a motor vehicle sales facility	
10	7th	31400 Special Use	Tangie M. Cokes Prospective Buyer	3343 N. 35th St.
			Request to continue occupying the premises as a day care center for 47 children per shift infant to 12 years of age, operating Monday - Saturday 5:00 a.m. - 1:00 a.m.	
11	8th	31406 Use Variance	Graciela Hernandez & Inocente Hernandez Other	3911 W. Greenfield Av.
			Request to continue occupying the premises as a general retail establishment (grocery store)	
12	8th	31427 Use Variance	Nasser Abdel-Fattah Property Owner	2120 W. Grant St.
			Request to occupy the premises as a motor vehicle repair facility	
13	8th	31436 Use Variance	Jose Chavarin Lessee	3312 W. Greenfield Av.
			Request to continue occupying the premises as a motor vehicle repair facility (this is a new operator)	

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2:00 p.m. - Consent Agenda (Continued)

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14	9th	31432 Special Use	Judith Jackson dba Heaven's Playground Lessee Request to occupy the premises as a day care center for 60 children per shift infant to 12 years of age, operating Monday - Saturday 5:30 a.m. - midnight	6902 N. 76th St.
15	10th	31443 Special Use	West Hawkins Lessee Request to occupy the premises as a day care center for 25 children per shift infant to 12 years of age, operating Monday - Sunday 6:00 a.m. - 11:30 p.m	5114 W. Center St.
16	12th	31404 Special Use	Transitional Living Services Lessee Request to continue occupying the premises as a transitional living facility for 15 occupants	2057 S. 14th St.
17	12th	31411 Special Use/ Dimensional Variance	Rev. Raul Vega Property Owner Request to continue occupying the premises as a religious assembly hall without the required number of parking spaces (required 10 / proposed 0)	830 S. 6th St.
18	12th	31435 Special Use	Giros Neuvo Leon, LLC Property Owner Request to continue occupying the premises as a currency exchange	1004 W. National Av.
19	12th	31446 Special Use	Jose Luis Olea Property Owner Request to continue occupying the premises as a motor vehicle repair facility	1412 S. 12th St.

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2:00 p.m. - Consent Agenda (Continued)

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20	13th	31417 Special Use	Peter Szinte Property Owner	1935 W. Morgan Av.
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Request to construct an addition to the existing motor vehicle sales and repair facility

21	14th	31408 Special Use	Richard and Joyce Schetter Property Owner	401 E. Oklahoma Av.
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Request to continue occupying the premises as a motor vehicle sales and repair facility

22	15th	31407 Special Use	Ceciley Glenn Lessee	3212 W. Walnut St.
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Request to continue occupying the premises as a group home for 5 occupants

23	15th	31410 Special Use	Doaj's Prestige of Special Education Lessee	3828 W. Lisbon Av.
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Request to continue occupying the premises as a 24 hour day care center for 18 children per shift infant to 12 years of age, operating Monday - Friday (this is a new operator)

24	15th	31413 Special Use	James Young Property Owner	3412 W. Center St.
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Request to continue occupying the premises as a social service facility

25	15th	31428 Special Use	Twanda Ford Lessee	2242 W. North Av.
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Request to continue occupying the premises as a 24 hour day care center for 70 children per shift infant to 12 years of age, operating Monday - Sunday

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26	15th	31433 Special Use	Porfirio Gomez Property Owner	2104 N. 31st St.
			Request to continue occupying the premises as a mixed-waste processing facility	
27	15th	31439 Special Use	Brandee Penney Lessee	3630 W. Lisbon Av.
			Request to occupy the premises as a day care center for 75 children per shift infant to 13 years of age, operating Monday - Friday 6:00 a.m. - midnight	
28	15th	31447 Use Variance	Debria Moncree Lessee	4715 W. Center St.
			Request to continue occupying the premises as a day care center for 60 children per shift infant to 12 years of age, operating Monday - Friday 6:00 a.m. - midnight (this is a new operator)	
29	15th	31448 Use Variance	S.V. Phenix Property Owner	2467 N. 34th St.
			Request to occupy the premises as a contactor's yard	
30	15th	31449 Special Use	Dana McDonell Lessee	2246 N. 44th St.
			Request to continue occupying the premises as a motor vehicle repair facility	
31	15th	31367 Special Use	Fernando Behena Property Owner	3621 W. North Av.
			Request to occupy the premises as a fast-food / carry-out restaurant with a drive-through	

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32	1st	31414 Special Use	Pheobe Bowie Lessee	4893 N. Green Bay Av.
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Request to continue occupying the premises as a 24 hour day care center for 45 children infant to 12 years of age, operating Monday - Sunday

33	1st	31419 Dimensional Variance	Hopwood Masonry, Inc. Property Owner	6579 N. Teutonia Av.
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Request to continue occupying the premises as a permitted contractor's yard without the code required landscaping

34	1st	31458 Dimensional Variance	Nevada Corporation McDonald's Franchisee	2700 W. Capitol Dr.
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Request to erect 5 signs that exceed the allowed number of freestanding signs, 2 wall signs on the east facade and 3 wall signs pm the south facade that exceed the maximum allowed number of signs per facade and 2 menu boards that exceeds the maximum allowed area and height

35	1st	31429 Use Variance	Aspire Education Child Care, LLC Lessee	3820 W. Florist Av.
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Request to occupy the premises as a day care center for 94 children per shift infant Saturday 6:00 a.m. - 10:00 p.m

36	2nd	31412 Use Variance	Bessie Bufford Lessee	5803 N. 76th St.
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Request to continue occupying the premises as a day care center for 8 children per shift, operating Monday - Friday 7:00 a.m. - 5:30 p.m

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37	2nd	31415 Special Use	All Saints Anglican Church Property Owner Request to continue occupying the premises as a religious assembly hall	6430 W. Fond Du Lac Av.
38	3rd	31402 Special Use	Seidel Tanning Corp. Property Owner Request to continue occupying the premises as a heavy manufacturing facility	1306 E. Meinecke Av.
39	3rd	31440 Dimensional Variance	Charles Droudes II Property Owner Request to construct a porch that does not meet the required front setback (required 10.36 ft. / proposed 8.5 ft.)	2009 N. Newhall St.
40	4th	31422 Special Use	Kathleen D'Acquisto Irrevocable Trust Property Owner Request to continue occupying the premises as a parking lot	300 N. Van Buren St.
41	4th	31431 Special Use	Keith Pajot Lessee Request to occupy the premises as a second-hand sales facility (used book store)	624 N. Broadway .
42	4th	31437 Dimensional Variance	The Bartolotta Restaurant; Joe Bartolotta Lessee Request to allow a sign that exceeds the maximum allowed area (allowed 25 sq.ft. / proposed 38.5 sq.ft.)	1030 N. Water St.

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43	4th	31442 Special Use	Rachel Foreman Property Owner	210 E. Michigan St.
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Request to continue occupying the premises as a community center

44	4th	31450 Special Use	Exit Strategy LLC Property Owner	500 N. Milwaukee St.
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Request to continue occupying the premises as a parking lot

2:00 p.m. Public Hearings

Please note that each item scheduled for a public hearing has been scheduled for approximately five to ten minutes.

If an item takes longer than its allotted time, the item may be adjourned to the next available hearing date.

45	7th	31225 Special Use	Cynthia Johnson Property Owner	4821 W. Burleigh St.
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Request to continue occupying a portion of the premises as a group home for 8 occupants

46	8th	31230 Special Use	Jared Bell Lessee	1595 S. 38th St.
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Request to occupy a portion of the premises as a motor vehicle sales facility

47	8th	31297 Special Use	R & A Enterprise, Inc. Lessee	3419 W. Forest Home Av.
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Request to occupy the premises as an assembly hall

48	8th	31088 Special Use	David Syrrakos, Sr. Lessee	2617 S. 31st St.
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Request to continue occupying the premises as a motor vehicle repair facility

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2:00 p.m. Public Hearings (Continued)

Please note that each item scheduled for a public hearing has been scheduled for approximately five to ten minutes. If an item takes longer than its allotted time, the item may be adjourned to the next available hearing date.

49	10th	31398 Special Use	Lea Kyle-Lewis Lessee Request to continue occupying the premises as a social service facility	6040 W. Lisbon Av.
50	10th	31069 Dimensional Variance	Pettit National Ice Center Property Owner Request to to erect an off-premise sign that does not meet the minimum spacing between freestanding signs and the minimum spacing between automatic changeable message signs	450 S. 84th St.
51	11th	31438 Special Use	Amber Niebuhr Lessee Request to occupy a portion of the premises as a second-hand sales facility	9813 W. Oklahoma Av.
52	11th	31347 Special Use	Marco Guerrero dba Uno's Auto Repair Prospective Buyer Request to occupy the premises as a motor vehicle repair facility	3401 W. Lincoln Av.
53	12th	31386 Use Variance	Jaun M. Sanchez & Rosaura Sanchez Property Owner Request to occupy a portion of the premises as a currency exchange	1035 W. National Av.

3:00 p.m. Public Hearings

Please note that each item scheduled for a public hearing has been scheduled for approximately five to ten minutes. If an item takes longer than its allotted time, the item may be adjourned to the next available hearing date.

54	12th	31322 Special Use	Rafael Malinari Lessee Request to occupy the premises as a second-hand sales facility	2028 W. Greenfield Av.
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3:00 p.m. Public Hearings (Continued)

Please note that each item scheduled for a public hearing has been scheduled for approximately five to ten minutes. If an item takes longer than its allotted time, the item may be adjourned to the next available hearing date.

55	13th	31378 Special Use/ Dimensional Variance	Chimsiab and Daniel Yang Property Owner Request to construct an addition that does not meet the required west side setback (required 18 in. / proposed 8 in.) to the Board approved day care center for 20 children per shift infant to 12 years of age, operating Monday - Friday 6:00 a.m. - midnight	1801 W. Becher St.
56	13th	31375 Special Use/ Dimensional Variance	Wheaton Franciscan Healthcare - St. Francis, Inc. Property Owner Request to raze an existing building and rebuild an addition to the existing hospital that exceeds the maximum allowed height (allowed 17 ft. / proposed 60 ft.)	3260 S. 18th St.
57	15th	31420 Special Use	Willie Carter, Jr. Property Owner Request to add an outdoor salvage facility to the Board approved outdoor storage facility without the minimum required residential buffer	3010 W. Meinecke Av.
58	15th	31390 Special Use	Sherece Method Lessee Request to occupy the premises as a day care center for 50 children per shift infant to 12 years of age, operating Monday - Sunday 6:00 a.m. - midnight	3511 W. Lisbon Av.
59	1st	31368 Use Variance	Daughters of the Father Christian Academy Lessee Request to increase the number of students from 150 to 200 for the Board approved school for students K4th - 8th grades, operating Monday - Friday 8:00 a.m. - 3:30 p.m	3718 W. Lancaster Av.

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3:00 p.m. Public Hearings (Continued)

Please note that each item scheduled for a public hearing has been scheduled for approximately five to ten minutes. If an item takes longer than its allotted time, the item may be adjourned to the next available hearing date.

60	2nd	31421 Special Use	John Moras Lessee Request to occupy the premises as a motor vehicle sales and repair facility	6270 N. 76th St.
61	2nd	31426 Special Use	Kathryn Carter Lessee Request to occupy the premises as a social service facility	6830 W. Villard Av.
62	3rd	30793 Dimensional Variance	Michael 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.
63	5th	31397 Special Use	Michael Haney Lessee Request to occupy the premises as a second-hand sales facility	10734 W. Hampton Ave.

4:00 p.m. Public Hearings (Contested)

Please note that each item scheduled for a public hearing has been scheduled for approximately 30 minutes. If an item takes longer than its allotted time, the item may be adjourned to the next available hearing date.

64	6th	31035 Special Use	Mohammed Mazharuddin & Diljeet S. Khahra Lessee Request to continue occupying the premises as a motor vehicle filling station	3105 N. Holton St.
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PLEASE NOTE:

Most items have been scheduled for approximately five to ten minutes. If an item takes longer than its allotted time, the item may be adjourned to the next available hearing date.

Upon reasonable notice, effort will be made to accommodate the needs of disabled individuals through sign language interpreters or other auxiliary aids. For additional information or to request this service, contact the Board of Zoning Appeals at 286-2501, (FAX) 286-2555, (TDD) 286-3245 or by writing the Board of Zoning Appeals, 809 North Broadway, Room 102, Milwaukee, WI 53202.