

BOARD OF ZONING APPEALS
CITY OF MILWAUKEE

REGULAR MEETING – July 28, 2011
City Hall, Common Council Committee Room 301-B

MINUTES

PRESENT:

Chairwoman: Catherine M. Doyle (*voting on items 1 - 64*)

Members: Henry P. Szymanski (*voting on items 1 - 64*)
Georgia M. Cameron (*excused*)
Donald Jackson (*voting on items 1 - 64*)
Martin E. Kohler (*voting on items 1 - 64*)

Alt. Board Members: Jose L. Dominguez (*voting on items 1 - 64*)
Leni M. Siker (*present for items 1 - 64*)

START TIME: 4:05 p.m.

END TIME: 8:03p.m.

| <u>Item No.</u> | <u>Case No./ Case Type</u> | <u>Description</u> | <u>Premises Address/Ald. Dist.</u> |
|-----------------|----------------------------|--|--------------------------------------|
| 1 | 31147 Special Use | Acacia Mental Health Clinic LLC Abe Freund;Lessee | 5228 W. Fond Du Lac Av. 2nd Dist. |
| | | Request to occupy the premises as a health clinic. | |
| | Action: | Dismissed | |
| | Motion: | Donald Jackson moved to dismiss the appeal. Seconded by Martin Kohler. | |
| | Vote: | 4 Ayes, 0 Nays, 1 C. Doyle Abstained. | |
| | Conditions of Approval: | -- | |

| <u>Item No.</u> | <u>Case No./ Case Type</u> | <u>Description</u> | <u>Premises Address/Ald. Dist.</u> |
|-----------------|-----------------------------|---|--|
| 2 | 30991 Change of Operator | Shamela C Caldwell Lessee Request to continue occupying the premises as a day care center for 80 children per shift infant to 12 years of age, operating from Monday - Sunday 6:00 a.m. - midnight. | 5934 W. Appleton Av. A/K/A 5932 W. Appleton Av. 10th Dist. |
| | Action: | Dismissed | |
| | Motion: | Donald Jackson moved to dismiss the appeal. Seconded by Martin Kohler. | |
| | Vote: | 4 Ayes, 0 Nays, 1 C. Doyle Abstained. | |
| | Conditions of Approval: | -- | |
| 3 | 31177 Extension of Time | Rose Patterson Property Owner Request for an extension of time to comply with conditions of case #30365. | 7526 W. Fond Du Lac Av. 2nd Dist. |
| | Action: | Granted | |
| | Motion: | Donald Jackson moved to grant the appeal. Seconded by Martin Kohler. | |
| | Vote: | 4 Ayes, 0 Nays, 1 C. Doyle Abstained. | |
| | Conditions of Approval: | One year extension approved. | |

| <u>Item No.</u> | <u>Case No./ Case Type</u> | <u>Description</u> | <u>Premises Address/Ald. Dist.</u> |
|-----------------|---|---|---|
| 4 | 31227 Special Use / Dimensional Variance | McDonald's Corporation Dawn Bourseau;Lessee Request to continue occupying the premises as a drive-through facility with a dumpster enclosure that does not meet the code required screening (portion of drive-through used in conjunction with the fast-food / carry-out restaurant at 5191 N. Teutonia Av.). | 3025 W. Villard Av. A/K/A 3031 W. Villard Av. 1st Dist. |
| | Action: | Granted | |
| | Motion: | Donald Jackson moved to grant the appeal. Seconded by Martin Kohler. | |
| | Vote: | 4 Ayes, 0 Nays, 1 C. Doyle Abstained. | |
| | Conditions of Approval: | <ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That all Board of Zoning Appeals conditions for 5191 N. Teutonia Ave. (BOZA case #30886) are complied with. 5. That this Special Use and this Variance are granted for a period of time commencing with the date hereof, and expiring on March 30, 2021. | |

| <u>Item No.</u> | <u>Case No./ Case Type</u> | <u>Description</u> | <u>Premises Address/Ald. Dist.</u> |
|-----------------|----------------------------|--|---|
| 5 | 31182 Special Use | Sukhwindar S Narra Lessee | 4105 W. Villard Av. A/K/A 5199 N. Hopkins St. 1st Dist. |
| | | Request to occupy the premises as a motor vehicle filling station. | |
| | Action: | Granted 10 yrs. | |
| | Motion: | Donald Jackson moved to grant the appeal. Seconded by Martin Kohler. | |
| | Vote: | 4 Ayes, 0 Nays, 1 C. Doyle Abstained. | |
| | Conditions of Approval: | <ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That no additional signage may be erected on the site unless it meets the signage standards of s.295-605 of the Milwaukee Zoning Code. 5. That site illumination must meet the lighting standards of s.295-409 of the Milwaukee Zoning Code. 6. That landscaping and screening is maintained in a manner that meets the intent of city code. 7. That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary. 8. That 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. 9. That this use not operate between the hours of Midnight and 5:00 A.M. unless a 24-hour establishment license is obtained from the Common Council of the City of Milwaukee per s. 84-7 of the Milwaukee code of ordinances. 10. That there is no outdoor display of banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit. 11. That the applicant does not have outdoor storage or display of products or merchandise. 12. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit. 13. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. | |

| <u>Item No.</u> | <u>Case No./ Case Type</u> | <u>Description</u> | <u>Premises Address/Ald. Dist.</u> |
|-----------------|----------------------------|--|---|
| 6 | 31199 Other | City of Praise Church Property Owner | 5112 N. 37th St. 1st Dist. |
| | | Request to accept the modified plans dated June 17, 2011. | |
| | Action: | Granted | |
| | Motion: | Donald Jackson moved to grant the appeal. Seconded by Martin Kohler. | |
| | Vote: | 4 Ayes, 0 Nays, 1 C. Doyle Abstained. | |
| | Conditions of Approval: | 1. That the conditions for BOZA case numbers 29984 and 30801 are complied with. | |
| 7 | 31204 Special Use | New Greater Love Baptist Church Lessee | 6063 N. Teutonia Av. A/K/A 6071 N. Teutonia Av. 1st Dist. |
| | | Request to occupy the premises as a religious assembly hall. | |
| | Action: | Granted 3 yrs. | |
| | Motion: | Donald Jackson moved to grant the appeal. Seconded by Martin Kohler. | |
| | Vote: | 4 Ayes, 0 Nays, 1 C. Doyle 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 signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code. | |
| | | 5. That the windows along the N. Teutonia Ave. facade remain as transparent glass per s295-605-2-i-3-c of the Milwaukee Code of Ordinances and are maintained in an attractive manner. | |
| | | 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> |
|-----------------|----------------------------|---|---|
| 8 | 31210 Special Use | Macedonia MB Church Rodney Cunningham;Property Owner | 7265 N. Teutonia Av. 1st Dist. |
| | | Request to continue occupying the premises as a religious assembly hall. | |
| | Action: | Granted 3 yrs. | |
| | Motion: | Donald Jackson moved to grant the appeal. Seconded by Martin Kohler. | |
| | Vote: | 4 Ayes, 0 Nays, 1 C. Doyle Abstained. | |
| | Conditions of Approval: | <ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code. 5. That landscaping and screening is maintained in a manner that meets the intent of city code. 6. That this Special Use is granted for a period of three (3) years, commencing with the date hereof. | |
| 9 | 31187 Special Use | Bright Beginnings Children Center Chandra Cooper;Lessee | 4248 N. 76th St. A/K/A 4248 N. 76th St. 1 2nd Dist. |
| | | Request to increase the days of operation from Monday - Saturday to Monday - Sunday for a Board approved 24 hour day care center for 81 children per shift infant to 12 years of age. | |
| | Action: | Adjourned | |
| | Motion: | This item has been adjourned from the consent agenda at the request of the Alderman of the District and will be rescheduled for the next available public hearing. | |
| | Vote: | -- | |
| | Conditions of Approval: | -- | |

| <u>Item No.</u> | <u>Case No./ Case Type</u> | <u>Description</u> | <u>Premises Address/Ald. Dist.</u> |
|-----------------|----------------------------|---|---|
| 10 | 31184 Special Use | Monica J. DePalma M. DePalma LLC;Lessee Request to continue occupying the premises as a tavern with an outdoor patio. | 1228 N. Astor St. A/K/A 1228 N. Astor St. 3 3rd Dist. |
| | Action: | Granted 5 yrs. | |
| | Motion: | Donald Jackson moved to grant the appeal. Seconded by Martin Kohler. | |
| | Vote: | 4 Ayes, 0 Nays, 1 C. Doyle Abstained. | |
| | Conditions of Approval: | <ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That this Special Use is granted for a period of five (5) years, commencing with the date hereof. | |

| <u>Item No.</u> | <u>Case No./ Case Type</u> | <u>Description</u> | <u>Premises Address/Ald. Dist.</u> |
|-----------------|----------------------------|---|---|
| 11 | 31196 Special Use | Bernard Bodar Property Owner Request to construct an addition of an outdoor patio to the existing tavern (to be operated in conjunction with the adjacent property at 1832 N. Pulaski St.). | 1836 N. Pulaski St. & 1832 N. Pulaski St. 3rd Dist. |
| | Action: | Granted | |
| | Motion: | Donald Jackson moved to grant the appeal. Seconded by Martin Kohler. | |
| | Vote: | 4 Ayes, 0 Nays, 1 C. Doyle Abstained. | |
| | Conditions of Approval: | <ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That signage must meet the signage 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 personnel if necessary. 6. That these Special Uses are granted for a period of time commencing with the date hereof, and expiring on September 22, 2018. | |

| <u>Item No.</u> | <u>Case No./ Case Type</u> | <u>Description</u> | <u>Premises Address/Ald. Dist.</u> |
|-----------------|----------------------------|---|---|
| 12 | 31188 Special Use | Bryant & Stratton College Stephen McEvoy; Lessee Request to continue occupying a portion of the premises as a college. | 310 W. Wisconsin Av. A/K/A 310 W. Wisconsin Av. 130 4th Dist. |
| | Action: | Granted 5 yrs. | |
| | Motion: | Donald Jackson moved to grant the appeal. Seconded by Martin Kohler. | |
| | Vote: | 4 Ayes, 0 Nays, 1 C. Doyle Abstained. | |
| | Conditions of Approval: | <ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That this Special Use is granted for a period of five (5) years, commencing with the date hereof. | |
| 13 | 31189 Special Use | ESG Properties, LLC Property Owner Request to occupy the premises as a general office facility. | 800 N. Marshall St. A/K/A 900 E. Wells St. 4th Dist. |
| | Action: | Granted 10 yrs. | |
| | Motion: | Donald Jackson moved to grant the appeal. Seconded by Martin Kohler. | |
| | Vote: | 4 Ayes, 0 Nays, 1 C. Doyle Abstained. | |
| | Conditions of Approval: | <ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That this 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> |
|-----------------|----------------------------|--|---|
| 14 | 31214 Special Use | Progeny Capitol Partners LLC Property Owner Request to continue occupying the premises as a parking lot. | 746 N. Old World Third St. A/K/A 752 N. Old World Third St. 4th Dist. |
| | Action: | Granted 2 yrs. | |
| | Motion: | Donald Jackson moved to grant the appeal. Seconded by Martin Kohler. | |
| | Vote: | 4 Ayes, 0 Nays, 1 C. Doyle Abstained. | |
| | Conditions of Approval: | <ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the petitioner shall maintain landscaping and screening in accordance with the landscape plan approved by the Department of City Development on October 2, 2007. 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> |
|-----------------|----------------------------|--|------------------------------------|
| 15 | 31215 Special Use | Progeny Capital Partners, LLC Michael J. Styke;Property Owner | 215 W. Wells St. 4th Dist. |
| | | Request to continue occupying the premises as a parking lot. | |
| | Action: | Granted 2 yrs. | |
| | Motion: | Donald Jackson moved to grant the appeal. Seconded by Martin Kohler. | |
| | Vote: | 4 Ayes, 0 Nays, 1 C. Doyle Abstained. | |
| | Conditions of Approval: | <ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the petitioner shall maintain landscaping and screening in accordance with the landscape plan approved by the Department of City Development on October 2, 2007. 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> |
|-----------------|----------------------------|--|--|
| 16 | 31164 Use Variance | <p>Keesha Tatum Lessee</p> <p>Request to occupy the premises as a day care center for 17 children per shift infant to 12 years of age, operating Monday - Friday 7:00 a.m. - 10:00 p.m. and Saturday 7:00 a.m. - 5:00 p.m.</p> <p>Action: Granted 3 yrs.</p> <p>Motion: Donald Jackson moved to grant the appeal. Seconded by Martin Kohler.</p> <p>Vote: 4 Ayes, 0 Nays, 1 C. Doyle Abstained.</p> <p>Conditions of Approval:</p> <ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code. 5. That the outdoor play area is not utilized before 9:00 A.M. or after 8:00 P.M. 6. That the petitioner submit a copy of the State of Wisconsin day care license to the Board of Zoning Appeals within 60 days of Board approval of the special use. 7. That a contact name and phone number be provided to the Board office within ten days of the issuance of this written decision. The phone number must be available 24 hrs/day. 8. That the storefront windows remain as transparent glass per s295-605-2-i-3-c of the Milwaukee Code of Ordinances and are maintained in an attractive manner. 9. That 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. 10. That this Variance is granted for a period of three (3) years, commencing with the date hereof. | <p>10527 W. Appleton Av. A/K/A 10529 W. Appleton Av. 5th Dist.</p> |

| <u>Item No.</u> | <u>Case No./ Case Type</u> | <u>Description</u> | <u>Premises Address/Ald. Dist.</u> |
|-----------------|----------------------------|---|------------------------------------|
| 17 | 31205 Special Use | Grace Christian Fellowship Inc. Frank D. Susler;Property Owner | 9900 W. Capitol Dr. 5th Dist. |
| | | Request to continue occupying the premises as a religious assembly hall and a school for students K5 - 8th grades. | |
| | Action: | Granted 10 yrs. | |
| | Motion: | Donald Jackson moved to grant the appeal. Seconded by MArtin Kohler. | |
| | Vote: | 4 Ayes, 0 Nays, 1 C. Doyle Abstained. | |
| | Conditions of Approval: | <ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That no additional signage may be erected on the site unless it meets the signage standards of s.295-605 of the Milwaukee Zoning Code. 5. That landscaping and screening is maintained in a manner that meets the intent of city code. 6. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. | |
| 18 | 31207 Special Use | Paul Bouraxis Property Owner | 7822 W. Capitol Dr. 5th Dist. |
| | | Request to continue occupying the premises as a restaurant with a drive-through facility. | |
| | Action: | Adjourned | |
| | Motion: | This item has been adjourned from the consent agenda at the request of the Alderman of the District. and will be rescheduled for the next available public hearing. | |
| | Vote: | -- | |
| | Conditions of Approval: | -- | |

| <u>Item No.</u> | <u>Case No./ Case Type</u> | <u>Description</u> | <u>Premises Address/Ald. Dist.</u> |
|-----------------|----------------------------|---|---|
| 19 | 31185 Special Use | Ismail Harun Prospective Buyer Request to occupy the premises as a motor vehicle repair, sales and car wash facility. | 1301 W. Burleigh St. A/K/A 1307 W. Burleigh St. 6th Dist. |
| | Action: | Granted | |
| | Motion: | Donald Jackson moved to grant the appeal. Seconded by Martin Kohler. | |
| | Vote: | 4 Ayes, 0 Nays, 1 C. Doyle Abstained. | |
| | Conditions of Approval: | <ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code. 5. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit. 6. That there is no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris. 7. That all repair work is conducted inside the building. 8. That no work or storage of vehicles occurs in the public right of way. 9. That the applicant has no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris. 10. That these Special Uses are granted for a period of time commencing with the date hereof, and expiring on December 22, 2015. | |

| <u>Item No.</u> | <u>Case No./ Case Type</u> | <u>Description</u> | <u>Premises Address/Ald. Dist.</u> |
|-----------------|----------------------------|---|---|
| 20 | 31190 Special Use | McDonald's Corporation Catherine Griffin, Corporate Vice President;Property Owner | 420 E. Capitol Dr. A/K/A 402 E. Capitol Dr. 6th Dist. |
| | | Request to reconfigure the drive-through lanes of the Board approved fast-food / carry-out restaurant. | |
| | Action: | Granted | |
| | Motion: | Donald Jackson moved to grant the appeal. Seconded by Martin Kohler. | |
| | Vote: | 4 Ayes, 0 Nays, 1 C. Doyle Abstained. | |
| | Conditions of Approval: | <ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary. 5. That this use not operate between the hours of Midnight and 5:00 A.M. unless a 24-hour establishment license is obtained from the Common Council of the City of Milwaukee per s. 84-7 of the Milwaukee code of ordinances. 6. That landscaping and screening is maintained in a manner that meets the intent of city code. 7. That the site plan is revised to include an identifiable pedestrian walkway leading from the public sidewalk along N. Holton St. to the building entrance. 8. That there be no increase in freestanding signage, and that building signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code. 9. That this Special Use is granted for a period of time commencing with the date hereof, and expiring on January 21, 2020. | |

| <u>Item No.</u> | <u>Case No./ Case Type</u> | <u>Description</u> | <u>Premises Address/Ald. Dist.</u> |
|-----------------|----------------------------|--|---|
| 21 | 31181 Special Use | Steven L. Warren New Horizons Word of Faith Church; Lessee | 4514 W. Burleigh St. A/K/A 4512 W. Burleigh St. 7th Dist. |
| | | Request to continue occupying the premises as a religious assembly hall. | |
| | Action: | Granted 10 yrs. | |
| | Motion: | Donald Jackson moved to grant the appeal. Seconded by Martin Kohler. | |
| | Vote: | 4 Ayes, 0 Nays, 1 C. Doyle Abstained. | |
| | Conditions of Approval: | <ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code. 5. That the storefront windows remain as transparent glass per s295-605-2-i-3-c of the Milwaukee Code of Ordinances and are maintained in an attractive manner. 6. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. | |

| <u>Item No.</u> | <u>Case No./ Case Type</u> | <u>Description</u> | <u>Premises Address/Ald. Dist.</u> |
|-----------------|----------------------------|---|---|
| 22 | 31179 Special Use | Journey House Inc. Dr. Michelle Bria;Property Owner Request to continue occupying the premises as a community center. | 2212 W. Greenfield Av. A/K/A 2210 W. Greenfield . 8th Dist. |
| | Action: | Granted 10 yrs. | |
| | Motion: | Donald Jackson moved to grant the appeal. Seconded by Martin Kohler. | |
| | Vote: | 4 Ayes, 0 Nays, 1 C. Doyle Abstained. | |
| | Conditions of Approval: | <ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That this 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> |
|-----------------|----------------------------|---|---|
| 23 | 31211 Special Use | Platinum Motors LLC Rigoberto Artega; Lessee Request to continue occupying the premises as a motor vehicle repair and body shop. | 3822 W. National Av. A/K/A 3818 W. National Av. 8th Dist. |
| | Action: | Granted 10 yrs. | |
| | Motion: | Donald Jackson moved to grant the appeal. Seconded by Martin Kohler. | |
| | Vote: | 4 Ayes, 0 Nays, 1 C. Doyle Abstained. | |
| | Conditions of Approval: | <ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code. 5. That there is no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris. 6. That all repair work is conducted inside the building. 7. That the petitioner has no display of exterior banners or other advertising except signs that are approved by permit and on the site plan. 8. That the petitioner complies with current State commercial building code for hazardous occupancies and complies with all zoning conditions and building code requirements prior to occupancy. 9. That no work or storage of vehicles occurs in the public right of way. 10. That these Special Uses are 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> |
|-----------------|----------------------------------|---|--|
| 24 | 31209 Dimensional Variance | Sandy Folaron, Domes Director Milwaukee County Parks Department;Property Owner | 524 S. Layton Bl. A/K/A 2612 W. Pierce St. 8th Dist. |
| | | Request to erect a freestanding sign along the street frontage that exceeds the maximum allowed height (allowed 6 ft. / proposed 16 ft.) and the maximum allowed area (allowed 15 sq.ft. / proposed 148 sq.ft.). | |
| | Action: | Granted 10 yrs. | |
| | Motion: | Donald Jackson moved to grant the appeal. Seconded by Martin Kohler. | |
| | Vote: | 4 Ayes, 0 Nays, 1 C. Doyle Abstained. | |
| | Conditions of Approval: | <ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That these Variances are granted for a period of ten (10) years, commencing with the date hereof. | |

| <u>Item No.</u> | <u>Case No./ Case Type</u> | <u>Description</u> | <u>Premises Address/Ald. Dist.</u> |
|-----------------|----------------------------|--|--|
| 25 | 31186 Special Use | ABC Daycare Inc. Janice Schmitt; Lessee | 5920 W. Center St. A/K/A 2718 N. 60th St. 10th Dist. |
| | | Request to continue occupying the premises as a day care center for 91 children per shift infant to 12 years of age, operating Monday - Friday 6:30 a.m. to 11:30 p.m. | |
| | Action: | Granted 5 yrs. | |
| | Motion: | Donald Jackson moved to grant the appeal. Seconded by Martin Kohler. | |
| | Vote: | 4 Ayes, 0 Nays, 1 C. Doyle Abstained. | |
| | Conditions of Approval: | <ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code. 5. That the outdoor play area is not utilized before 9:00 A.M. or after 8:00 P.M. 6. That 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> |
|-----------------|----------------------------|---|--|
| 26 | 31206 Special Use | Reid's Childcare Academy Inc. Mary S. Reid;Property Owner Request to continue occupying the residential dwelling as a 24 hour day care center for 8 children per shift 4 weeks to 1 year of age, operating Monday - Sunday and to continue occupying the commercial building as a 24 hour day care center for 95 children per shift infant to 12 years of age, operating Monday - Sunday. | 5836 W. Appleton Av. A/K/A 2745 N. 58th St. 10th Dist. |
| | Action: | Adjourned | |
| | Motion: | This item has been adjourned from the consent agenda at the request of the applicant and will be rescheduled for the next available public hearing. | |
| | Vote: | -- | |
| | Conditions of Approval: | -- | |

| <u>Item No.</u> | <u>Case No./ Case Type</u> | <u>Description</u> | <u>Premises Address/Ald. Dist.</u> |
|-----------------|----------------------------|--|--|
| 27 | 31178 Special Use | Robert Foulston Property Owner Request to continue occupying the premises as a motor vehicle repair facility. | 3634 W. Lincoln Av. A/K/A 3624 W. Lincoln Av. 11th Dist. |
| | Action: | Granted 10 yrs. | |
| | Motion: | Donald Jackson moved to grant the appeal. Seconded by Martin Kohler. | |
| | Vote: | 4 Ayes, 0 Nays, 1 C. Doyle Abstained. | |
| | Conditions of Approval: | <ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the petitioner shall maintain landscaping and screening in accordance with the landscape plan submitted to the Board of Zoning Appeals on July 27, 2001. 5. That no additional signage may be erected on the site unless it meets the signage standards of s.295-605 of the Milwaukee Zoning Code. 6. That the petitioner 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 all repair work is conducted inside the building. 8. That any testing must be conducted inside the building with overhead doors closed. 9. That there is no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris. 10. That there is no outdoor display of banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit. 11. That no work or storage of vehicles occurs in the public right of way. 12. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. | |

| <u>Item No.</u> | <u>Case No./ Case Type</u> | <u>Description</u> | <u>Premises Address/Ald. Dist.</u> |
|-----------------|----------------------------|--|--|
| 28 | 31213 Special Use | Christine Monty Lessee Request to continue occupying the premises as a day care center for 44 children per shift infant to 12 years of age, operating Monday - Friday 5:30 a.m. - 10:00 p.m. | 6161 W. Forest Home Av. A/K/A 6163 W. Forest Home Av. 11th Dist. |
| | Action: | 5 yrs. | |
| | Motion: | Donald Jackson moved to grant the appeal. Seconded by Martin Kohler. | |
| | Vote: | 4 Ayes, 0 Nays, 1 C. Doyle Abstained. | |
| | Conditions of Approval: | <ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That 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 outdoor play area is not utilized before 9:00 A.M. or after 8:00 P.M. 7. The applicant does not display any exterior signs or banners except those approved and installed in conjunction with a sign permit. 8. That this Special Use is granted for a period of five (5) years, commencing with the date hereof. | |

| <u>Item No.</u> | <u>Case No./ Case Type</u> | <u>Description</u> | <u>Premises Address/Ald. Dist.</u> |
|-----------------|----------------------------|--|---|
| 29 | 31201 Special Use | 5th Ward Partners, LLC Richard D'Aloia;Property Owner Request to continue occupying the premises as a parking lot. | 434 S. 3rd St. A/K/A 222 W. Virginia St. 12th Dist. |
| | Action: | Granted 10 yrs. | |
| | Motion: | Donald Jackson moved to grant the appeal. Seconded by Martin Kohler. | |
| | Vote: | 4 Ayes, 0 Nays, 1 C. Doyle Abstained. | |
| | Conditions of Approval: | <ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That landscaping and screening is maintained in a manner that meets the intent of city code. 5. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. | |
| 30 | 31200 Special Use | CP Rail Systems Property Owner Request to continue to allow a transmission tower. | 6127 R S. 6th St. 13th Dist. |
| | Action: | Granted 10 yrs. | |
| | Motion: | Donald Jackson moved to grant the appeal. Seconded by Martin Kohler. | |
| | Vote: | 4 Ayes, 0 Nays, 1 C. Doyle Abstained. | |
| | Conditions of Approval: | <ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That this 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> |
|-----------------|----------------------------|--|--|
| 31 | 31208 Special Use | Chimsiab Yang & Daniel Yang Property Owner Request to continue occupying the premises as a 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. A/K/A 1801 A W. Becher St. 13th Dist. |
| | Action: | Granted 5 yrs. | |
| | Motion: | Donald Jackson moved to grant the appeal. Seconded by Martin Kohler. | |
| | Vote: | 4 Ayes, 0 Nays, 1 C. Doyle Abstained. | |
| | Conditions of Approval: | <ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That signage must meet the signage standards of s.295-505-5 of the Milwaukee Zoning Code. 5. That the outdoor play area is not utilized before 9:00 A.M. or after 8:00 P.M. 6. That this Special Use is granted for a period of five (5) years, commencing with the date hereof. | |
| 32 | 31191 Special Use | David W Doern Prospective Buyer Request to occupy the premises as an outdoor storage facility. | 1125 W. Waterford Av. 13th Dist. |
| | Action: | Adjourned | |
| | Motion: | This item has been adjourned from the consent agenda at the request of an interested party and will be rescheduled for the next available public hearing. | |
| | Vote: | -- | |
| | Conditions of Approval: | -- | |

| <u>Item No.</u> | <u>Case No./ Case Type</u> | <u>Description</u> | <u>Premises Address/Ald. Dist.</u> |
|-----------------|----------------------------------|--|------------------------------------|
| 33 | 31183 Dimensional Variance | Amber Nichole Slack Property Owner Request to construct a garage in the front yard of the premises. | 341 E. Rosedale Av. 14th Dist. |
| | Action: | Adjourned | |
| | Motion: | This item has been adjourned from the consent agenda at the request of an interested party and will be rescheduled for the next available public hearing. | |
| | Vote: | -- | |
| | Conditions of Approval: | -- | |

| <u>Item No.</u> | <u>Case No./ Case Type</u> | <u>Description</u> | <u>Premises Address/Ald. Dist.</u> |
|-----------------|----------------------------|---|------------------------------------|
| 34 | 31195 Special Use | Ernest Zazueta Property Owner | 3529 W. Vliet St. 15th Dist. |
| | | Request to occupy the premises as a day care center for 20 children per shift infant to 12 years of age, operating Monday - Saturday 5:30 a.m. - 11:30 p.m. | |
| | Action: | Granted 5 yrs. | |
| | Motion: | Donald Jackson moved to grant the appeal. Seconded by Martin Kohler. | |
| | Vote: | 4 Ayes, 0 Nays, 1 C. Doyle Abstained. | |
| | Conditions of Approval: | <ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the outdoor play area is not utilized before 9:00 A.M. or after 8:00 P.M. 5. That a contact name and phone number be provided to the Board office within ten days of the issuance of this written decision. The phone number must be available 24 hours a day. 6. That the petitioner submit a copy of the State of Wisconsin day care license to the Board of Zoning Appeals within 60 days of State issuance of the license. 7. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code. 8. 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. 9. That this Special Use is granted for a period of five (5) years, commencing with the date hereof. | |

| <u>Item No.</u> | <u>Case No./ Case Type</u> | <u>Description</u> | <u>Premises Address/Ald. Dist.</u> |
|-----------------|----------------------------------|--|---|
| 35 | 31212 Dimensional Variance | United Methodist Children's Services of Wisconsin Prospective Buyer Request to construct a two-family dwelling that does not meet the minimum required side street setback (required 3 ft. / proposed 1.5 ft.). Action: Granted Motion: Donald Jackson moved to grant the appeal. Seconded by Martin Kohler. Vote: 4 Ayes, 0 Nays, 1 C. Doyle 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 to run with the land. | 1957 N. 38th St. A/K/A 1959 N. 38th St. 15th Dist. |
| 36 | 31021 Special Use | Kim Malacara Property Owner Request to occupy a portion of the premises as an assembly hall. | 3003 S. Kinnickinnic Av. A/K/A 3003 S. Kinnickinnic Av. 1 14th Dist. |
| | | Action: Denied Motion: Donald Jackson moved to deny the appeal. Seconded by Martin Kohler. Vote: 4 Ayes, 0 Nays, 1 C. Doyle Abstained. Conditions of Approval: -- | |

| <u>Item No.</u> | <u>Case No./ Case Type</u> | <u>Description</u> | <u>Premises Address/Ald. Dist.</u> |
|-----------------|----------------------------|---|------------------------------------|
| 37 | 31022 Special Use | Sheila Crosby Lessee | 3500 W. Elm St. 1st Dist. |
| | | Request to occupy the premises as a motor vehicle repair facility. | |
| | Action: | Granted 3 yrs. | |
| | Motion: | Donald Jackson moved to grant the appeal. Seconded by Jose Dominguez. | |
| | Vote: | 4 Ayes, 0 Nays, 1 C. Doyle Abstained. | |
| | Conditions of Approval: | <ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the applicant has no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris. 5. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit. 6. That no work or storage of vehicles occurs in the public right of way. 7. That signage must meet the signage standards of s.295-805 of the Milwaukee Zoning Code. 8. That all repair work is conducted inside the building. 9. That this Special Use is granted for a period of three (3) years, commencing with the date hereof. | |

| <u>Item No.</u> | <u>Case No./ Case Type</u> | <u>Description</u> | <u>Premises Address/Ald. Dist.</u> |
|-----------------|----------------------------|--|------------------------------------|
| 38 | 31052 Special Use | Corey Byrd Lessee | 5235 N. Hopkins St. 1st Dist. |
| | | Request to occupy the premises as an assembly hall. | |
| | Action: | Granted 3 yrs. | |
| | Motion: | Donald Jackson moved to grant the appeal. Seconded by Henry Szymanski. | |
| | Vote: | 4 Ayes, 0 Nays, 1 C. Doyle Abstained. | |
| | Conditions of Approval: | <ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the petitioner 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. 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 the applicant supply a 24-hour contact phone number to the Board office and any interested party that requests it. 7. That signage must meet the signage standards of s.295-805 of the Milwaukee Zoning Code. 8. That this use not operate outside after Midnight. 9. That this Special Use is granted for a period of three (3) years, commencing with the date hereof. | |

| <u>Item No.</u> | <u>Case No./ Case Type</u> | <u>Description</u> | <u>Premises Address/Ald. Dist.</u> |
|-----------------|----------------------------|--|------------------------------------|
| 39 | 31166 Special Use | Emad A Elkhalfa Lessee | 5003 N. Teutonia Av. 1st Dist. |
| | | Request to occupy the premises as a motor vehicle sales and repair facility. | |
| | Action: | Granted 3 yrs. | |
| | Motion: | Henry Szymanski moved to grant the appeal. Seconded by Jose Dominguez. | |
| | Vote: | 4 Ayes, 0 Nays, 1 C. Doyle Abstained. | |
| | Conditions of Approval: | <ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the applicant has no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris. 5. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit. 6. That no work or storage of vehicles occurs in the public right of way. 7. That signage must conform to the sign standards of s. 295- 605-5 of the Milwaukee Zoning Code. 8. That landscaping and screening is maintained in a manner that meets the intent of city code. 9. That all repair work is conducted inside of the building. 10. That site illumination must meet the lighting standards of s.295-409 of the Milwaukee Zoning Code. 11. That these Special Uses are granted for a period of three (3) years, commencing with the date hereof. | |

| <u>Item No.</u> | <u>Case No./ Case Type</u> | <u>Description</u> | <u>Premises Address/Ald. Dist.</u> |
|-----------------|----------------------------|---|---|
| 40 | 31081 Special Use | Johnny Gordon Lessee | 6027 W. Villard Av. A/K/A 6027 W. Villard Av. A 2nd Dist. |
| | | Request to occupy the premises as a body shop. | |
| | Action: | Granted 3 yrs. | |
| | Motion: | Henry Szymanski moved to grant the appeal. Seconded by Donald Jackson. | |
| | Vote: | 4 Ayes, 0 Nays, 1 C. Doyle Abstained. | |
| | Conditions of Approval: | <ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the applicant has no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris. 5. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit. 6. That no work or storage of vehicles occurs in the public right of way. 7. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code. 8. That all repair work is conducted inside the building. 9. That within 60 days of Board approval of the special use the petitioner must meet with the Zoning Administration Group to create a landscape. The petitioner must then submit a landscape plan to the Board of Zoning Appeals for Zoning Administration Group review and approval prior to the issuance of any permits. 10. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. | |

| <u>Item No.</u> | <u>Case No./ Case Type</u> | <u>Description</u> | <u>Premises Address/Ald. Dist.</u> |
|-----------------|----------------------------|--|--------------------------------------|
| 41 | 31056 Special Use | Donya Parker Property Owner | 7401 W. Fond Du Lac Av. 2nd Dist. |
| | | Request to occupy the premises as a motor vehicle sales and repair facility. | |
| | Action: | Granted 3 yrs. | |
| | Motion: | Donald Jackson moved to grant the appeal. Seconded by Henry Szymanski. | |
| | Vote: | 4 Ayes, 0 Nays, 1 C. Doyle Abstained. | |
| | Conditions of Approval: | <ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the applicant has no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris. 5. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit. 6. That no work or storage of vehicles occurs in the public right of way. 7. That all repair work is conducted inside the building. 8. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code. 9. That site illumination must meet the lighting standards of s.295-409 of the Milwaukee Zoning Code. 10. That landscaping and screening is implemented and maintained according to the landscape plan submitted to the Board of Zoning Appeals on April 27, 2011. 11. That these Special Uses are granted for a period of three (3) years, commencing with the date hereof. | |

| <u>Item No.</u> | <u>Case No./ Case Type</u> | <u>Description</u> | <u>Premises Address/Ald. Dist.</u> |
|-----------------|----------------------------|--|--------------------------------------|
| 42 | 31015 Special Use | Milton and Jane Pointer Property Owner | 6333 W. Fond Du Lac Av. 2nd Dist. |
| | | Request to add an outdoor storage facility to the existing nonconforming motor vehicle repair facility. | |
| | Action: | Granted 3 yrs. | |
| | Motion: | Donald Jackson moved to grant the appeal. Seconded by Jose Dominguez. | |
| | Vote: | 4 Ayes, 0 Nays, 1 C. Doyle Abstained. | |
| | Conditions of Approval: | <ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the applicant only has outdoor storage of tires in the screened storage area and has no outdoor storage of auto parts, nuisance vehicles or other junk and debris outside of the building. 5. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit. 6. That any storage containers on-site be removed from the premises. 7. That no work or storage of vehicles occurs in the public right of way. 8. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code. 9. That the opaque screening is is maintained in a neat and orderly manner. 10. That this Special Use is granted for a period of three (3) years, commencing with the date hereof. | |

| <u>Item No.</u> | <u>Case No./ Case Type</u> | <u>Description</u> | <u>Premises Address/Ald. Dist.</u> |
|-----------------|----------------------------|---|--------------------------------------|
| 43 | 31091 Special Use | Toua Thao Lessee | 7124 W. Fond Du Lac Av. 2nd Dist. |
| | | Request to occupy the premises as a motor vehicle repair facility. | |
| | Action: | Granted 3 yrs. | |
| | Motion: | Donald Jackson moved to grant the appeal. Seconded by Henry Szymanski. | |
| | Vote: | 4 Ayes, 0 Nays, 1 C. Doyle Abstained. | |
| | Conditions of Approval: | <ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the applicant has no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris. 5. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit. 6. That no work or storage of vehicles occurs in the public right of way. 7. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code. 8. That all repair work is conducted inside the building. 9. That the petitioner shall implement and maintain landscaping and screening in accordance with the landscape plan submitted to the Board of Zoning Appeals on May 10th, 2011. 10. That this Special Use is granted for a period of three (3) years, commencing with the date hereof. | |

| <u>Item No.</u> | <u>Case No./ Case Type</u> | <u>Description</u> | <u>Premises Address/Ald. Dist.</u> |
|-----------------|----------------------------|---|---|
| 44 | 31197 Other | Annette V. French Lessee Request to modify condition #5 of case #28592 stating "that no merchandise is displayed outside". | 1117 E. Brady St. A/K/A 1115 E. Brady St. 3rd Dist. |
| | Action: | Granted | |
| | Motion: | Donald Jackson moved to grant the appeal. Seconded by Martin Kohler. | |
| | Vote: | 4 Ayes, 0 Nays, 1 C. Doyle Abstained. | |
| | Conditions of Approval: | Condition has been struck from case #28592 | |
| 45 | 31161 Special Use | East Park Place LLC Anthony DeRosa;Property Owner Request to occupy the premises as a rooming house for 182 occupants. | 1824 E. Park Pl. A/K/A 1824 E. Park Pl. 402 3rd Dist. |
| | Action: | Granted 4 yrs. | |
| | Motion: | Donald Jackson moved to grant the appeal. Seconded by Henry Szymanski. | |
| | Vote: | 3 Ayes, 1 Nays, 1 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 acquires a rooming house license and complies with all of the requirements of an R-1 occupancy. 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 the applicant can have up to 233 occupants. 7. That this Special Use is granted for a period of four (4) years, commencing with the date hereof. | |

| <u>Item No.</u> | <u>Case No./ Case Type</u> | <u>Description</u> | <u>Premises Address/Ald. Dist.</u> |
|-----------------|---|---|------------------------------------|
| 46 | 31061 Special Use | Carl Mueller Mueller Communications Inc.;Property Owner | 1749 N. Prospect Av. 3rd Dist. |
| | | Request to construct an addition and to expand the Board approved general office into the third floor of the premises. | |
| | Action: | Adjourned | |
| | Motion: | This matter was adjourned at the request of the applicant and will be rescheduled for the next available agenda. | |
| | Vote: | -- | |
| | Conditions of Approval: | -- | |
| 47 | 31140 Use Variance/ Dimensional Variance | Cornerstone Church Prospective Buyer | 2326 N. Cambridge Av. 3rd Dist. |
| | | Request to occupy the premises as a religious assembly hall without the minimum required number of parking spaces (required 6 / proposed 0). | |
| | Action: | Granted 5 yrs. | |
| | Motion: | Henry Szymanski moved to grant the appeal. Seconded by Jose Dominguez. | |
| | Vote: | 4 Ayes, 0 Nays, 1 C. Doyle Abstained. | |
| | Conditions of Approval: | <ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the petitioner submits plans prepared by an architect for the conversion of this building, obtains all required permits and obtains a final occupancy certificate by having all required inspections, complies with current State commercial building code for assembly occupancies and complies with all zoning conditions and building code requirements prior to occupancy. 5. That these Variances are granted for a period of five (5) years, commencing with the date hereof. | |

| <u>Item No.</u> | <u>Case No./ Case Type</u> | <u>Description</u> | <u>Premises Address/Ald. Dist.</u> |
|-----------------|----------------------------------|---|------------------------------------|
| 48 | 30793 Dimensional Variance | Michael H White Request to construct an addition that does not meet the minimum required side street setback (required 18 ft. / proposed 6 ft.) and the minimum rear setback (required 20 ft. / proposed 9.5 ft.). | 2134 N. Terrace Av. 3rd Dist. |
| | Action: | Adjourned | |
| | Motion: | This matter was adjourned at the request of the applicant and will be rescheduled for the next available agenda. | |
| | Vote: | -- | |
| | Conditions of Approval: | -- | |

| <u>Item No.</u> | <u>Case No./ Case Type</u> | <u>Description</u> | <u>Premises Address/Ald. Dist.</u> |
|-----------------|----------------------------|---|---|
| 49 | 31101 Special Use | Earnest L Willis, Sr. Lessee Request to increase the number of children from 45 to 80 per shift and to increase the days of operation from Monday - Friday to Monday - Saturday and to continue occupying the premises as a 24 hour day care center for children infant to 12 years of age. | 3414 N. Port Washington Av. A/K/A 3418 N. Port Washington Av. 4 6th Dist. |
| | Action: | Granted 5 yrs. | |
| | Motion: | Henry Szymanski moved to grant the appeal. Seconded by Donald Jackson. | |
| | Vote: | 4 Ayes, 0 Nays, 1 C. Doyle Abstained. | |
| | Conditions of Approval: | <ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the petitioner submits plans prepared by an architect for the conversion of the basement for day care occupancy, obtains all required permits and obtains a final occupancy certificate by having all required inspections, complies with current State commercial building code for I-4 occupancies and complies with all zoning conditions and building code requirements prior to occupying the basement. 5. That the capacity of the day care center does not exceed 45 children until all alterations to the basement have been completed and approved by the Department of Neighborhood Services and a new occupancy has been issued to include the basement as part of the day care center. 6. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code. 7. That the outdoor play area is not utilized before 9:00 A.M. 8. That the petitioner submit a copy of the State of Wisconsin day care license to the Board of Zoning Appeals within 60 days of Board approval of the special use. 9. That this Special Use is granted for a period of five (5) years, commencing with the date hereof. | |

| <u>Item No.</u> | <u>Case No./ Case Type</u> | <u>Description</u> | <u>Premises Address/Ald. Dist.</u> |
|-----------------|----------------------------|---|---|
| 50 | 31128 Use Variance | Unity Missionary Baptist Church Nathaniel Johnson;Property Owner Request to occupy the premises as a parking lot. | 3257 N. 39th St. A/K/A 3257 A N. 39th St. 7th Dist. |
| | Action: | Granted | |
| | Motion: | Donald Jackson moved to grant the appeal. Seconded by Martin Kohler. | |
| | Vote: | 4 Ayes, 0 Nays, 1 C. Doyle Abstained. | |
| | Conditions of Approval: | <ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the applicant submits a complete set of plans to the Milwaukee Development Center for a parking lot, obtains all required permits and completes all work prior to occupancy and use. 5. That existing grass, and trees are retained and that parking does not encroach into these areas 6. That this Variance is granted for a period of time commencing with the date hereof, and expiring August 31, 2012. | |

| <u>Item No.</u> | <u>Case No./ Case Type</u> | <u>Description</u> | <u>Premises Address/Ald. Dist.</u> |
|-----------------|----------------------------|--|---|
| 51 | 31180 Special Use | Mahoua Ouattara Lessee | 4840 W. Fond Du Lac Av. A/K/A 4838 W. Fond Du Lac Av. 7th Dist. |
| | Action: | Granted 3 yrs. | |
| | Motion: | Henry Szymanski moved to grant the appeal. Seconded by Donald Jackson. | |
| | Vote: | 4 Ayes, 0 Nays, 1 C. Doyle Abstained. | |
| | Conditions of Approval: | <ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the petitioner obtains an occupancy certificate by having all required inspections, complies with current State commercial building code for and complies with all zoning conditions and building code requirements prior to occupancy. 5. The applicant does not display any exterior signs or banners except those approved and installed in conjunction with a sign permit. 6. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code. 7. That the outdoor play area is not utilized before 9:00 A.M. or after 8:00 P.M. 8. That a contact name and phone number be provided to the Board office within ten days of the issuance of this written decision. The phone number must be available 24 hrs/day. 9. That the petitioner submit a copy of the State of Wisconsin day care license to the Board of Zoning Appeals within 60 days of Board approval of the special use. 10. That the storefront windows remain as transparent glass per s295-605-2-i-3-c of the Milwaukee Code of Ordinances and are maintained in an attractive manner. 11. That this Special Use is granted for a period of three (3) years, commencing with the date hereof. | |

| <u>Item No.</u> | <u>Case No./ Case Type</u> | <u>Description</u> | <u>Premises Address/Ald. Dist.</u> |
|-----------------|----------------------------|--|---|
| 52 | 30970 Special Use | Keona Jones Property Owner Request to occupy the premises as a group home for 8 occupants. | 3147 N. 24th St. A/K/A 3149 N. 24th St. 7th Dist. |
| | Action: | Adjourned | |
| | Motion: | This matter has been adjourned at the request of the applicant and will be rescheduled for the next available agenda. | |
| | Vote: | -- | |
| | Conditions of Approval: | -- | |
| 53 | 31097 Special Use | Jose G Maldonado Lessee Request to occupy the premises as a ground transportation facility. | 2628 S. 32nd St. 8th Dist. |
| | Action: | Granted 5 yrs. | |
| | Motion: | Donald Jackson moved to grant the appeal. Seconded by Henry Szymanski. | |
| | Vote: | 4 Ayes, 0 Nays, 1 C. Doyle Abstained. | |
| | Conditions of Approval: | <ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That no storage of vehicles occurs in the public right of way. 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> |
|-----------------|----------------------------|---|------------------------------------|
| 54 | 31100 Special Use | Wadood Ahmad Property Owner | 2931 W. Lincoln Av. 8th Dist. |
| | | Request to continue occupying the premises as a motor vehicle filling station. | |
| | Action: | Adjourned | |
| | Motion: | This matter has been adjourned at the request of the applicant and will be rescheduled for the next available agenda. | |
| | Vote: | -- | |
| | Conditions of Approval: | -- | |

| <u>Item No.</u> | <u>Case No./ Case Type</u> | <u>Description</u> | <u>Premises Address/Ald. Dist.</u> |
|-----------------|---|---|--|
| 55 | 31065 Special Use / Dimensional Variance | La Causa George A. Torres;Property Owner Request to raze and rebuild a structure that exceeds the maximum allowed front setback (allowed 2 ft. / proposed 7 ft. 6 in.), exceeds the allowed side setback (allowed 5 ft. / proposed 8 ft.), does not meet the minimum required sidewall height (required 18 ft. / proposed 9 ft.), the required glazing (required 60% / proposed 27.5%) and the required garage door setback (required 4 ft. / proposed 0 ft.) and to continue occupying the premises as a social service and shelter care facility. | 522 W. Walker St. A/K/A 524 W. Walker St. 12th Dist. |
| | Action: | Granted 10 yrs. | |
| | Motion: | Henry Szymanski moved to grant the appeal. Seconded by Martin Kohler. | |
| | Vote: | 4 Ayes, 0 Nays, 1 C. Doyle Abstained. | |
| | Conditions of Approval: | <ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the premises is developed in accordance with the plans submitted to the Board on July 21, 2011. 5. That the Variances are granted to run with the land. 6. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. | |

| <u>Item No.</u> | <u>Case No./ Case Type</u> | <u>Description</u> | <u>Premises Address/Ald. Dist.</u> |
|-----------------|----------------------------|--|--|
| 56 | 31075 Special Use | Randy Melchert and Anna Horneck Lessee Request to occupy a portion of the premises as a school for 120 students K4 - 12th grade and a day care center for 48 children per shift 2 - 4 years of age, operating Monday - Friday 6:00 a.m. - 6:00 p.m. | 633 S. 12th St. A/K/A 1236 W. Pierce St. 12th Dist. |
| | Action: | Denied | |
| | Motion: | Donald Jackson moved to deny the appeal. Seconded by Henry Szymanski. | |
| | Vote: | 4 Ayes, 0 Nays, 1 C. Doyle Abstained. | |
| | Conditions of Approval: | -- | |
| 57 | 31071 Special Use | Cornerstone Pavers, LLC Christopher C. Cape;Lessee Request to occupy the premises as a temporary concrete/batch plant (concrete production for General Mitchell Airport project). | 1121 W. Grange Av. A/K/A 1101 W. Grange Av. 13th Dist. |
| | Action: | Granted | |
| | Motion: | Henry Szymanski moved to grant the appeal. Seconded by Donald Jackson. | |
| | Vote: | 4 Ayes, 0 Nays, 1 C. Doyle Abstained. | |
| | Conditions of Approval: | <ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That no dust from the operation shall blow onto adjacent properties or public right-of-way. The operator shall also provide for the daily removal of material tracked onto the public roadway by equipment coming to or going from the facility. 5. That when the construction project the plant is serving is complete, the site shall be cleaned and returned to its original condition or improved condition, as appropriate. 6. That this Special Use is granted for a period of time commencing with the date hereof, and expiring on October 15, 2011. | |

| <u>Item No.</u> | <u>Case No./ Case Type</u> | <u>Description</u> | <u>Premises Address/Ald. Dist.</u> |
|-----------------|----------------------------------|---|--|
| 58 | 31152 Special Use | Ram Suvedi Mt. Everest R.E. Holding Co., LLC;Property Owner | 1301 W. Morgan Av. A/K/A 1303 W. Morgan Av. 13th Dist. |
| | | Request to raze and rebuild a motor vehicle filling station and a car wash that does not meet the minimum required glazing (required 60% / proposed 49%). | |
| | Action: | Denied | |
| | Motion: | Henry Szymanski moved to deny the appeal. Seconded by Donald Jackson. | |
| | Vote: | 4 Ayes, 0 Nays, 1 C. Doyle Abstained. | |
| | Conditions of Approval: | -- | |
| 59 | 31176 Dimensional Variance | Robert D. Schwarz and Agnes C. Perez- Pena Property Owner | 2766 S. Superior St. 14th Dist. |
| | | Request to raze and rebuild a garage that exceeds the maximum allowed sidewall height (allowed 10 ft. / proposed 16 ft.). | |
| | Action: | Granted | |
| | Motion: | Henry Szymanski moved to grant the appeal. Seconded by Martin Kohler. | |
| | Vote: | 4 Ayes, 0 Nays, 1 C. Doyle Abstained. | |
| | Conditions of Approval: | <ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That this Variance is granted to run with the land. | |

| <u>Item No.</u> | <u>Case No./ Case Type</u> | <u>Description</u> | <u>Premises Address/Ald. Dist.</u> |
|-----------------|---|---|------------------------------------|
| 60 | 31203 Special Use / Dimensional Variance | Ouimet Properties, LLC William Ouimet;Property Owner Request to construct an addition to the existing building and to occupy the premises as a motor vehicle repair facility with garage doors facing the street that do not meet the minimum required setback (required 4 ft. / proposed 0 ft.). | 2704 S. 16th St. 14th Dist. |
| | Action: | Granted 5 yrs. | |
| | Motion: | Donald Jackson moved to grant the appeal. Seconded by Jose Dominguez. | |
| | Vote: | 3 Ayes, 1 Nays, 1 Abstained. | |
| | Conditions of Approval: | <ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That this Variance is granted to run with the land. 5. That this Special Use is granted for a period of five (5) years, commencing with the date hereof. | |
| 61 | 31127 Dimensional Variance | Anna M Bobber Property Owner Request to erect a side yard fence that exceeds the maximum allowed height (allowed 4 ft. / proposed 6 ft.). | 1601 E. Eden Pl. 14th Dist. |
| | Action: | Granted | |
| | Motion: | Henry Szymanski moved to grant the appeal. Seconded by Donald Jackson. | |
| | Vote: | 4 Ayes, 0 Nays, 1 C. Doyle Abstained. | |
| | Conditions of Approval: | <ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That this Variance is granted to run with the land. | |

| <u>Item No.</u> | <u>Case No./ Case Type</u> | <u>Description</u> | <u>Premises Address/Ald. Dist.</u> |
|-----------------|----------------------------|---|--|
| 62 | 31102 Special Use | The Cobra's MC Inc. Lessee Request to occupy the premises as an assembly hall. | 3726 W. Vliet St. A/K/A 3728 W. Vliet St. 15th Dist. |
| | Action: | Adjourned | |
| | Motion: | Donald Jackson moved to adjourn the appeal. Seconded by Martin Kohler. | |
| | Vote: | -- | |
| | Conditions of Approval: | -- | |
| 63 | 31108 Special Use | Leonid Khodos Property Owner Request to occupy the premises as an outdoor salvage operation (to be operated in conjunction with the salvage facility at 3015 W. Center St.). | 2661 N. 30th St. A/K/A 2667 N. 30th St. 15th Dist. |
| | Action: | Granted 10 yrs. | |
| | Motion: | Donald Jackson moved to grant the appeal. Seconded by Henry Szymanski. | |
| | Vote: | 4 Ayes, 0 Nays, 1 C. Doyle Abstained. | |
| | Conditions of Approval: | <ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That landscaping and screening is maintained in a manner that meets the intent of city code. 5. That the petitioner obtains an occupancy certificate by having all required inspections, complies with current State commercial building code for storage occupancies and complies with all zoning conditions and building code requirements prior to occupancy. 6. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. | |

| <u>Item No.</u> | <u>Case No./ Case Type</u> | <u>Description</u> | <u>Premises Address/Ald. Dist.</u> |
|-----------------|----------------------------|---|--|
| 64 | 31109 Special Use | Leonid Khodos Property Owner Request to occupy the premises as an outdoor salvage operation (to be operated in conjunction with the salvage facility at 2661 N. 30th St.). | 3015 W. Center St. A/K/A 3019 W. Center St. 15th Dist. |
| | Action: | Granted 10 yrs. | |
| | Motion: | Donald Jackson moved to grant the appeal. Seconded by Henry Szymanski. | |
| | Vote: | 4 Ayes, 0 Nays, 1 C. Doyle Abstained. | |
| | Conditions of Approval: | <ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the petitioner obtains an occupancy certificate by having all required inspections, complies with current State commercial building code for storage occupancies and complies with all zoning conditions and building code requirements prior to occupancy. 5. That the opaque fence along the W. Center St property line is maintained in a manner that meets the intent of city code. 6. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. | |

Other Business:

Board member Szymanski moved to approve the minutes of the July 7, 2011 meeting. Seconded by Board member Kohler. Unanimously approved.

The Board set the next meeting for September 22, 2011.

Board member Kohler moved to adjourn the meeting at 8:03 p.m.. Seconded by Board member Jackson. Unanimously approved.

BOARD OF ZONING APPEALS

Secretary of the Board