



Board of Zoning Appeals

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Henry Szymanski

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Jennifer Current
Eric Lowenberg

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AGENDA

September 14, 2017

PLEASE TAKE NOTICE THAT a hearing will be held before the Board of Zoning Appeals of the City of Milwaukee on Thursday, September 14, 2017, commencing at 4:00 p.m. in the Common Council Committee Rooms, **City Hall (Room 301-A)**, 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.

4:00 p.m. Administrative Consent Agenda.

Items Scheduled for approval 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>
<u>1</u>	15	BZZA-17-00216 Special Use <i>Dismissal</i>	SOS Center Inc, Property Owner Request to continue occupying the premises as a social service facility	4620 W North Av
<u>2</u>	15	BZZA-16-00341 Special Use <i>Dismissal</i>	V&J Foods, Inc., Property Owner Request to raze the existing structure and to construct a fast-food/carry-out restaurant with a drive-through facility	1948 W Fond Du Lac Av
<u>3</u>	1	BZZA-17-00273 Special Use <i>Dismissal</i>	Verizon Wireless, Lessee Request to erect a transmission tower that exceeds the maximum allowed height (allowed 85 ft. / proposed 120 ft.)	2900 W Mill Rd



Board of Zoning Appeals, Hearing on Thursday, September 14, 2017

<u>Item No.</u>	<u>Ald Dist.</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
<u>4</u>	1	BZZA-16-00381 Dimensional Variance <i>Dismissal</i>	Desiree Loduha, Lessee Request to allow window signs that exceed the maximum allowed area	3622 W Silver Spring Dr
<u>5</u>	3	BZZA-17-00083 Use Variance <i>Dismissal</i>	Levi Stein, Lessee Request to occupy a portion of the premises as a catering service	3109 N Lake Dr
<u>6</u>	4	BZZA-16-00486 Dimensional Variance <i>Dismissal</i>	Peter Wallace, Other Request to erect an off-premise sign that exceeds the maximum allowed area (allowed 50 sq. ft. / proposed 1000 sq. ft.)	1033 N Old World Third St 100
<u>7</u>	5	BZZA-16-00429 Special Use <i>Dismissal</i>	Timothy Lee, Lessee Request to occupy the premises as a ground transportation service facility	8229 W Capitol Dr
<u>8</u>	8	BZZA-16-00324 Use Variance <i>Dismissal</i>	Seeds of Health Inc., Property Owner Request to raze the existing structure and to construct a garage	1445 S 32Nd St
<u>9</u>	8	BZZA-16-00365 Dimensional Variance, Special Use <i>Dismissal</i>	Eder Mendez, Lessee Request to continue occupying the premises as a motor vehicle repair facility and body shop with a sign that exceeds the maximum allowed area	2016 W National Av
<u>10</u>	9	BZZA-17-00112 Use Variance <i>Dismissal</i>	Kulbir Singh, Prospective Buyer Request to occupy the premises as a day care center for 80 children per shift, operating Monday - Friday 6 a.m. - 7 p.m.	7259 N 76Th St

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<u>Item No.</u>	<u>Ald Dist.</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
<u>11</u>	9	BZZA-17-00201 Use Variance <i>Dismissal</i>	First Choice Learning Center, Lessee Request to occupy a portion of the premises as a 24 hour day care center for 125 children per shift infant through 12 years of age, operating Monday - Sunday	6900 W Brown Deer Rd
<u>12</u>	11	BZZA-17-00176 Dimensional Variance, Special Use <i>Dismissal</i>	U.S. Cellular Operating Company LLC, Lessee Request to construct a transmission tower that exceeds the maximum allowed height and without the minimum required landscaping	5114 W Howard Av
<u>13</u>	11	BZZA-17-00180 Dimensional Variance, Special Use <i>Dismissal</i>	U.S. Cellular Operating Company LLC, Lessee Request to construct a transmission tower that exceeds the maximum permitted height and without the minimum required landscaping	3171 S 76Th St
<u>14</u>	12	BZZA-17-00087 Special Use <i>Dismissal</i>	Bufracio Mayorga, Lessee Request to occupy the premises as a light motor vehicle sales and body shop	1313 W National Av

4:00 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 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.

<u>15</u>	4	BZZA-17-00333 Special Use	Fresenius Medical Care, Lessee Request to occupy a portion of the premises as a medical office.	161 W Wisconsin Av 300
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Board of Zoning Appeals, Hearing on Thursday, September 14, 2017

<u>Item No.</u>	<u>Ald Dist.</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
<p><u>4:00 p.m. Consent Agenda (continued)</u> <u>Items Scheduled for approval on the Consent Agenda.</u> <u>No oral testimony will be taken on these items.</u> <i>If there are any objections to these approvals, please make them known to the Board office in writing at least 24 hours prior to the time of the hearing.</i> <i>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.</i></p>				
<u>16</u>	15	BZZA-17-00301 Special Use	Revive Youth & Family, Property Owner Request to continue occupying the premises as a group home for 5 occupants	2518 N 17Th St
<u>17</u>	15	BZZA-17-00266 Special Use	Vision Kids Academy, Inc, Lessee Request to increase the hours of operation from Monday - Friday 6:00 a.m. - midnight to Monday - Friday 6:00 a.m. - midnight, Saturday 6:00 a.m. - 9:00 p.m., and Sunday 6:00 a.m. - 6:00 p.m. for the Board-approved day care center for 38 children per shift infant through 12 years of age	2836 N Teutonia Av
<u>18</u>	15	BZZA-17-00268 Special Use	Sharon Nelson, Lessee Request to occupy the premises as a day care center for 75 children per shift infant through 12 years of age, operating Monday - Sunday 6:00 a.m. - 11:00 p.m.	2850 N Teutonia Av
<u>19</u>	1	BZZA-17-00272 Special Use	Ma'ruf, Inc., Prospective Buyer Request to occupy the premises as a community center	2110 W Hampton Av
<u>20</u>	1	BZZA-17-00271 Dimensional Variance	Matt & Diane Kistler, Property Owner Request to erect a side street fence that exceeds the maximum allowed height (allowed 4 ft. / proposed 6 ft.)	5383 N 13Th St

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4:00 p.m. Consent Agenda (continued)

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 at least 24 hours prior to the time of the hearing.
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<u>21</u>	1	BZZA-17-00281 Use Variance	Christ Child Society, Inc. Milwaukee Chapter, Lessee Request to continue occupying a portion of the premises as a second-hand sales facility	4033 W Good Hope Rd
<u>22</u>	1	BZZA-17-00318 Special Use	New Beginnings Are Possible, Other Request to occupy the premises as a community center	6100 N 42Nd St
<u>23</u>	2	BZZA-17-00249 Special Use	Auto Cave LLC, Lessee Request to add a motor vehicle repair facility and to continue occupying the premises as a motor vehicle sales facility (this is a new operator)	9832 W Appleton Av
<u>24</u>	4	BZZA-17-00282 Special Use	City of Light Church, Inc. DBA Spectrum Arts, Lessee Request to occupy a portion of the premises as a community center	161 W Wisconsin Av L1700
<u>25</u>	4	BZZA-17-00319 Special Use	Towne Realty, Inc., Property Owner Request to continue occupying the premises as a principal use parking lot	801 W Wisconsin Av
<u>26</u>	6	BZZA-17-00269 Special Use	New Horizon Center, Lessee Request to continue occupying a portion of the premises as a day care center for 74 children per shift infant through 12 years of age, operating Monday - Friday 6:00 a.m. - 7:00 p.m.	4200 N Holton St

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4:00 p.m. Consent Agenda (continued)

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 at least 24 hours prior to the time of the hearing.
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<u>27</u>	6	BZZA-17-00304 Special Use	Sophiea Agee, Lessee Request to increase the number of children from 16 to 19 per shift infant through 12 years of age, and to continue occupying the premises as a day care center operating Monday - Friday 6:00 a.m. - midnight (this is a new operator)	907 W Atkinson Av
<u>28</u>	6	BZZA-17-00302 Special Use	Yvonne Nelson, Lessee Request to occupy a portion of the premises as a second-hand sales facility	500 E Burleigh St
<u>29</u>	7	BZZA-17-00334 Dimensional Variance	Compass Properties, LLC, Prospective Buyer Request to allow a permitted accessory use parking lot that does not meet the minimum required landscaping	3637 W Fond Du Lac Av
<u>30</u>	7	BZZA-17-00335 Special Use	Kendra Hall-Williams, Lessee Request to continue occupying the premises as a day care center for 94 children per shift infant through 12 years of age, operating Monday - Friday 6:00 a.m. - 11:30 p.m. and Saturday - Sunday 6:00 a.m. - 6:00 p.m. (this is a new operator)	4345 W Fond Du Lac Av
<u>31</u>	8	BZZA-17-00299 Dimensional Variance, Special Use	Iglesia El Dios Vivo Church, Lessee Request to continue occupying the premises as a religious assembly hall that does not meet the minimum required number of parking spaces	2237 W Forest Home Av

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<u>Item No.</u>	<u>Ald Dist.</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
<p><u>4:00 p.m. Consent Agenda (continued)</u> <u>Items Scheduled for approval on the Consent Agenda.</u> <u>No oral testimony will be taken on these items.</u> <i>If there are any objections to these approvals, please make them known to the Board office in writing at least 24 hours prior to the time of the hearing.</i> <i>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.</i></p>				
<u>32</u>	9	BZZA-17-00276 Dimensional Variance	Randy Miller, Property Owner Request to continue occupying the premises as a permitted contractor's yard that does not meet the minimum required landscaping	6438 W Mill Rd
<u>33</u>	9	BZZA-17-00254 Special Use	Ashley Wilkerson, Lessee Request to continue occupying the premises as a day care center for 62 children per shift infant through 12 years of age, operating Monday - Saturday 6:00 a.m. - midnight and Sunday 9:00 a.m. - 9:00 p.m. (this is a new operator)	8615 W Brown Deer Rd
<u>34</u>	9	BZZA-17-00317 Dimensional Variance	Shannon Pechauer, Property Owner Request to allow parking of a vehicle that exceeds the maximum allowed length (allowed 22 ft. / proposed 26 ft.)	6569 N 52Nd St
<u>35</u>	10	BZZA-17-00290 Special Use	Joudeh Hamed, Lessee Request to continue occupying the premises as a motor vehicle filling station and car wash (this is a new operator)	5602 W Vliet St
<u>36</u>	11	BZZA-17-00305 Special Use	Pentecostal Jehova Rafa Inc., Property Owner Request to continue occupying the premises as a religious assembly hall	3500 W Oklahoma Av

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4:00 p.m. Consent Agenda (continued)

Items Scheduled for approval on the Consent Agenda.

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If there are any objections to these approvals, please make them known to the Board office in writing 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.

<u>37</u>	11	BZZA-17-00295 Use Variance	Snack America, LLC, Property Owner Request to occupy a portion of the premises as a dwelling unit	3419 W Forest Home Av
<u>38</u>	11	BZZA-17-00326 Dimensional Variance	Ann Scherbert, Property Owner Request to erect a fence in the front yard that exceeds the maximum allowed height (allowed 4 ft. / proposed 6 ft.)	9610 W Howard Av
<u>39</u>	12	BZZA-16-00472 Special Use	Multi-Cultural Counseling Services II, Inc. DBA Renew Counseling Services, Lessee Request to occupy a portion of the premises as a social service facility	1225 W Historic Mitchell St
<u>40</u>	12	BZZA-17-00314 Dimensional Variance	United Community Center, Property Owner Request to construct a permitted school that does not meet the minimum required rear setback and exceeds the maximum allowed building height	1022 S 6Th St
<u>41</u>	12	BZZA-17-00296 Dimensional Variance	Ralph Bruno, Property Owner Request to erect two signs, one of which exceeds the maximum allowed area and neither of which will be attached to flat, opaque wall surfaces	1120 S Barclay St

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4:00 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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<u>42</u>	13	BZZA-17-00275 Dimensional Variance	Daniel Gitzlaff, Property Owner Request to erect fence in the front and side yard that exceeds the maximum allowed height (allowed 4 ft. / proposed 6 ft.)	2523 W Denis Av
<u>43</u>	14	BZZA-17-00293 Special Use	U.S. Venture, Inc., Lessee Request to expand the Board-approved hazardous materials storage facility	1626 S Harbor Dr
<u>44</u>	14	BZZA-17-00315 Dimensional Variance	Dianna Maldonado, Property Owner Request to construct a garage rooftop deck that exceeds the maximum allowed railing height	2976 S Superior St
<u>45</u>	14	BZZA-17-00325 Special Use	Plume LLC, Lessee Request to occupy a portion of the premises as a second-hand sales facility	3001 S Kinnickinnic Av

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<u>Item No.</u>	<u>Ald Dist.</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
<u>4:15 p.m. Public Hearings.</u>				
<u>Please note that each item scheduled for a public hearing has been scheduled for approximately five to ten minutes.</u>				
<u>If an item takes longer than its allotted time, the item may be adjourned to the next available hearing date.</u>				
<u>46</u>	1	BZZA-17-00181 Special Use	Select Auto Parts and Sales Inc, Lessee Request to add light motor vehicles sales to the Board-approved indoor salvage operation and light motor vehicle repair facility	2500 W Cornell St
<u>47</u>	2	BZZA-17-00294 Special Use	Gertrude Byrd, Lessee Request to occupy the premises as a 24-hour day care center for 40 per shift infant through 12 years of age, operating Monday - Sunday	6809 W Hampton Av
<u>48</u>	2	BZZA-17-00264 Dimensional Variance, Special Use	Vincent Parr, Lessee Request to occupy the premises as a motor vehicle sales facility that does not meet the minimum required landscaping	6826 W Capitol Dr
<u>49</u>	5	BZZA-17-00311 Use Variance	Northstar Loans, Lessee Request to occupy a portion of the premises as a payday loan agency	8333 W Appleton Av
<u>50</u>	5	BZZA-17-00313 Special Use	Shree Capitol LLC, Prospective Buyer Request to occupy the premises as a fast-food/carry-out restaurant with a drive-through facility	7926 W Capitol Dr
<u>51</u>	6	BZZA-17-00261 Special Use	HeartLove Place Inc., Lessee Request to occupy a portion of the premises as a social service facility	1927 N 4Th St

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<u>Item No.</u>	<u>Ald Dist.</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
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4:15 p.m. Public Hearings (continued)

Please note that each item scheduled for a public hearing has been scheduled for approximately five to ten minutes.
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<u>52</u>	6	BZZA-17-00170 Special Use	Imad Hammad, Property Owner Request to occupy a portion of the premises as a motor vehicle sales facility	415 E Center St
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5:15 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.

<u>53</u>	7	BZZA-17-00225 Special Use	Luis Mercado, Lessee Request to continue occupying the premises as a motor vehicle repair facility	3813 N 35Th St
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<u>54</u>	7	BZZA-17-00224 Special Use	Luis Mercado, Lessee Request to continue occupying the premises as a motor vehicle repair facility and body shop	3801 N 35Th St
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<u>55</u>	7	BZZA-17-00245 Dimensional Variance	Strong Blocks Milwaukee II, LLC, Property Owner Request to allow a parking space in the front yard	4813 W Medford Av
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<u>56</u>	7	BZZA-17-00250 Dimensional Variance	Earnest Bridges, Lessee Request to occupy the premises as a permitted light motor vehicle outdoor storage facility without the minimum required landscaping to the Board-approved car wash	3002 W Burleigh St
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<u>57</u>	7	BZZA-17-00324 Use Variance	Makini Triplett, Lessee Request to occupy the premises as a 24-hour day care center for 8 children per shift infant through 12 years of age, operating Monday - Sunday	3124 N 52Nd St
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Board of Zoning Appeals, Hearing on Thursday, September 14, 2017

<u>Item No.</u>	<u>Ald Dist.</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
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5:15 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.

<u>58</u>	7	BZZA-15-0034257-H Special Use	Michael Garland, Property Owner Request to add a motor vehicle sales and repair facility and continue occupying the premises as a ground transportation service	2715 W Townsend St
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6:15 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.

<u>59</u>	8	BZZA-17-00227 Use Variance	Graciela Hernandez, Request to continue occupying the premises as a general retail establishment (this is a new operator)	3911 W Greenfield Av
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<u>60</u>	8	BZZA-17-00298 Special Use	REO Motors, Inc., Lessee Request to occupy the premises as a light motor vehicle repair facility	2725 S 29Th St
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<u>61</u>	8	BZZA-17-00321 Special Use	Ish Dhawan, Prospective Buyer Request to construct a building and to occupy the premises as a motor vehicle filling station	2122 W Burnham St
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<u>62</u>	9	BZZA-17-00320 Use Variance	Browndeer Childcare Center LLC, Lessee Request to occupy a portion of the premises as a day care center for 90 children per shift infant - 5 years of age, operating Monday - Friday 6:00 a.m. - 6:00 p.m.	6922 W Brown Deer Rd
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<u>63</u>	9	BZZA-17-00312 Special Use	Shree 76th LLC, Prospective Buyer Request to occupy the premises as a fast-food/carry-out restaurant with a drive-through facility	7272 N 76Th St
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Board of Zoning Appeals, Hearing on Thursday, September 14, 2017

<u>Item No.</u>	<u>Ald Dist.</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
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6:15 p.m. Public Hearings (continued)

Please note that each item scheduled for a public hearing has been scheduled for approximately five to ten minutes.
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<u>64</u>	9	BZZA-17-00252 Special Use	Beautiful & Strong Safe Home for Teens Girls LLC, Lessee Request to occupy the premises as a group home for 5 occupants	6746 N 54Th St
<u>65</u>	10	BZZA-17-00131 Special Use	Advance Stores Company, Inc., Lessee Request to continue occupying the premises as a general retail establishment (motor vehicle supply store) with an accessory use parking lot	5816 W North Av

7:15 p.m. Public Hearings.

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<u>66</u>	12	BZZA-17-00327 Dimensional Variance, Special Use	Coakley Brothers Company, Property Owner Request to construct an addition to the building that exceeds the maximum allowed height and to construct a parking lot that does not meet the minimum required landscaping and is located between the street façade of the principal building and the street lot line	400 S 5Th St
<u>67</u>	12	BZZA-17-00219 Dimensional Variance, Special Use	Ernest Martinez, Property Owner Request to continue occupying the premises as a religious assembly hall that does not meet the minimum number of required parking spaces	1312 S 6Th St
<u>68</u>	13	BZZA-17-00322 Use Variance	Playtime Doggy Daycare, Property Owner Request to occupy the premises as an animal boarding and grooming facility	1204 W Layton Av

Board of Zoning Appeals, Hearing on Thursday, September 14, 2017

Item No. Ald Dist. Case No. Type Case Information Location

7:15 p.m. Public Hearings (continued)

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<u>69</u>	14	BZZA-17-00222 Use Variance	Julie Zettel, Property Owner Request to continue occupying a portion of the premises as a personal service facility	2771 S Taylor Av
<u>70</u>	14	BZZA-17-00270 Dimensional Variance	Zackary Bell, Property Owner Request to construct a garage that exceeds the maximum allowed sidewall height (allowed 10 ft. / proposed 15 ft. 2 in.)	3003 S Superior St
<u>71</u>	14	BZZA-17-00278 Dimensional Variance	Ben Hall, Property Owner Request to construct a garage that exceeds the maximum allowed sidewall height (allowed 10 ft. / proposed 15 ft. 2 in.)	2702 S Superior St
<u>72</u>	14	BZZA-17-00328 Dimensional Variance	Tanya Tate, Property Owner Request to allow a sign that exceeds the maximum allowed area	3116 S Kinnickinnic Av