PRESENT:

**Chairwoman:** Catherine M. Doyle  *(voting on items 1 – 53)*

**Members:**
- Henry Szymanski *(excused)*
- Jewel Currie *(voting on items 1 – 44, 46 – 53)*
- Jennifer Current *(voting on items 1 – 53)*
- Eric Lowenberg *(voting on item 45)*

**Alt. Board Members:**
- Karen D. Dardy *(voting on items 1 – 53)*
- Erik Richardson *(voting on items 1 – 53)*

START TIME: 2:07 p.m. END TIME: 4:40 p.m.

<table>
<thead>
<tr>
<th><strong>Item No.</strong></th>
<th><strong>Case No./Case Type</strong></th>
<th><strong>Description</strong></th>
<th><strong>Premises Address/Ald. Dist.</strong></th>
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</thead>
<tbody>
<tr>
<td>1</td>
<td>BZAP-15-0034146-H</td>
<td>Appeal of an Order</td>
<td>Metro Realty Group, LLC Don M. Heinemeier, Property Owner</td>
</tr>
<tr>
<td></td>
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<td>Premise Address/ Ald. District</td>
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<tr>
<td></td>
<td></td>
<td></td>
<td>Request to appeal an order from the Department of Neighborhood Services stating that the required number of parking spaces to dwelling units in a RM5 zoned district is 2:3</td>
</tr>
<tr>
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<td></td>
<td>Action: Dismissed</td>
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<tr>
<td></td>
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<td></td>
<td>Motion: Jewel Currie moved to dismiss the appeal. Seconded by Karen Dardy.</td>
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<td></td>
<td>Vote: 4 Ayes, 0 Nays, 1 C. Doyle Abstained.</td>
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</table>

**Conditions of Approval:**

2 | BZCM-16-0034297-H | Extension of Time | Riverworks Development Corp. Darryl Johnson, Property Owner | 3334 N Holton St Ald. District 6 |
<table>
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<tr>
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<tbody>
<tr>
<td>Request for an extension of time to comply with the conditions of case #33447</td>
<td></td>
<td></td>
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<tr>
<td>Action: Granted</td>
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</tr>
<tr>
<td>Motion: Jewel Currie moved to grant the request. Seconded by Karen Dardy.</td>
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<td></td>
</tr>
<tr>
<td>Vote: 4 Ayes, 0 Nays, 1 C. Doyle Abstained.</td>
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**Conditions of Approval:**
<table>
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</tr>
</thead>
<tbody>
<tr>
<td>3</td>
<td>BZZA-16-00050, Dimensional Variance, Special Use</td>
<td>Cathy Zmudzinski, Prospective Buyer</td>
<td>5910 W FOREST HOME AV, Ald. District 11</td>
</tr>
</tbody>
</table>

Request to occupy the premises as a ground transportation service that does not meet the minimum required landscaping

Action: Dismissed

Motion: Jewel Currie moved to dismiss the appeal. Seconded by Karen Dardy.

Vote: 4 Ayes, 0 Nays, 1 C. Doyle Abstained.

Conditions of Approval:

<table>
<thead>
<tr>
<th>Item No.</th>
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</thead>
<tbody>
<tr>
<td>4</td>
<td>BZZA-16-00011, Use Variance</td>
<td>Hassan Saleh, Lessee</td>
<td>1919 S 13th St, Ald. District 12</td>
</tr>
</tbody>
</table>

Request to continue occupying the premises as a motor vehicle repair facility

Action: Adjourned

Motion: This matter has been adjourned at the request of staff and will be rescheduled for the next available hearing.

Vote:

Conditions of Approval:
<table>
<thead>
<tr>
<th>Item No.</th>
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</tr>
</thead>
<tbody>
<tr>
<td>5</td>
<td>BZZA-16-00015</td>
<td>Edgar Castaneda, Lessee</td>
<td>1711 W PIERCE ST Ald. District 12</td>
</tr>
</tbody>
</table>

Request to add a motor vehicle sales facility that does not meet the minimum required landscaping to the Board-approved motor vehicle repair facility, body shop, and outdoor storage facility

Action: Granted

Motion: Jewel Currie moved to grant the appeal. Seconded by Karen Dardy.

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 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 prohibited signage be displayed at the location per code section 295-407-9.

7. That signage must meet the signage standards of s.295-805 of the Milwaukee Zoning Code.

8. That the landscape and screening plan submitted to the Board of Zoning Appeals on February 25, 2016 is revised. The revised plan must be submitted to the Board of Zoning Appeals and approved by the Zoning Administration Group prior to the issuance of any permits. The revised plan must include a planting strip that is at least 5 feet wide or utilize an alternative landscape technique such as a planter box.

9. That landscaping and screening is maintained in accordance with s295-405-1-c-9 of the Milwaukee Zoning Code. Specifically that all plant material shall be maintained on an on-going basis, including seasonal tree and plant replacement.

10. That no more than 25 vehicles in total are parked on site at any given time.

11. That no work on or storage of vehicles occurs in the public right-of-way.

12. That no sales vehicles are displayed in the public right-of-way.

13. That this Special Use and this Variance are granted for a period of time commencing with the date hereof, and expiring on December 16, 2019.
6  BZZA-16-00019  Special Use
     Corne Hanssen,  5356 S 13TH ST
     Property Owner  Ald. District 13

Request to continue occupying the premises as an outdoor recreation facility

Action:  Granted

Motion:  Jewel Currie moved to grant the appeal. Seconded by Karen Dardy.

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 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.

5. That no prohibited signage be displayed at the location per code section 295-407-9.

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 site illumination must meet the lighting standards of s.295-409 of the Milwaukee Zoning Code.

8. That signage must meet the signage standards of s.295-805 of the Milwaukee Zoning Code.

9. That the volleyball court and outdoor seating area is not used after 10:00 P.M.

10. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.
<table>
<thead>
<tr>
<th>Item No.</th>
<th>Case No./Case Type</th>
<th>Description</th>
<th>Premises Address/Ald. Dist.</th>
</tr>
</thead>
<tbody>
<tr>
<td>7</td>
<td>BZZA-16-00041</td>
<td>Albor Restaurant Group, LLC, Lessee</td>
<td>230 W LAYTON AV Ald. District 13</td>
</tr>
</tbody>
</table>

Request to continue occupying the premises as a fast-food/carry-out restaurant with drive-through facility (this is a new operator)

**Action:** Granted

**Motion:** Jewel Currie moved to grant the appeal. Seconded by Karen Dardy.

**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 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.

5. That no prohibited signage be displayed at the location per code section 295-407-9.

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 signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.

8. That landscaping and screening is maintained in accordance with s295-405-1-c-9 of the Milwaukee Zoning Code. Specifically that all plant material shall be maintained on an on-going basis, including seasonal tree and plant replacement.

9. 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.

10. That the unused driveway located on West Layton Avenue be removed and restored to City of Milwaukee specifications within one (1) year. Please contact the Development Center Tech Team at 414-286-8208 to apply for a DPW permit to close the driveway approach.

11. That the bollards located at the unused driveway on West Layton Avenue be removed from the public right-of-way.

12. That these Special Uses are granted for a period of ten (10) years, commencing with the date hereof.
Item 8  
**Case No./Case Type:** BZZA-16-00042  
Special Use

**Description:** Albor Restaurant Group, LLC, Lessee

**Premises Address/Ald. Dist.:** 3334 S 27TH ST

**Ald. District:** 13

Request to continue occupying the premises as a fast-food/carry-out restaurant with drive-through facility (this is a new operator)

**Action:** Granted

**Motion:** Jewel Currie moved to grant the appeal. Seconded by Karen Dardy.

**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 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 landscaping and screening is maintained in accordance with s295-405-1-c-9 of the Milwaukee Zoning Code. Specifically that all plant material shall be maintained on an on-going basis, including seasonal tree and plant replacement.

7. That additional shrubs are planted along the parking lot’s S. 27th St frontage in accordance with the landscape plan submitted to the Board of Zoning Appeals on October 18, 2006, and that landscaping and screening is maintained in accordance with s295-405-1-c-9 of the Milwaukee Zoning Code. Specifically that all plant material shall be maintained on an on-going basis, including seasonal tree and plant replacement.

8. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.

9. That no prohibited signage be displayed at the location per code section 295-407-9. 3. 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.

10. That these Special Uses are granted for a period of ten (10) years, commencing with the date hereof.
<table>
<thead>
<tr>
<th>Item No.</th>
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</tr>
</thead>
<tbody>
<tr>
<td>9</td>
<td>BZZA-16-00018 Use Variance</td>
<td>Jaznari Auto Repair, Lessee</td>
<td>2750 S 14TH ST Ald. District 14</td>
</tr>
</tbody>
</table>

Request to occupy a portion of the premises as a motor vehicle repair facility

**Action:**
Approved

**Motion:**
Jewel Currie moved to grant the appeal. Seconded by Karen Dardy.

**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 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 prohibited signage be displayed at the location per code section 295-407-9.
7. That all repair work is conducted inside the building.
8. That a Recycling, Salvaging, or Towing Premises License must be obtained, City Clerk License Division, by any person, who in the course of normal business activities, generates or removes 25 or more waste tires per calendar year.
9. 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.
10. That signage must meet the signage standards of s.295-805 of the Milwaukee Zoning Code.
11. That no work on or storage of vehicles occurs in the public right-of-way.
12. That this Use Variance is granted for a period of five (5) years, commencing with the date hereof.
Item No. 10
Case No./ Case Type BZZA-16-00029 Dimensional Variance

Description Lamar Advertising, Lessee

Premises Address/Ald. Dist. 2842 S 5TH CT Ald. District 14

Request to erect a sign that does not meet the minimum required setback from the freeway right of way (required 75 ft. / proposed 36 ft.)

Action: Granted

Motion: Jewel Currie moved to grant the appeal. Seconded by Karen Dardy.

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 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.

5. That this Dimensional Variance is granted to run with the land.
Item No. | Case No./Case Type | Description | Premises Address/Ald. Dist.
--- | --- | --- | ---
11 | BZZA-16-00036 Special Use | Daniel Shewmake, Property Owner | 2915 S KINNICKINNIC AV Ald. District 14

Request to occupy the premises as a fast-food/carry-out restaurant

Action: Granted

Motion: Jewel Currie moved to grant the appeal. Seconded by Karen Dardy.

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 the applicant does not have outdoor storage or display of products or merchandise.

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 prohibited signage be displayed at the location per code section 295-407-9.

7. That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary.

8. That the petitioner obtains an occupancy certificate by having all required inspections, complies with current State commercial building code and complies with all zoning conditions and building code requirements prior to occupancy.


10. 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.

11. That existing landscaping and screening as shown in the Google Maps photo pictures submitted to the Board of Zoning Appeals on March 1, 2016 is maintained in a manner that meets the intent of s295-405-1-c-9 of the Milwaukee Zoning Code, Specifically that all plant material shall be maintained on an on-going basis, including seasonal tree and plant replacement.

12. That the southern driveway approach on South Kinnickinnic Avenue and the southern driveway approach on South Ellen Street be removed and restored to City of Milwaukee specifications within one (1) year. Please contact the Development Center Tech Team at 414-286-8208 to apply for a DPW permit to close the two driveway approaches.

13. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.
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<tbody>
<tr>
<td>12</td>
<td>BZZA-16-00021</td>
<td>Superior Learning Academy, Lessee</td>
<td>2814 W LISBON AV Ald. District 15</td>
</tr>
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</table>

Request to continue occupying the premises as a 24 hour day care center for 25 children per shift, infant - 13 years of age, operating Monday - Sunday

Action: Granted

Motion: Jewel Currie moved to grant the appeal. Seconded by Karen Dardy.

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 the facility does not exceed the capacity established by the State Department of Children and Families.
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 prohibited signage be displayed at the location per code section 295-407-9.
7. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.
8. That the outdoor play area is not utilized before 9:00 A.M. or after 8:00 P.M.
9. That a contact name and phone number be provided to the Board office within 30 days of the issuance of this written decision. The phone number must be available 24 hours a day.
10. That the storefront windows remain as transparent glass per s.295-605-2-i-3-c of the Milwaukee Code of Ordinances and are maintained in an attractive manner.
11. That the applicant applies for a loading zone on West Lisbon Avenue within thirty (30) days. Please contact Mr. Joe Halvorson at 414-286-8677 to apply for the loading zone.
12. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.
Request to increase the number of children from 45 to 75 per shift, and the ages from 3 - 6 years to infant - 12 years of age, and increase the hours of operation from 7:00 a.m. - 5:00 p.m. to 6:00 a.m. - midnight Monday - Friday for the Board approved day care center

Action: Granted

Motion: Jewel Currie moved to grant the appeal. Seconded by Karen Dardy.

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 the facility does not exceed the capacity established by the State Department of Children and Families.
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 prohibited signage be displayed at the location per code section 295-407-9.
7. That the petitioner obtains a new occupancy certificate to account for the increased number of children by having all required inspections, complies with current State commercial building code for institutional occupancies and complies with all zoning conditions and building code requirements prior to occupancy.
8. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.
9. That the outdoor play area is not utilized before 9:00 A.M. or after 8:00 P.M.
10. 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.
11. 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.
12. That this Special Use is granted for a period of time commencing with the date hereof, and expiring on September 8, 2020.
Item No. | Case No./Case Type | Description | Premises Address/Ald. Dist.
---|---|---|---
14 | BZZA-15-0034264-H Special Use | Trees of Righteousness International Ministry Inc. James E. Carter, Lessee | 5268 N 35th St Ald. District 1

Request to continue occupying the premises as a religious assembly hall

Action: Granted

Motion: Jewel Currie moved to grant the appeal. Seconded by Karen Dardy.

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 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.
5. That no prohibited signage be displayed at the location per code section 295-407-9.
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 signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.
8. That this Special Use is granted for a period of five (5) years, commencing with the date hereof.
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<thead>
<tr>
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<th>Premises Address / Ald. Dist.</th>
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</thead>
<tbody>
<tr>
<td>15</td>
<td>BZZA-16-00024 Special Use</td>
<td>Avenue Car Wash, Inc., Lessee</td>
<td>4519 N GREEN BAY AV Ald. District 1</td>
</tr>
</tbody>
</table>

Request to continue occupying the premises as a car wash

Action: Granted

Motion: Jewel Currie moved to grant the appeal. Seconded by Karen Dardy.

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 the applicant does not have outdoor storage or display of products or merchandise.

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 prohibited signage be displayed at the location per code section 295-407-9.

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 no additional signage may be erected on the site unless it meets the signage standards of s.295-805 of the Milwaukee Zoning Code.

9. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.
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</thead>
<tbody>
<tr>
<td>16</td>
<td>BZZA-16-00038</td>
<td>GS Sehra LLC, Property Owner</td>
<td>6727 W VILLARD AV Ald. District 2</td>
</tr>
</tbody>
</table>

Request to continue occupying the premises as a motor vehicle filling station

Action: Granted

Motion: Jewel Currie moved to grant the appeal. Seconded by Karen Dardy.

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 the applicant does not have outdoor storage or display of products or merchandise.

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 prohibited signage be displayed at the location per code section 295-407-9.

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 signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.

9. That landscaping and screening is maintained in accordance with s295-405-1-c-9 of the Milwaukee Zoning Code. Specifically that all plant material shall be maintained on an on-going basis, including seasonal tree and plant replacement.

10. 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.

11. 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.

12. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.
<table>
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</thead>
<tbody>
<tr>
<td>17</td>
<td>BZZA-16-00049</td>
<td>Donna Franklin, Lessee</td>
<td>4851 N 76TH ST Ald. District 2</td>
</tr>
</tbody>
</table>

Request to continue occupying the premises as a day care center for 100 children per shift infant to 12 years of age, operating Monday - Friday 6:00 a.m. - 11:30 p.m.

Action: Granted

Motion: Jewel Currie moved to grant the appeal. Seconded by Karen Dardy.

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 the facility does not exceed the capacity established by the State Department of Children and Families.
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 prohibited signage be displayed at the location per code section 295-407-9.
7. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.
8. That the outdoor play area is not utilized before 9:00 A.M. or after 8:00 P.M.
9. 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.
10. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.
<table>
<thead>
<tr>
<th>Item No.</th>
<th>Case No./Case Type</th>
<th>Description</th>
<th>Premises Address/Ald. Dist.</th>
</tr>
</thead>
<tbody>
<tr>
<td>18</td>
<td>BZZA-16-00032</td>
<td>Shahram Farahbakhsh, Property Owner</td>
<td>1012 E CENTER ST Ald. District 3</td>
</tr>
</tbody>
</table>

Request to continue occupying the premises as a motor vehicle repair facility

**Action:**

- **Motion:** Jewel Currie moved to grant the appeal. Seconded by Karen Dardy.

- **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 the applicant has no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris.

5. That all repair work is conducted inside the building.

6. That a Recycling, Salvaging, or Towing Premises License must be obtained, City Clerk License Division, by any person, who in the course of normal business activities, generates or removes 25 or more waste tires per calendar year.

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 signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.

9. That the planter box along the E. Center St frontage is maintained with plants in a manner that meets the intent of city code.

10. That no work on or storage of vehicles occurs in the public right-of-way.

11. 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.

12. That no prohibited signage be displayed at the location per code section 295-407-9.

13. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.
<table>
<thead>
<tr>
<th>Item No.</th>
<th>Case No./Case Type</th>
<th>Description</th>
<th>Premises Address/Ald. Dist.</th>
</tr>
</thead>
<tbody>
<tr>
<td>19</td>
<td>BZZA-15-0034087-H Dimensional Variance, Use Variance</td>
<td>Laura Sue Mosier Rick Mosier, Property Owner</td>
<td>3209 W Wells St Ald. District 4</td>
</tr>
</tbody>
</table>

Request to occupy a portion of the premises as an assembly hall and to erect a sign that exceeds the maximum allowed area

Action: Granted

Motion: Jewel Currie moved to grant the appeal. Seconded by Karen Dardy.

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 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.
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 no prohibited signage be displayed at the location per code section 295-407-9.
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 within 30 days of Board approval of the special use the petitioner must supply a contact name and phone number to the Board office and any interested party that requests it. The phone number must be available 24 hours a day.
9. That an employee and/or security personnel be on site during all events.
10. That this Dimensional Variance is granted to run with the land and this Use Variance is granted for a period of ten (10) years, commencing with the date hereof.

<table>
<thead>
<tr>
<th>Item No.</th>
<th>Case No./Case Type</th>
<th>Description</th>
<th>Premises Address/Ald. Dist.</th>
</tr>
</thead>
<tbody>
<tr>
<td>20</td>
<td>BZZA-16-00020 Special Use</td>
<td>Milwaukee Public Market, Lessee</td>
<td>400 N WATER ST Ald. District 4</td>
</tr>
</tbody>
</table>

Request to continue to allow a freestanding sign that exceeds the maximum allowed area

Action: Granted

Motion: Jewel Currie moved to grant the appeal. Seconded by Karen Dardy.

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 Dimensional Variance is granted to run with the land.
<table>
<thead>
<tr>
<th>Item No.</th>
<th>Case No./Case Type</th>
<th>Description</th>
<th>Premises Address/Ald. Dist.</th>
</tr>
</thead>
<tbody>
<tr>
<td>21</td>
<td>BZZA-16-00016</td>
<td>Planet Fitness, Lessee</td>
<td>705 E CAPITOL DR Ald. District 6</td>
</tr>
<tr>
<td></td>
<td><strong>Dimensional Variance</strong></td>
<td>Request to erect a wall sign that exceeds the maximum allowed area (allowed 100 sq.ft. / proposed 146 sq.ft.)</td>
<td></td>
</tr>
<tr>
<td></td>
<td><strong>Action:</strong> Granted</td>
<td><strong>Motion:</strong> Jewel Currie moved to grant the appeal. Seconded by Karen Dardy.</td>
<td></td>
</tr>
<tr>
<td></td>
<td><strong>Vote:</strong> 4 Ayes, 0 Nays, 1 C. Doyle Abstained.</td>
<td><strong>Conditions of Approval:</strong> 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 Dimensional Variance is granted to run with the land.</td>
<td></td>
</tr>
<tr>
<td>22</td>
<td>BZZA-16-00023</td>
<td>Lil Milga Learning Center, LLC, Lessee</td>
<td>2500 N HOLTON ST Ald. District 6</td>
</tr>
<tr>
<td></td>
<td><strong>Special Use</strong></td>
<td>Request to continue occupying the premises as a 24 hour day care center for 45 children per shift infant - 12 years of age, operating Monday - Sunday (this is a new operator)</td>
<td></td>
</tr>
<tr>
<td></td>
<td><strong>Action:</strong> Granted</td>
<td><strong>Motion:</strong> Jewel Currie moved to grant the appeal. Seconded by Karen Dardy.</td>
<td></td>
</tr>
<tr>
<td></td>
<td><strong>Vote:</strong> 4 Ayes, 0 Nays, 1 C. Doyle Abstained.</td>
<td><strong>Conditions of Approval:</strong> 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 banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit. 5. That no prohibited signage be displayed at the location per code section 295-407-9. 6. That the facility does not exceed the capacity established by the State Department of Children and Families. 7. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code. 8. That the outdoor play area is not utilized before 9:00 A.M. or after 6:00 P.M. 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 State issuance of the license. 10. That a contact name and phone number be provided to the Board office within 60 days of the issuance of this written decision. The phone number must be available 24 hours a day. 11. 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. 12. That this Special Use is granted for a period of three (3) years, commencing with the date hereof.</td>
<td></td>
</tr>
</tbody>
</table>
Item | Case No./ Case Type | Description | Premises Address/Ald. Dist.
--- | --- | --- | ---
23 | BZZA-16-00044 Special Use | Karl Herschede, Lessee | 3379 N PIERCE ST Ald. District 6

Request to occupy a portion of the premises as a general retail facility (portrait studio and framing)

Action: Granted

Motion: Jewel Currie moved to grant the appeal. Seconded by Karen Dardy.

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 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.

5. That no prohibited signage be displayed at the location per code section 295-407-9.

6. That signage must meet the signage standards of s.295-505-5 of the Milwaukee Zoning Code.

7. 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.

8. That this Special Use is granted for a period of five (5) years, commencing with the date hereof.
<table>
<thead>
<tr>
<th>Item No.</th>
<th>Case No./Case Type</th>
<th>Description</th>
<th>Premises Address/Ald. Dist.</th>
</tr>
</thead>
<tbody>
<tr>
<td>24</td>
<td>BZZA-16-00030</td>
<td>Debra Prophet, Property Owner</td>
<td>4858 W FOND DU LAC AV Ald. District 7</td>
</tr>
</tbody>
</table>

Request to continue occupying the premises as a religious assembly hall and to allow an awning sign that exceeds the maximum allowed area

**Action:**

Granted

**Motion:**

Jewel Currie moved to grant the appeal. Seconded by Karen Dardy.

**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 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.

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 no prohibited signage be displayed at the location per code section 295-407-9.

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 this Dimensional Variance is granted to run with the land and that this Special Use is granted for a period of ten (10) years, commencing with the date hereof.
<table>
<thead>
<tr>
<th>Item No.</th>
<th>Case No./Case Type</th>
<th>Description</th>
<th>Premises Address/Ald. Dist.</th>
</tr>
</thead>
<tbody>
<tr>
<td>25</td>
<td>BZZA-16-00037</td>
<td>Tashika Coleman, Lessee</td>
<td>4723 W HOYT PL Ald. District 7</td>
</tr>
</tbody>
</table>

Request to continue occupying the premises as a day care center for 19 children per shift infant - 3 years of age, operating Monday - Friday 6:00 a.m. - midnight

**Action:**

Granted

**Motion:**

Jewel Currie moved to grant the appeal. Seconded by Karen Dardy.

**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 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.

5. That no prohibited signage be displayed at the location per code section 295-407-9.

6. That the facility does not exceed the capacity established by the State Department of Children and Families.

7. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.

8. That the outdoor play area is not utilized before 9:00 A.M. or after 8:00 P.M.

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 State issuance of the license.

10. That a contact name and phone number be provided to the Board office within 60 days of the issuance of this written decision. The phone number must be available 24 hours a day.

11. 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.

12. That this Special Use is granted for a period of five (5) years, commencing with the date hereof.
<table>
<thead>
<tr>
<th>Item No.</th>
<th>Case No./Case Type</th>
<th>Description</th>
<th>Premises Address/Ald. Dist.</th>
</tr>
</thead>
<tbody>
<tr>
<td>28</td>
<td>BZZA-16-00033</td>
<td>Council for the Spanish Speaking, Property Owner</td>
<td>1615 S 22ND ST Ald. District 8</td>
</tr>
</tbody>
</table>

Request to continue occupying a portion of the premises as a social service facility

**Action:**

Granted

**Motion:**

Jewel Currie moved to grant the appeal. Seconded by Karen Dardy.

**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 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.

5. That no prohibited signage be displayed at the location per code section 295-407-9.

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 this Special Use is granted for a period of ten (10) years, commencing with the date hereof.

| 29      | BZZA-16-00040     | Inner Beauty Center, Inc., Lessee | 1300 S LAYTON Ald. District 8 |

Request to occupy a portion of the premises as a social service facility

**Action:**

Granted

**Motion:**

Jewel Currie moved to grant the appeal. Seconded by Karen Dardy.

**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 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.

5. That no prohibited signage be displayed at the location per code section 295-407-9.

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 this Special Use is granted for a period of five (5) years, commencing with the date hereof.
<table>
<thead>
<tr>
<th>Item No.</th>
<th>Case No./Case Type</th>
<th>Description</th>
<th>Premises Address/Ald. Dist.</th>
</tr>
</thead>
<tbody>
<tr>
<td>30</td>
<td>BZZA-16-00026</td>
<td>Sparkle Watts, Lessee</td>
<td>7201 W BURLEIGH ST Ald. District 10</td>
</tr>
<tr>
<td></td>
<td>Special Use</td>
<td>Request to increase the number of children from 32 to 49 per shift infant - 13 years of age for the Board-approved day care center operating Monday - Saturday 6:00 a.m. - 9:00 p.m</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Action: Granted</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Motion: Jewel Currie moved to grant the appeal. Seconded by Karen Dardy.</td>
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<td></td>
<td></td>
<td>Vote: 4 Ayes, 0 Nays, 1 C. Doyle Abstained.</td>
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<tr>
<td></td>
<td></td>
<td>Conditions of Approval:</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</td>
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</tr>
<tr>
<td></td>
<td></td>
<td>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</td>
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<td></td>
<td></td>
<td>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</td>
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<tr>
<td></td>
<td></td>
<td>4. 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.</td>
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<td></td>
<td>5. That no prohibited signage be displayed at the location per code section 295-407-9.</td>
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<td></td>
<td></td>
<td>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.</td>
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<tr>
<td></td>
<td></td>
<td>7. That the facility does not exceed the capacity established by the State Department of Children and Families.</td>
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<tr>
<td></td>
<td></td>
<td>8. That the petitioner obtains a new occupancy certificate to account for the increased number of children by having all required inspections, complies with current State commercial building code for institutional occupancies and complies with all zoning conditions and building code requirements prior to occupancy.</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>9. 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.</td>
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<tr>
<td></td>
<td></td>
<td>10. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>11. That the outdoor play area is not utilized before 9:00 A.M. or after 8:00 P.M.</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>12. That the petitioner submit a revised copy of the State of Wisconsin day care license to the Board of Zoning Appeals within 60 days of State issuance of the license. The revised license should indicate the increase in the number of children.</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>13. That the applicant applies for a loading zone on West Burleigh Street within thirty (30) days. Please contact Mr. Joe Halvorson at 414-286-8677 to apply for or to renew, if necessary, the loading zone.</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>14. That this Special Use is granted for a period of time commencing with the date hereof, and expiring on February 18, 2020.</td>
<td></td>
</tr>
<tr>
<td>31</td>
<td>BZZA-16-00045</td>
<td>Rasheda Moss, Lessee</td>
<td>7135 W LISBON AV Ald. District 10</td>
</tr>
<tr>
<td></td>
<td>Special Use</td>
<td>Request to occupy a portion of the premises as a day care center for 49 children infant to 12 years of age, operating Monday - Saturday 6:00 a.m. - midnight</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Action: Adjourned</td>
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</tr>
<tr>
<td></td>
<td></td>
<td>Motion: This matter has been adjourned at the request of staff and will be rescheduled for the next available hearing.</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Vote:</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Conditions of Approval:</td>
<td></td>
</tr>
</tbody>
</table>

Page 24
Item No. | Case No./Case Type | Description | Premises Address/Ald. Dist.
-- | -- | -- | --
32 | BZZA-15-0034201-H Dimensional Variance, Special Use | McDonald's USA, LLC c/o McDonald's Corporation, Property Owner | 1940 S 14th St Ald. District 12

Request to construct a building that does not meet the minimum required front setback or the minimum required glazing, or the minimum required landscaping, and to erect 5 freestanding signs, one of which exceeds the maximum allowed area, and to occupy the premises as a fast-food/carry-out restaurant

Action: Granted

Motion: Jewel Currie moved to grant the appeal. Seconded by Karen Dardy.

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 prior to occupancy, the hours of operation be submitted to the Board of Zoning Appeals.
5. That the petitioner obtains an occupancy certificate by having all required inspections, complies with current State commercial building code and complies with all zoning conditions and building code requirements prior to occupancy.
6. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.
7. That no prohibited signage be displayed at the location per code section 295-407-9.
8. That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary.
9. That the landscape and site plan submitted to the Board on March 8, 2016 is revised to include a second pedestrian walkway to the S. 14th St frontage, and that landscaping in accordance with a staff-approved revised plan is installed within 90 days of occupancy and is maintained in accordance with s295-405-1-c-9 of the Milwaukee Zoning Code. Specifically that all plant material shall be maintained on an on-going basis, including seasonal tree and plant replacement.
10. That signage (except signage that is granted a variance for BOZA case # 34201) must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.
11. That all driveways are constructed to City of Milwaukee standards and specifications.
12. That these Dimensional Variances are granted to run with the land and this Special Use is granted for a period of fifteen (15) years, commencing with the date hereof.
<table>
<thead>
<tr>
<th>Item No.</th>
<th>Case No./Case Type</th>
<th>Description</th>
<th>Premises Address/Ald. Dist.</th>
</tr>
</thead>
<tbody>
<tr>
<td>33</td>
<td>BZZA-16-00013</td>
<td>Hussein Govani, Property Owner 721 S CESAR E CHAVEZ DR Ald. District 12</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Dimensional Variance</td>
<td>Request to allow window signs that cover more than the maximum allowed area and exceed the allowed display duration and to allow display racks/fixtures to obscure more than the allowed window area</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Action: Granted</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Motion: Jewel Currie moved to grant the appeal. Seconded by Jennifer Current.</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Vote: 4 Ayes, 0 Nays, 1 C. Doyle Abstained.</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Conditions of Approval: 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit. 5. That no prohibited signage be displayed at the location per code section 295-407-9. 6. That signage or any other obstruction that interferes with the transparency requirements of city code be removed from the windows highlighted in read in the picture submitted by DCD to the Board on March 9, 2016 (the interior security grates are exempt from this requirement) and that the window highlighted in green be transformed into a display window. 7. That these Dimensional Variances are granted to run with the land.</td>
<td></td>
</tr>
<tr>
<td>34</td>
<td>BZZA-15-0034098-H</td>
<td>Buena Vista Hall LLC Jose Vidrio, Lessee 3000 S 13th St Ald. District 14</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Special Use</td>
<td>Request to occupy a portion of the premises as an assembly hall</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Action: Adjourned</td>
<td></td>
</tr>
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<td>Motion: This matter has been adjourned at the request of the Alderman of the District and will be rescheduled for the next available hearing.</td>
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<td>Vote:</td>
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<td>Conditions of Approval:</td>
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</tr>
</tbody>
</table>
35  BZZA-16-0034282-H  Special Use  Achieving Educational Excellence, LLC, Property Owner  2607 S 5th St  Ald. District 14

Request to accept the modified site plan, building elevations, and parking plans for the Board-approved an elementary and secondary school (modifications include the addition of several adjacent properties)

Action:  Granted

Motion:  Jennifer Current moved to grant the appeal. Seconded by Jewel Currie.

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 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.

5. That no prohibited signage be displayed at the location per code section 295-407-9.

6. That the petitioner obtains an occupancy certificate by having all required inspections, complies with current State commercial building code and complies with all zoning conditions and building code requirements prior to occupancy.

7. That the applicant works with the Department of Public Works to implement mutually agreeable recommendations included in the Traffic Impact Study dated July 13, 2015.

8. That warning, parking and other regulatory signage associated with traffic control in school zones be installed as required. Contact Mr. Joe Halvorson at 414-286-8677 to make arrangements for the design and installation of the required signage within sixty (60) days.

9. That all driveways are constructed to City of Milwaukee standards and specifications.

10. That a Department of Public Works (DPW) permit is obtained to construct the new driveway approaches on South 5th Street. Contact the Development Center Tech Team at 414-286-8208 with questions regarding the driveway permit process.

11. That no vehicles may park across the sidewalk while accessing the Receiving Room located off of West Harrison Avenue.

12. That this Special Use is granted for a period of time commencing with the date hereof, and expiring on September 15, 2035.
<table>
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<tr>
<th>Item No.</th>
<th>Case No./ Case Type</th>
<th>Description</th>
<th>Premises Address/Ald. Dist.</th>
</tr>
</thead>
<tbody>
<tr>
<td>36</td>
<td>BZZA-16-0034291-H Special Use</td>
<td>Jeremy Mericle, Prospective Buyer</td>
<td>2212 S Kinnickinnic Av Ald. District 14</td>
</tr>
</tbody>
</table>

Request to occupy a portion of the premises as a second-hand sales facility

Action: Granted

Motion: Karen Dardy moved to grant the appeal. Seconded by Jewel Currie

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 the applicant does not have outdoor storage or display of products or merchandise.

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 prohibited signage be displayed at the location per code section 295-407-9.

7. That all areas used for parking follow the standards set in 295-403-3-b of the Milwaukee Code of Ordinances.

8. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.

9. 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.

10. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.
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<tr>
<th>Item No.</th>
<th>Case No./Case Type</th>
<th>Description</th>
<th>Premises Address/Ald. Dist.</th>
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</thead>
<tbody>
<tr>
<td>37</td>
<td>BZZA-16-00025</td>
<td>Donald &amp; Charlotte Crysdale, Property Owner</td>
<td>339 E STEWART ST Ald. District 14</td>
</tr>
</tbody>
</table>

Request to occupy a portion of the premises as an accessory use parking lot that does not meet the minimum required landscaping

Action: Granted

Motion: Jewel Currie moved to grant the appeal. Seconded by Karen Dardy.

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 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 prohibited signage be displayed at the location per code section 295-407-9.
7. That all areas used for parking follow the standards set in 295-403-3-b of the Milwaukee Code of Ordinances.
8. That the landscape plan submitted to the Board on February 1, 2016 is revised to use a decorative metal fence instead of the proposed chain link fence along the S. Hilbert St. frontage.
9. That landscaping and screening in accordance with an approved revised landscape plan is implemented within 120 days of occupancy and is maintained in accordance with s295-405-1-c-9 of the Milwaukee Zoning Code. Specifically that all plant material shall be maintained on an on-going basis, including seasonal plant replacement.
10. That a Department of Public Works (DPW) permit is obtained for any work in the public right-of-way, including, but not limited to, the installation of asphalt pavement. The DPW permit must be obtained prior to the start of any work in the public right-of-way. Please contact Ms. Dawn Schmidt at 414-286-2454 with questions regarding this matter.
11. That the planter boxes are wholly on private property.
12. That this Dimensional Variance is granted to run with the land.

| 38      | BZCM-16-00001     | Francis Creed, Property Owner | 939 E CONWAY ST Ald. District 14 |

Request to modify condition #5 of case #33174 stating "That the driveway approach on East Conway Street be removed and restored to City of Milwaukee specifications."

Action: Granted

Motion: Karen Dardy moved to grant the request. Seconded by Jennifer Current.

Vote: 4 Ayes, 0 Nays, 1 C. Doyle Abstained.

Conditions of Approval:
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<tr>
<th>Item No.</th>
<th>Case No./ Case Type</th>
<th>Description</th>
<th>Premises Address/Ald. Dist.</th>
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<tbody>
<tr>
<td>39</td>
<td>BZCM-15-0034192-H</td>
<td>Ambrose Rhodes Jr., Property Owner</td>
<td>2496 W Fond Du Lac Av Ald. District 15</td>
</tr>
</tbody>
</table>

Request to appeal a determination by the Department of Neighborhood Services stating that Board of Zoning Appeals approval is required to operate a motor vehicle repair and outdoor storage facility

Action: Dismissed
Motion: Jewel Currie moved to dismiss the appeal. Seconded by Jennifer Current.
Vote: 4 Ayes, 0 Nays, 1 C. Doyle Abstained.

Conditions of Approval:

40 | BZZA-15-0033981-H Special Use | Brothers Auto Car LLC Emad Elkhalifa, Lessee | 5003 N Teutonia Av Ald. District 1 |

Request to add an outdoor storage facility to the Board-approved motor vehicle sales and repair facility

Action: Denied
Motion: Jewel Currie moved to deny the request. Seconded by Karen Dardy.
Vote: 4 Ayes, 0 Nays, 1 C. Doyle Abstained.

Conditions of Approval:

41 | BZZA-15-0033997-H Dimensional Variance, Special Use | Christopher Freund, Property Owner | 4117 N Green Bay Av Ald. District 1 |

Request to occupy a portion of the premises as an outdoor storage facility without the minimum required landscaping

Action: Adjourned
Motion: Jennifer Current moved to adjourn the appeal. Seconded by Jewel Currie.
Vote: 4 Ayes, 0 Nays, 1 C. Doyle Abstained.

Conditions of Approval:

42 | BZZA-15-0034115-H Special Use | Eric Broxton, Lessee | 4957 N Teutonia Av Ald. District 1 |

Request to occupy the premises as a motor vehicle repair facility

Action: Adjourned
Motion: Erik Richardson moved to adjourn the appeal. Seconded by Karen Dardy.
Vote: 4 Ayes, 0 Nays, 1 C. Doyle Abstained.

Conditions of Approval:
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<th>Item No.</th>
<th>Case No./ Case Type</th>
<th>Description</th>
<th>Premises Address/Ald. Dist.</th>
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<tbody>
<tr>
<td>43</td>
<td>BZZA-15-0034104-H</td>
<td>Tanya Hudson, Property Owner</td>
<td>5025 N 83rd St Ald. District 2</td>
</tr>
<tr>
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<td>Dimensional Variance</td>
<td>Request to construct a ramp that does not meet the minimum required front setback (required 19.2 ft. / proposed 8 ft.)</td>
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<td>Action: Granted</td>
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<td>Motion: Karen Dardy moved to grant the appeal. Seconded by Jewel Currie.</td>
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<td>Vote: 4 Ayes, 0 Nays, 1 C. Doyle Abstained.</td>
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<td>Conditions of Approval:</td>
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<td>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</td>
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<td>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</td>
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<td>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</td>
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<td>4. That this Variance is granted to run with the land.</td>
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<td>44</td>
<td>BZZA-15-0034137-H</td>
<td>Kimberly Jackson, Property Owner</td>
<td>4827 N 71st St Ald. District 2</td>
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<tr>
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<td>Dimensional Variance</td>
<td>Request to erect a ramp that does not meet the minimum required front setback</td>
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<td>Action: Adjourned</td>
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<td>Motion: This matter has been adjourned at the request of staff and will be rescheduled for the next available hearing.</td>
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<td>Vote:</td>
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<td>Conditions of Approval:</td>
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<td>45</td>
<td>BZZA-16-00043 Special Use</td>
<td>Wisconsin Electric Power Company, Property Owner, Request to erect a transmission tower that exceeds the maximum allowed height</td>
<td>6233 N 76TH ST Ald. District 2</td>
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<td>Action: Granted</td>
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<td>Motion: Karen Dardy moved to grant the appeal. Seconded by Erik Richardson.</td>
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<td>Vote: 4 Ayes, 0 Nays, 1 C. Doyle Abstained.</td>
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<td>Conditions of Approval:</td>
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<td>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</td>
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<td>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</td>
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<td>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</td>
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<td>4. That this Special Use is granted for a period of fifteen (15) years, commencing with the date hereof.</td>
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<td>46</td>
<td>BZZA-16-00031 Dimensional Variance</td>
<td>David &amp; Kay Rolston, Property Owner, Request to raze the existing structure and to construct a single-family dwelling that exceeds the maximum allowed front setback and does not meet the minimum required garage door setback</td>
<td>1114 E KANE PL Ald. District 3</td>
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<td>Action: Granted</td>
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<td>Motion: Jewel Currie moved to grant the appeal. Seconded by Jennifer Current.</td>
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<td>Vote: 4 Ayes, 0 Nays, 1 C. Doyle Abstained.</td>
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<td>Conditions of Approval:</td>
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<td>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</td>
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<td>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</td>
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<td>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</td>
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<td>4. That these Variances are granted to run with the land.</td>
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<td>Item No.</td>
<td>Case No./ Case Type</td>
<td>Description</td>
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<td>47</td>
<td>BZZA-16-00022</td>
<td>Dimensional Variance</td>
<td>Cedar Square, LLC, Property Owner 830 N 15TH ST Ald. District 4</td>
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<td>Request to construct a multi-family dwelling that exceeds the maximum allowed height, maximum allowed stories, and maximum allowed building depth</td>
<td>Action: Granted Motion: Karen Dardy moved to grant the appeal. Seconded by Jewel Currie. Vote: 4 Ayes, 0 Nays, 1 C. Doyle Abstained.</td>
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<td>Conditions of Approval:</td>
<td>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</td>
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<td>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</td>
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<td>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</td>
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<td>4. 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.</td>
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<td>5. That no prohibited signage be displayed at the location per code section 295-407-9.</td>
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<td>6. That the applicant provide a minimum of 57 indoor bicycle parking spaces for residents. Please contact Ms. Kristin Bennett at 414-286-8750 with questions regarding this matter.</td>
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<td>7. That the applicant provide a minimum of 4 outdoor bicycle parking spaces for building guests. Please contact Ms. Kristin Bennett at 414-286-8750 with questions regarding this matter.</td>
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<td>8. That these Variances are granted to run with the land.</td>
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<td>Request to continue occupying the premises as a motor vehicle filling station, repair facility and sales facility (to increase the number of display vehicles from 1 to 5)</td>
<td>Action: Adjourned Motion: This matter has been adjourned at the request of the applicant and will be rescheduled for the next available hearing. Vote:</td>
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<td>Conditions of Approval:</td>
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</table>


**Item No.** | **Case No./ Case Type** | **Description** | **Premises Address/Ald. Dist.**
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49 | BZZA-15-0034223-H Special Use | ACIF Corp. Bekele Tafesse, Prospective Buyer | 2900 W Lincoln Av Ald. District 8

Request to occupy the premises as a religious assembly hall

**Action:**

Granted

**Motion:**

Jewel Currie moved to grant the appeal. Seconded by Karen Dardy.

**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 any use consistent with MCO 295-201-615 (social service facility) be conducted under a separate occupancy permit. The definition of social service facility includes the distribution of food or clothing.

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 prohibited signage be displayed at the location per code section 295-407-9.

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 prior to occupancy, the hours of operation be submitted to the Board of Zoning Appeals.

9. 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.

10. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.

11. That a Special Privilege be obtained from the City of Milwaukee Common Council to allow the ADA ramp and hand rails to occupy the public right-of-way. The Special Privilege application must be submitted within thirty (30) days. Please contact Ms. Dawn Schmidt to obtain a Special Privilege Application Form or with questions at 414-286-2454.

12. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.
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<th>Item No.</th>
<th>Case No./Case Type</th>
<th>Description</th>
<th>Premises Address/Ald. Dist.</th>
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<tbody>
<tr>
<td>50</td>
<td>BZZA-16-0034290-H Dimensional Variance</td>
<td>MFLT, LLC Scott McGraw, Property Owner</td>
<td>6610 N 86th St Ald. District 9</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Request to construct a ramp that does not meet the minimum required front setback (required 12.3 ft. / proposed 10.5 ft.)</td>
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<td></td>
<td>Action:</td>
<td>Granted</td>
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<td>Motion: Jewell Currie moved to grant the appeal. Seconded by Karen Dardy.</td>
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<td>Vote: 4 Ayes, 0 Nays, 1 C. Doyle Abstained.</td>
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<td>Conditions of Approval:</td>
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<td>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</td>
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<td>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</td>
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<td>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</td>
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<td>4. That an occupancy certificate is obtained by having all required inspections, complies with current State commercial building code and complies with all zoning conditions and building code requirements prior to occupancy. It is unlawful to occupy any building, structure or premises that has been placarded unless and until a certificate of occupancy is first obtained. A placard order #10286981 was issued on June 20, 2013.</td>
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<td>5. That this Variance is granted to run with the land.</td>
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<tr>
<td>51</td>
<td>BZZA-15-0033899-H Special Use</td>
<td>Smart Dollar Auto Jeffrey Weigel, Property Owner</td>
<td>6315 W Forest Home Av Ald. District 11</td>
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<td>Request to continue occupying the premises as a motor vehicle sales facility</td>
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<td>Action:</td>
<td>Adjourned</td>
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<td>Motion: Erik Richardson moved to adjourn the appeal. Seconded by Karen Dardy.</td>
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<td>Vote: 4 Ayes, 0 Nays, 1 C. Doyle Abstained.</td>
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<td>Conditions of Approval:</td>
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**Item No.** | **Case No./Case Type** | **Description** | **Premises Address/Ald. Dist.**
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52 | BZZA-15-0033900-H Special Use | Smart Dollar Auto Jeffrey Weigel, | 6214 W Howard Av Ald. District 11 
 |  | Request to continue occupying the premises as a motor vehicle sales facility |
 |  | Action: Adjourned |
 |  | Motion: Erik Richardson moved to adjourn the appeal. Seconded by Karen Dardy. |
 |  | Vote: 4 Ayes, 0 Nays, 1 C. Doyle Abstained. |

**Conditions of Approval:**

53 | BZZA-15-0034168-H Special Use | Renee Schultz Joseph Schultz, Property Owner | 7600 W Dean Rd Ald. District 
 |  | Request to occupy the premises as a community center |
 |  | Action: Adjourned |
 |  | Motion: This matter has been adjourned at the request of the applicant and will be rescheduled for the next available contested hearing. |
 |  | Vote: |

**Conditions of Approval:**

**Other Business:**

Board member Karen Dardy moved to approve the minutes of the February 11, 2016 meeting. Seconded by Board member Jewel Currie. Unanimously approved.

The Board set the next meeting for April 14, 2016.

Board member Karen Dardy moved to adjourn the meeting at 4:40 p.m. Seconded by Board member Jewel Currie. Unanimously approved.

**BOARD OF ZONING APPEALS**

Secretary of the Board