

BOARD OF ZONING APPEALS
CITY OF MILWAUKEE

REGULAR MEETING - May 12, 2016
City Hall, Common Council Committee Room 301-A

MINUTES

PRESENT:

Chairwoman: Catherine M. Doyle (*voting on items 1 – 45*)

Members: Henry Szymanski (*voting on items 1 – 45*)
Jewel Currie (*voting on items 1 – 45*)
Jennifer Current (*voting on items 1 – 33*)
Eric Lowenberg (*voting on items 1 – 45*)

Alt. Board Members: Karen D. Dardy (*voting on items 34 – 45*)
Erik Richardson (*present*)

START TIME: 4:10 p.m.

END TIME: 7:00 p.m.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
1	BZZA-15-0034137-H Dimensional Variance	Kimberly Jackson, Property Owner	4827 N 71st St Ald. District 2
		Request to erect a ramp that does not meet the minimum required front setback	
	Action:	Dismissed	
	Motion:	Henry Szymanski moved to dismiss the appeal. Seconded by Eric Lowenberg.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained	
	Conditions of Approval:		
2	BZZA-16-00017 Special Use	Sharise Scull, Lessee	2720 W MELVINA ST Ald. District 7
		Request to occupy a portion of the premises as a day care center for 8 children per shift infant - 12 years of age, operating Monday - Friday 6:00 a.m. - 9:00 p.m.	
	Action:	Dismissed	
	Motion:	Henry Szymanski moved to dismiss the appeal. Seconded by Eric Lowenberg.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained	
	Conditions of Approval:		

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
3	BZZA-16-00111 Special Use	Reyna Manriquez, Lessee	2922 S 13TH ST Ald. District 14
		Request to occupy a portion of the premises as a second-hand sales facility	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Eric Lowenberg.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the applicant has no outdoor 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 applicant does not have outdoor storage or display of products or merchandise. 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 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. 	
4	BZZA-16-00130 Special Use	Ashley Smith, Lessee	2652 S KINNICKINNIC AV Ald. District 14
		Request to occupy the premises as a secondhand sales facility	
	Action:	Adjourned	
	Motion:	This matter has been adjourned at the request of an interested party and will be rescheduled for the next available hearing.	
	Vote:		
	Conditions of Approval:		

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
5	BZZA-16-00125 Special Use	Ibrar Malik, Property Owner	2401 S HOWELL AV Ald. District 14
		Request to continue occupying the premises as a motor vehicle filling station	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Eric Lowenberg.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the applicant has no outdoor 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 applicant does not have outdoor storage or display of products or merchandise. 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.295-605 of the Milwaukee Zoning Code. 9. That landscaping and screening is maintained in accordance with the landscape plan approved by the Department of City Development on January 30, 2001, and 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. 	

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6	BZZA-16-00140 Special Use	David Gardison, Lessee	2816 N TEUTONIA AV Ald. District 15
		Request to increase the hours of operation from Monday - Friday 6:00 a.m. - 11:00 p.m. to Monday - Sunday 5:00 a.m. - midnight, and to continue occupying the premises as a day care center for 75 children per shift infant - 12 years of age (this is a new operator)	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Eric Lowenberg.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the applicant has no outdoor 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 30 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 s.295-605-2-i-3-c of the Milwaukee Code of Ordinances and are maintained in an attractive manner. 12. That the loading zone on North Teutonia Avenue be maintained. Please contact Mr. Joe Halvorson at 414-286-8677 to renew, if necessary, the loading zone. 13. That this Special Use is granted for a period of five (5) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
7	BZZA-16-00128 Dimensional Variance, Special Use	Pentecostal Power Church, Property Owner	2331 W CENTER ST Ald. District 15
		Request to continue occupying the premises as a religious assembly hall without the minimum required parking spaces (required 56 / proposed 19)	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Eric Lowenberg.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the applicant has no outdoor 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 the storefront windows remain as transparent glass per s295-605-2-i-3-c of the Milwaukee Code of Ordinances and are maintained in an attractive manner. 9. That the unused driveway located on North 24th 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 driveway approach. 10. That this Special Use and Dimensional Variance are granted for a period of ten (10) years, commencing with the date hereof. 	
8	BZZA-15-0033970-H Special Use	Yolanda Anderson, Lessee	3002 W Silver Spring Dr Ald. District 1
		Request to continue occupying the premises as a day care center for 120 children per shift infant - 13 years of age, operating Monday - Friday 5:00 a.m. - 9:00 p.m. (this is a new operator)	
	Action:	Adjourned	
	Motion:	This matter has been adjourned at the request of an interested party and will be rescheduled for the next available public hearing.	
	Vote:		
	Conditions of Approval:		

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9	BZZA-16-00108 Dimensional Variance	Brewery Project LLC, Property Owner	1003 W WINNEBAGO ST Ald. District 4
		Request to occupy the premises as a permitted principal use parking lot that does not meet the minimum required landscaping	
	Action:	Dismissed	
	Motion:	Henry Szymanski moved to dismiss the request. Seconded by Eric Lowenberg.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:		
10	BZZA-16-00138 Dimensional Variance	JLL Milwaukee, Lessee	250 E WISCONSIN AV Ald. District 4
		Request to erect two sign that exceed the number allowed per street frontage and exceed the maximum allowed area	
	Action:	Dismissed	
	Motion:	Henry Szymanski moved to dismiss the appeal. Seconded by Eric Lowenberg,	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:		

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11	BZZA-16-00110 Special Use	Neighborhood Pawn, LLC, Lessee	5424 N LOVERS LANE RD Ald. District 5
		Request to continue occupying a portion of the premises as a pawn shop and second-hand sales facility	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Eric Lowenberg.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the applicant has no outdoor 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 applicant does not have outdoor storage or display of products or merchandise. 7. That the petitioner shall comply with MPD documentation and record keeping requirements. 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 signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code. 10. That the storefront windows remain as transparent glass per s295-605-2-i-3-c of the Milwaukee Code of Ordinances and are maintained in an attractive manner. 11. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. 	

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12	BZZA-16-00115 Special Use	Familia Dental, Lessee	142 E Capitol DR Ald. District 6
		Request to occupy a portion of the premises as a health clinic	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Eric Lowenberg.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the applicant has no outdoor 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 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. 8. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. 	
13	BZZA-16-00119 Special Use	Johnson's Temple Church of the First Born a Rock Foundation, Property Owner	3338 N MARTIN L KING JR DR Ald. District 6
		Request to continue occupying the premises as a religious assembly hall	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Eric Lowenberg	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the applicant has no outdoor 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 ten (10) years, commencing with the date hereof. 	

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14	BZZA-16-00114 Use Variance	Kelli Hollins, Lessee	2661 N MARTIN L KING JR DR Ald. District 6
		Request to increase the number of children from 18 to 23 per shift infant - 13 years of age for the Board-approved day care center operating Monday - Sunday 6:00 a.m. - 10:00 p.m.	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Eric Lowenberg.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary. 5. That 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 daycare occupancies and complies with all zoning conditions and building code requirements prior to occupancy. 6. That the facility does not exceed the capacity established by the State Department of Children and Families. 7. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit. 8. That no prohibited signage be displayed at the location per code section 295-407-9. 9. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code. 10. That the outdoor play area is not utilized before 9:00 A.M. or after 8:00 P.M. 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 ten (10) years, commencing with the date hereof. 	
15	BZZA-15-0034170-H Special Use	PSC Holdings, Inc. Regina Kret, Property Owner	301 E Reservoir Av Ald. District 6
		Request to continue occupying the premises as an adult day care center for 24 clients	
	Action:	Adjourned	
	Motion:	This matter has been adjourned at the request of the applicant and will be rescheduled for the next available hearing.	
	Vote:		
	Conditions of Approval:		

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
16	BZZA-16-00090 Dimensional Variance, Special Use	New Beginnings Are Possible, Inc., Property Owner	3717 W FOND DU LAC AV Ald. District 7
		Request to continue occupying the premises as a social service facility with a fence that exceeds the maximum allowed height	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Eric Lowenberg.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the applicant has no outdoor 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 a Special Privilege be obtained from the City of Milwaukee Common Council to allow the fence 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. 8. That this Dimensional Variance is granted to run with the land and this Special Use is granted for a period of ten (10) years, commencing with the date hereof. 	
17	BZZA-16-00106 Special Use	Little Sanctuary Church of God in Christ, Lessee	3500 N SHERMAN Ald. District 7
		Request to continue occupying the premises as a religious assembly hall	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Eric Lowenberg.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the applicant has no outdoor 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 ten (10) years, commencing with the date hereof. 	

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18	BZZA-16-00139 Special Use	Westbury Bank, Property Owner	2500 W LINCOLN AV Ald. District 8
		Request to continue occupying a portion of the premises as a drive-through facility	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Eric Lowenberg.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the applicant has no outdoor 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 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 this Special Use is granted for a period of twenty (20) years, commencing with the date hereof. 	
19	BZZA-16-00116 Special Use	Familia Dental, Lessee	821 S LAYTON Ald. District 8
		Request to occupy a portion of the premises as a health clinic	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Eric Lowenberg.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the applicant has no outdoor 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 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 Special Use is granted for a period of ten (10) years, commencing with the date hereof. 	

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20	BZZA-16-00109 Special Use	South Ave Foods Inc., Lessee	2108 S 25TH ST Ald. District 8
		Request to continue occupying the premises as a general retail establishment (this is a new operator)	
	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:		
21	BZZA-16-00132 Dimensional Variance, Special Use	Bill Taras, Property Owner	5519 W VLIET ST Ald. District 10
		Request to construct an addition to the existing motor vehicle repair facility that includes street-facing overhead garage doors and does not meet the minimum required landscaping	
	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:		

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
22	BZZA-16-00120 Special Use	Ivy Lane Corporation,	112 S 68TH ST Ald. District 10
		Request to continue occupying the premises as a motor vehicle repair facility and car wash	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Eric Lowenberg.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the applicant has no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris. 5. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit. 6. That no 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 no additional signage may be erected on the site unless it meets the signage standards of s.295-605 of the Milwaukee Zoning Code. 11. That landscaping and screening is maintained in a manner that meets the intent of city code. 12. That no work on or storage of vehicles occurs in the public right-of-way. 13. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
23	BZZA-16-00113 Special Use	Select Tire Sales, Inc., Property Owner	1022 W MAPLE ST Ald. District 12
		Request to continue occupying the premises as a motor vehicle repair facility	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Eric Lowenberg.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the applicant has no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris. 5. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit. 6. That no 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.295-605 of the Milwaukee Zoning Code. 11. That no work on or storage of vehicles or vehicle parts occurs in the public right-of-way. 12. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
24	BZZA-16-00107 Special Use	Kimberly Nelson, Lessee	140 S 1ST ST Ald. District 12
		Request to occupy a portion of the premises as a second-hand sales facility	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Eric Lowenberg.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary. 5. That no prohibited signage be displayed at the location per code section 295-407-9. 6. That the applicant does not have outdoor storage or display of products or merchandise. 7. That signage must meet the signage standards of s.295-805 of the Milwaukee Zoning Code. 8. That the storefront windows remain as transparent glass per s295-605-2-i-3-c of the Milwaukee Code of Ordinances and are maintained in an attractive manner. 9. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. 	
25	BZZA-16-0034305-H Dimensional Variance	Juan Lugo, Property Owner	1736 W Grange Av Ald. District 13
		Request to allow parking for a vehicle exceeding the maximum allowed length (allowed 22 ft. / proposed 40 ft.)	
	Action:	Adjourned	
	Motion:	This matter has been adjourned at the request of an interested party and will be rescheduled for the next available hearing.	
	Vote:		
	Conditions of Approval:		

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
26	BZZA-15-0034098-H Special Use	Buena Vista Hall LLC Jose Vidrio, Lessee	3000 S 13th St Ald. District 14
		Request to occupy a portion of the premises as an assembly hall	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Jewel Currie.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the petitioner obtains an occupancy certificate by having all required inspections, complies with current State commercial building code and complies with all zoning conditions and building code requirements prior to occupancy. 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 applicant supply a 24-hour contact phone number to the Board office and any interested party that requests it. 9. That an employee and/or security personnel be on site during all events. 10. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code. 11. That the storefront windows remain as transparent glass in accordance with the glazing standards of s295-605-2-i-3-c of the Milwaukee Code of Ordinances and are maintained in an attractive manner. 12. That the applicant provide off-street parking for its customers. The applicant must provide proof of agreements made with other property owners for use of parking lots. 13. That a Special Privilege be obtained from the City of Milwaukee Common Council to allow the ramp and two sets of steps to occupy the public right-of-way. Please contact Ms. Dawn Schmidt to obtain a Special Privilege Application Form or with questions at 414-286-2454. 14. That an Air Space Lease be obtained from the City of Milwaukee Common Council to allow the continued presence of the building overhand within the alley right-of-way abutting the east end of the property. Please contact Ms. Dawn Schmidt to obtain an Air Space Lease Application Form or with questions at 414-286-2454. 15. That the facility does not exceed the capacity established by the Department of Neighborhood Services. 16. That this Special Use is granted for a period of three (3) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
27	BZZA-16-00096 Special Use	Nestling House, LLC, Lessee	405 E EUCLID AV Ald. District 14
		Request to occupy the premises as a day care center for 30 children per shift infant - 12 years of age, operating Monday - Friday 7:00 a.m. - 6:00 p.m.	
	Action:	Granted	
	Motion:	Jewel Currie moved to grant the appeal. Seconded by Eric Lowenberg.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the 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 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 no prohibited signage be displayed at the location per code section 295-407-9. 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. 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 loading and unloading of children occur from cars legally parked on the street. Loading and unloading operations should not occur in the driveway or driveway approach. 12. That this Special Use is granted for a period of five (5) years, commencing with the date hereof. 	
28	BZZA-16-00035 Use Variance	Money Mart LLC, Lessee	3164 S 13TH ST Ald. District 14
		Request to occupy the premises as a currency exchange	
	Action:	Dismissed	
	Motion:	Henry Szymanski moved to dismiss the appeal. Seconded by Jewel Currie.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:		

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
29	BZZA-16-00105 Use Variance	1982 S. Hilbert Street LLC, Property Owner	1982 S HILBERT ST Ald. District 14
		Request to occupy the premises as an artist studio	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Jennifer Current.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the applicant has no outdoor 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 applicant does not have outdoor storage or display of products or merchandise. 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 Use Variance is granted for a period of ten (10) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
30	BZZA-16-00134 Special Use	Lakesha Jackson, Property Owner	2554 W FOND DU LAC AV Ald. District 15
		Request to occupy the premises as a day care center for 20 children per shift infant - 4 years of age, operating Monday - Sunday 6:00 a.m. - 10:00 p.m.	
	Action:	Granted	
	Motion:	Jewel Currie moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the 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 an occupancy certificate by having all required inspections, complies with current State commercial building code and complies with all zoning conditions and building code. 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 five (5) years, commencing with the date hereof. 	
31	BZZA-15-0034154-H Special Use	Malcolm Bishop, Lessee	2322 W North Av Ald. District 15
		Request to occupy a portion of the premises as a motor vehicle repair facility	
	Action:	Adjourned	
	Motion:	This matter has been adjourned at the request of the applicant and will be rescheduled for the next available hearing.	
	Vote:		
	Conditions of Approval:		

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
32	BZZA-16-00087 Special Use	Darnell Hamilton, Lessee	4819 W CENTER ST Ald. District 15
		Request to occupy a portion of the premises as a motor vehicle repair facility	
	Action:	Denied	
	Motion:	Henry Szymanski moved to deny the request. Seconded by Jennifer Current.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:		
33	BZZA-16-00129 Dimensional Variance, Special Use	Bobby Dupree, Property Owner	2675 N 8TH ST Ald. District 15
		Request to occupy the premises as an outdoor motor vehicle storage facility that does not meet the minimum required landscaping	
	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:		
34	BZZA-16-00065 Special Use	Grateful Girls, Inc., Lessee	5026 N 19TH PL Ald. District 1
		Request to occupy the premises as a group home for 8 occupants	
	Action:	Denied	
	Motion:	Jewel Currie moved to deny the appeal. Seconded by Karen Dardy.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:		

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
35	BZZA-16-00056 Use Variance	Aldi Inc. (Wisconsin), Property Owner	5301 N HOPKINS ST Ald. District 1
		Request to continue occupying the premises as a general retail establishment	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Jewel Currie.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary. 5. That 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 for LB2 zoning districts. 8. That landscaping and screening is maintained in accordance with the landscape plan approved by the Department of City Development on July 5, 2006, and 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 this Use Variance is granted for a period of twenty (20) years, commencing with the date hereof. 	
36	BZCM-16-00004 Condition Modification	Wangard Partners, Inc, Property Owner	1701 N WATER ST Ald. District 3
		Request to modify condition #5 of case #34064 stating "That the petitioner agrees to work with the Zoning Administration Group staff regarding accommodation of onsite loading and unloading of delivery vehicles within 30 days. The petitioner must submit revised drawings that reflect these changes to the Board of Zoning Appeals for Zoning Administration Group review and approval. Plans submitted to the Plan Examination Section must be consistent with the final Zoning Administration Group approved plan, or no permits will be issued."	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Karen Dardy.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:		

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
37	BZCM-16-00003 Condition Modification	Riverside Automotive Service and Parts, Inc., Property Owner	2745 N CRAMER ST Ald. District 3
		Request to modify condition #4 of case #26408 stating "that the petitioner maintain the Geo Block landscape system for the parking lot and provided landscaping as needed to meet the intent of Board of Zoning Appeals Decision number 23925."	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Jewel Currie.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:		
38	BZZA-16-00093 Special Use	Aloria Health of Milwaukee, Lessee	312 E WISCONSIN AV Ald. District 4
		Request to occupy a portion of the premises as a community based residential facility	
	Action:	Granted	
	Motion:	Eric Lowenberg moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the applicant has no outdoor 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 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. 8. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
39	BZZA-16-00084 Dimensional Variance	Lester Simmons, Property Owner	4326 N 42ND ST Ald. District 7
		Request to erect an accessory structure that exceeds the maximum allowed (allowed 2 / proposed 3)	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Karen Dardy.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That this Variance is granted to run with the land. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
40	BZZA-16-00098 Special Use	Falling Into Loving Arms Childcare & Preschool LLC, Lessee	7945 N 76TH ST Ald. District 9
		Request to increase the hours of operation from Monday - Saturday 5:30 a.m. - midnight to Monday - Sunday 5:30 a.m. - 1:00 a.m. for the Board-approved day care center for 115 children per shift infant - 13 years of age (this is a new operator)	
	Action:	Granted	
	Motion:	Jewel Currie moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the applicant has no outdoor 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 for the expanded number of children to the Board of Zoning Appeals within 60 days of State issuance of the license. 10. That the storefront windows remain as transparent glass per s295-605-2-i-3-c of the Milwaukee Code of Ordinances and are maintained in an attractive manner. 11. That the hours of operation be amended to Monday - Friday 5:30 a.m. - 10:30 p.m. 12. That a 100% opaque fence constructed to the maximum height allowed by city ordinance be installed around the rear perimeter of the property. 13. That this Special Use is granted for a period of three (3) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
41	BZZA-16-00061 Special Use	GET IT OFF MY PLATE II!, LLC, Prospective Buyer	7200 W GOOD HOPE RD Ald. District 9
		Request to occupy the premises as an ambulance service	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Jewel Currie.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the applicant has no outdoor 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 a landscape plan utilizing trees, and shrubs per the standards of city code section 295-405 for Type 'A' landscaping is submitted to the Board of Zoning Appeals within 60 days of Board approval of the special use. This landscape plan must be approved by the Zoning Administration Group prior to the issuance of an occupancy permit. The landscape plan may require the removal of a portion of the paved surface to create a planting strip. 8. That landscaping and screening in accordance with an approved landscape plan is implemented 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. 9. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code. 10. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
42	BZZA-16-00136 Special Use	Center for Veterans Issues, Ltd., Property Owner	3900 W PARK HILL AV Ald. District 10
		Request to occupy the premises as a transitional living facility for 13 occupants	
	Action:	Granted	
	Motion:	Jewel Currie moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the petitioner obtains an occupancy certificate by having all required inspections, complies with current State commercial building code and complies with all zoning conditions and building code requirements prior to occupancy. 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 takes all measures necessary to control litter, loitering and loud noise on the premises, including, but not limited to, hiring private personnel. 8. That the applicant submit a contact name and number that can be directly reached 24 hours a day and 7 days a week to all interested parties, including but not limited to, the Alderman of the District, the Board of Zoning Appeals, and the Department of Neighborhood Services. 9. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. 	
43	BZZA-16-00046 Dimensional Variance	WRTP/Big Step, Property Owner	3841 W WISCONSIN AV Ald. District 10
		Request to erect an off-premise sign that does not meet the minimum distance between any two ground or roof signs (required 500 ft. / proposed 120 ft.)	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Eric Lowenberg.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit. 5. That this Variance be granted to run with the land. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
44	BZZA-16-00085 Use Variance	Victoria Cashing Checks LLC, Lessee	1212 W LINCOLN AV Ald. District 12
		Request to occupy a portion of the premises as a currency exchange	
	Action:	Granted	
	Motion:	Jewel Currie moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the applicant has no outdoor 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 this Variance is granted for a period of three (3) years, commencing with the date hereof. 	
45	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 Henry Szymanski moved to approve the minutes of the April 14, 2016 meeting. Seconded by Board member Jewel Currie. Unanimously approved.

The Board set the next meeting for June 2, 2016.

Board member Henry Szymanski moved to adjourn the meeting at 7:00. Seconded by Board member Eric Lowenberg. Unanimously approved.

BOARD OF ZONING APPEALS

Secretary of the Board