



Board of Zoning Appeals

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AGENDA

June 1, 2023

PLEASE TAKE NOTICE THAT a hearing will be held before the Board of Zoning Appeals of the City of Milwaukee on Thursday, June 1, 2023, commencing at 2:00 p.m. in the Common Council Committee Rooms, **City Hall**

(Room 301-A), Third Floor, 200 East Wells Street, Milwaukee, Wisconsin, affecting the following premises. Please note that most items have been scheduled for approximately five to ten minutes. If an item takes longer than its allotted time, the item may be adjourned to the next available hearing date.

Please follow the link for computer access
<https://attendee.gotowebinar.com/register/2309245329539504990>

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2:00 p.m. Administrative Review.

Items Scheduled for consideration and action by the Board in Administrative Review.

No oral testimony will be taken on these items.

<u>Item No.</u>	<u>Ald</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
1	8	BZZA-19-00319 Dimensional Variance, Special Use	Miguel Herrera, Property Owner Request to occupy a portion of the premises as a principal use parking lot that does not meet the minimum landscaping requirements	2234 W Middlemass St
		Dismissal		
2	9	BZZA-22-00005 Use Variance	Zignego Company, Inc., Prospective Buyer Request to occupy the premises as a material reclamation facility	9168 N 124Th St
		Dismissal		

2:00 p.m. Consent Agenda.

Items Scheduled for approval on the Consent Agenda.

No oral testimony will be taken on these items.

If there are any objections to these approvals, please make them known to the Board office in writing at least 24 hours prior to the time of the hearing.

If written objections to these approvals are received, the item will not be approved and will be held for a public hearing to allow additional testimony.

<u>Item No.</u>	<u>Ald</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
3		BZCM-23-00001 Extension of Time	Pastor Robert Fleischmann, Property Owner Request for an extension of time to comply with the conditions of BZZA-22-00014 & BZZA-22-00120	7365 N 107Th St
4		BZZA-23-00087 Special Use	Big Achievers Child Care LLC, Lessee Request to continue occupying the premises as a 24-hour day care center for 50 children per shift infant through 12 years of age, operating Monday - Sunday (this is a new operator)	8713 W Fond Du Lac Av
5	1	BZZA-23-00066 Special Use	Michael Champion, Lessee Request to occupy the premises as a religious assembly hall	2328 W Capitol Dr
6	1	BZZA-23-00002 Special Use	Dionne Wren, Lessee Request to occupy the premises as a day care center for 50 children per shift, 4 weeks to 13yrs of age operating Monday-Friday, 5:30 a.m. - midnight	5030 W Hampton Av

7	1	BZZA-22-00197 Special Use	Seven Stars Auto Parts, LLC dba Wrench N Go, Lessee	3520 W Mill Rd
			Request to add an expansion and continue occupying the premises as an indoor (permitted) and outdoor salvage operation and light motor vehicle sales facility	
8	1	BZZA-18-00238 Special Use	Dr. Howard Fuller Collegiate Academy, Inc., Lessee	4030 N 29Th St
			Request to continue occupying the premises as a school for 325 students grades 9 - 12, operating Monday - Friday 7:00 a.m. - 5:00 p.m. and Saturday 8:00 a.m. - 12:00 p.m.	
9	1	BZZA-22-00323 Special Use	Petro America, LLC dba KP Convenient Store, Lessee	7537 N Teutonia Av
			Request to continue occupying the premises as a motor vehicle filling station and car wash (this is a renewal)	
10	1	BZZA-22-00396 Special Use	Disabilities Unlimited, Inc., Lessee	3808 W Elm St
			Request to occupy the premises as an adult day care center	
11	2	BZZA-23-00017 Special Use	Isha Enterprises, Inc. dba Capitol Court Citgo, Property Owner	4001 N 60Th St
			Request to continue occupying the premises as a motor vehicle filling station	
12	2	BZZA-23-00053 Special Use	Cheryl Meeks, Lessee	7504 W Hampton Av
			Request To occupy the premises as a religious assembly hall	
13	2	BZZA-23-00084 Special Use	Jabr & Jabr Investments, LLC, Lessee	9114 W Silver Spring Dr
			Request to continue to occupy the premises as a filling station.	

14	4	BZZA-23-00099	Har Fateh, Inc. dba Tumeric Indian Cafe & Bar, Lessee	1014 N Van Buren St
		Special Use	Request to occupy the premises as a restaurant without a drive through.	
15	5	BZZA-23-00106	Milwaukee Public Schools, Property Owner	3707 N 94Th St
		Dimensional Variance	Request to construct a sign that does not comply with the vertical geometric plane of the sign.	
16	5	BZZA-23-00110	Milwaukee Public Schools, Property Owner	3778 N 82Nd St
		Dimensional Variance	Request to install a Type B freestanding sign, appx 6' x 4' (24sf) and 6' in height to read "German Immersion Public School" and include electronic message board. Sign to be located on existing sign base.	
17	5	BZZA-23-00111	Milwaukee Public Schools, Property Owner	7667 W Congress St
		Dimensional Variance	Request to install a T Permanent Freestanding Sign, approx. 4'-0" x 6'-0" (24 sf) and 6'-0" in height to read "CRAIG MONTESSORI SCHOOL" with MPS Logo [WHITE LEXAN FACES W/ DIGITALLY PRINTED VINYL GRAPHICS] and shall include an electronic message sign . Sign to be located at NE Corner of property upon existing sign base, at corners of N 76TH ST. AND WEST CONGRESS STREET	
18	5	BZZA-23-00115	Milwaukee Public Schools, Property Owner	2964 N 81St St
		Dimensional Variance	Request to install a Type B Permanent Freestanding Sign, approx. 4'-0" x 6'-0" (24 sf) and 6'-0" in height to read "EIGHTY-FIRST STREET SCHOOL" with MPS Logo [WHITE LEXAN FACES W/ DIGITALLY PRINTED VINYL GRAPHICS] and shall include an electronic message sign	

19	5	BZZA-23-00093	Tyrone Smith, Property Owner Special Use	4101 N 76Th St
			Request to construct an addition to a board approved use of a restaurant with a drive through facility	
20	5	BZZA-23-00055	SBA Monarch Towers III, LLC, Lessee Special Use	10136 W Fond Du Lac Av 1
			Request to continue to allow a transmission tower which does not exceed 2 times the district height limit or 150ft., whichever is less, on site	
21	5	BZZA-23-00031	Fox River Mart, LLC, Lessee Special Use	9025 W Appleton Av
			Request to continue occupying the premises as a filling station with convenience store	
22	6	BZZA-23-00056	Fresh Wind Spirit-Filled Evangelistic Ministries, Inc, Lessee Special Use	3752 N Teutonia Av
			Request to continue occupying the premises as a religious assembly hall	
23	6	BZZA-23-00080	Gen Alpha Learning Academy, LLC, Lessee Use Variance	413 E North Av
			Request to continue occupying the premises as a day care center for 50 children per shift, infant to 13 years of age, operating Monday - Friday 6:00 a.m. - 10:00 p.m.	
24	6	BZZA-23-00108	Milwaukee Public Schools, Property Owner Dimensional Variance	3275 N 3Rd St
			Request to install Two new Type B wall signs each appx 6' x 4' (24sf) to read "Dr. Martin Luther King Jr. School" and include electronic message board.	
25	6	BZZA-23-00166	Kellyn Munson, Prospective Buyer Dimensional Variance	111 W Brown St
			Request to construct a single-family dwelling that does not meet the maximum front setback, minimum rear setback, and minimum residential building front facade width	
26	7	BZZA-23-00120	Pakhar Singh, Property Owner Special Use	4302 W Capitol Dr
			Request to continue occupying the premises as a filling station with a convenience store	

27	7	BZZA-23-00079 Special Use	Ambassadors for Christ Ministries, Inc, Property Owner	4778 N Hopkins St
			Request to continue occupy the premises as a religious assembly hall	
28	7	BZZA-23-00067 Special Use	S&G Junking and Towing, LLC, Lessee	3153 N 31St St
			Request to occupy the premises as a outdoor salvage operation	
29	7	BZZA-23-00037 Special Use	Tippi Toes Childcare Center., Inc, Lessee	4127 W Nash St
			Request to occupy the premises as a day care center for 35 children per shift, infant to 12yrs, operating Monday - Saturday from 6:00 a.m. to midnight	
30	7	BZZA-22-00314 Dimensional Variance	True Faith Baptist Church, Property Owner	3413 N 35Th St
			Request to occupy the premises as a religious assembly hall that does not meet the minimum required parking spaces	
31	7	BZZA-22-00424 Dimensional Variance, Special Use	Divine Hands Auto Sales and Service, LLC, Lessee	5507 W Hampton Av
			Request to continue to occupy the premises as a light motor vehicle sales facility, repair facility, and car wash that does not meet the minimum required landscaping	
32	8	BZZA-22-00414 Special Use	My Star Learning Center, LLC, Property Owner	2842 W Forest Home Av
			Request to continue occupying the premises as a day care center for 38 children per shift infant to 13 years of age, operating Monday - Friday 6:00 a.m. to midnight (this is a renewal)	
33	8	BZZA-22-00461 Special Use	Terry Sra, LLC. dba. Harbin Food & Beer, Lessee	3100 W Mitchell St
			Request to continue occupying the premises as a general retail establishment (this is new operator, renewal)	

34	8	BZZA-22-00479	With All My Hart Daycare, LLC, Lessee Special Use	717 S 37Th St Request to occupy the premises as a 24 hour day care center for 22 children per shift, infant to 12yrs of age operating Monday - Friday
35	8	BZZA-23-00091	Happy Trails Childcare Center, LLC, Lessee Special Use	3109 W National Av Request to continue occupying the premises as a day care center for 20 children per shift, infant to 12 years of age, operating Monday - Friday from 5:30 a.m. to 9 p.m.
36	8	BZZA-23-00116	Milwaukee Public Schools, Property Owner Dimensional Variance	2920 W Grant St Request to erect two wall signs, appx 6' x 4' (24sf) each to read "U.S. GRANT SCHOOL" and include electronic message board
37	9	BZZA-23-00117	Milwaukee Public Schools, Property Owner Dimensional Variance	6850 N 53Rd St Request to install a NEW Type B freestanding sign, appx 6' x 4' (24sf) and 6' in height to read "Green Tree Preparatory Academy" and include electronic message board.
38	9	BZZA-23-00124	Exotic Deco & Event Planning, Lessee Special Use	8271 W Brown Deer Rd Request to continue occupying the premises as an assembly hall
39	9	BZZA-23-00113	Milwaukee Public Schools, Property Owner Dimensional Variance	7900 W Acacia St Request School is proposing to have freestanding sign in front of the individual building.
40	9	BZZA-23-00069	Kreative Kids Community Childcare, Lessee Special Use	6140 N 60Th St Request to continue occupying the premises as a day care center for 60 children per shift, infant to 13yrs of age, operating Monday - Friday from 6:00 a.m. to 11:30 p.m.

41	10	BZZA-22-00485	Invisible Reality Ministries, Property Owner Special Use	2700 N 54Th St Request to continue occupying the premises as a religious assembly hall
42	10	BZZA-22-00448	Hopsons Kiddie Kare, LLC, Lessee Special Use	5219 W Center St Request to continue occupying the premises as a day care center for 95 children per shift, infant to 13 years of age, operating Sunday - Saturday from 6 a.m. to 11:59 p.m.
43	12	BZZA-23-00008	Physical Therapy of Milwaukee, LLC, Special Use	1730 S 13Th St Prospective Buyer Request to occupy the premises as a health clinic
44	13	BZZA-23-00019	Kohls Sephora, Lessee Dimensional Variance	3737 S 27Th St Request to install one 254.1sq. ft. Type A sign, Exceeding the allowed 150sq ft in the LB1 zoning district.
45	13	BZZA-23-00118	Milwaukee Public Schools, Property Owner Dimensional Variance	357 E Howard Av Request to install a NEW Type B Wall sign, appx 6' x 4' (24sf) to read "Bay View Montessori School Lower Campus" and include electronic message board.
46	14	BZZA-23-00114	Milwaukee Public Schools, Property Owner Dimensional Variance	2424 S 4Th St Request to install NEW Type B freestanding sign, appx 6' x 4' (24sf) and 6' in height to read "RILEY DUAL LANGUAGE MONTESSORI" and include electronic message board. Sign to be located on NEW sign base.
47	15	BZZA-23-00100	The Crossover Center, Inc., Lessee Special Use	1515 W North Av Request to occupy the premises as as community center
48	15	BZZA-23-00134	Milwaukee Public Schools, Property Owner Dimensional Variance	841 N 37Th St Request to construct an accessory building (outdoor classroom with shade structure)

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| 49 | 15 | BZZA-23-00070 | Church in God in Christ Non Conformist, Inc., Property Owner | 2754 N 30Th St |
| | | Use Variance | | |
| | | | Request to continue to occupy the premises as a religious assembly hall | |
| 50 | 15 | BZZA-23-00049 | Revive Youth & Family Services, LLC, Lessee | 2518 N 17Th St |
| | | Special Use | | |
| | | | Request to continue occupying the premises as a group home for 5 occupants | |
| 51 | 15 | BZZA-22-00466 | Five Star Community Resource Center, INC, Lessee | 1710 N 24Th St |
| | | Special Use | | |
| | | | Request to occupy the premises as a social service facility | |
| 52 | 15 | BZZA-22-00304 | Emerging Scholars Learning Center, LLC, Lessee | 1115 N 35Th St |
| | | Special Use | | |
| | | | Request to add an expansion to the first floor (basement has been permitted) and to continue occupying the premises as a day care center for 46 children per shift, infant to 12 years, operating Monday - Friday from 6:00 a.m. - midnight (infants to be on first floor) | |

2:15 p.m. Administrative Agenda.

Discussion and possible action regarding Board of Zoning Appeals Staffing.

2:15 p.m. Public Hearings.

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

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

<u>Item No.</u>	<u>Ald</u>	<u>Case No.</u>	<u>Type</u>	<u>Case Information</u>	<u>Location</u>
<u>2:15 pm</u>					
53	1	BZZA-22-00135	Milwaukee Mixed Metal Cycles, LLC dba Special Use, Use Variance	Milwaukee Cycle, Lessee Request to add an outdoor salvage operation and to continue occupying the premises as a light motor vehicle sales and repair facility (motorcycle sales and service)	5754 N Teutonia Av
54	1	BZZA-23-00050	Bodies Event LLC, Lessee Use Variance	Request to continue to occupy the premises as an assembly hall	5112 N 37Th St
55	2	BZZA-22-00230	Howell's Greater Hope Assisted Living, Special Use	LLC, Lessee Request to occupy the premises as an adult family home for 5 occupants	5173 N 61St St
56	2	BZZA-22-00345	National Caretex, Inc. dba Hilltop Christian Special Use	Academy, Lessee Request to continue occupying the premises as a day care center for 80 children per shift. Ages infant - 13 years of age operating Monday - Saturday 5:30am - 11:30pm	6627 W Capitol Dr
57	2	BZZA-22-00369	Jason's Auto, LLC, Lessee Special Use	Request To continue to occupy the premises as a Light Motor Vehicle Repair Facility	6122 N 76Th St
58	2	BZZA-22-00412	Michelle's Motherly Hands Childcare, LLC, Special Use	Lessee Request to occupy the first and second floor, as a child day care center for 96 children per shift, Ages 6weeks to 2yrs 11 months.50 kids in lower level, 46 in upper level. Operating Monday- Friday, 6:30am to 6pm.	6435 W Capitol Dr

59	4	BZZA-22-00430	Noreli Salon & Spa + IBW, Prospective Buyer	327 E St Paul Av 1
			Request to erect wall signs that exceed the maximum allowed area	
60	4	BZZA-23-00034	Center for Veterans Issues, Property Owner	3312 W Wells St
		Use Variance	Request to occupy the premises as a social service facility	
61	4	BZZA-23-00085	Center for Veteran Issues, Property Owner	3330 W Wells St
		Special Use	Request to construct an addition to the existing social service facility	

3:15 pm

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

62	6	BZZA-23-00104	Vaghnai Network, LLC, Lessee	242 E Capitol Dr
		Special Use	Request to occupy a Restaurant with a drive through	
63	6	BZZA-22-00292	Youthful Path Ways, Inc., Lessee	421 W Keefe Av
		Special Use	Request to occupy the premises as a social service facility	
64	6	BZZA-23-00048	Expert Electronics of Wisconsin, LLC, Lessee	2231 N Humboldt Av
		Special Use	Request to continue to occupy the premises as a light motor vehicle repair shop.	
65	6	BZZA-23-00086	Optimum Services, LLC. dba. Noire 606, Property Owner	606 W Concordia Av
		Use Variance	Request to occupy the premises as an assembly hall	

66	6	BZZA-23-00090	Louis Rupert, Property Owner	3275 N Palmer St
		Dimensional Variance	Request to construct a detached garage that exceeds the maximum lot coverage.	
67	7	BZZA-22-00434	Community Impact, Inc., Lessee	4322 W Fond Du Lac Av
		Special Use	Request to occupy the premises as a community center.	
68	8	BZZA-22-00403	Raul Garin, Property Owner	1433 S 33Rd St
		Dimensional Variance	Request to construct a detached garage in the rear yard without proper side setback	
69	8	BZZA-22-00406	MX Auto Care, LLC, Lessee	2147 S Muskego Av
		Special Use	Request to continue occupying the premises as a light motor vehicle repair facility and body shop	
70	8	BZZA-23-00096	Miguel Herrerra, Property Owner	2230 W Middlemass St
		Dimensional Variance, Special Use	Request to occupy the premises as a parking lot that does not meet the minimum screening requirements	
71	9	BZZA-23-00122	Clothes to the Rescue/ MKE Event Center, Lessee	8651 W Brown Deer Rd
		Special Use	Request to occupy the premises as an assembly hall	

4:15 pm

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

72	10	BZZA-23-00072	Pops and Sons Tires, LLC, Property Owner	5301 W Lisbon Av
		Special Use	Request to continue occupying the premises as a light motor vehicle repair facility	

73	10	BZZA-23-00003 Special Use	Multicultural Learning Academy, LLC, Lessee	7027 W Capitol Dr
			Request to continue occupying the premises as a day care center for 49 children infant - 12 years of age, operating Monday - Sunday from 5:00 a.m. - midnight	
74	10	BZZA-22-00413 Dimensional Variance	Larry Williams, Property Owner	3901 N 68Th St
			Request to construct a detached carport that exceeds the maximum allowable lot coverage, when combined with existing detached garage and does not meet the minimum side street setback requirements	
75	10	BZZA-22-00295 Use Variance	Linda Luckett, Property Owner	3406 N 60Th St
			Request to occupy a portion of the premises as an animal boarding and grooming facility	
76	10	BZZA-22-00220 Dimensional Variance, Special Use	Beg Enterprises Nine, LLC, Property Owner	7311 W Capitol Dr
			Request to construct a filling station with a convenience store that does not meet the required front and side street setbacks, to not meet the minimum glazed area for secondary street frontage, and to not meet the required bicycle parking	
77	11	BZZA-22-00239 Dimensional Variance	Miguel Becerra, Property Owner	3408 W Ruskin St
			Request to construct a 6ft vinyl fence in the side yard that exceeds the maximum height allowed	
78	12	BZZA-22-00389 Special Use	Triple E's Autobody Work, LLC, Lessee	1711 W Pierce St
			Request to add a light motor vehicle sales facility to the Board-approved light motor vehicle repair facility and body shop	

79	12	BZZA-22-00353	St. Vincent de Paul, Property Owner Dimensional Variance	931 W Madison St Request to allow a 6ft tall non-ornamental fence in the front yard that exceeds the maximum height allowed
80	12	BZZA-23-00128	6 Auto Repair Ruiz, LLC, Property Owner Special Use	1438 S 6Th St Request to continue occupying the premises as a light motor vehicle repair facility
81	13	BZZA-22-00394	Eagle Automotive Service Center, LLC, Special Use Lessee	4080 S Howell Av Request to occupy the premises as a light motor vehicle repair facility

5:15 pm

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

82	13	BZZA-22-00457	Rasidah Hussein, Property Owner Dimensional Variance	1400 W Van Norman Av 1 Request to allow a fence in the front yard and along the side street that exceeds the maximum height allowed and is located within the vision triangle
83	13	BZZA-23-00004	The Peltz Group, LLC. dba. WM, Lessee Special Use	2020 W Morgan Av Request to continue occupying the premises as heavy motor vehicle repair facility and a recycling & mixed waste facility
84	13	BZZA-23-00005	The Peltz Group, LLC. dba Waste Special Use Management, Lessee	2101 W Morgan Av Request to continue occupying the premises as a mixed-waste processing facility
85	14	BZZA-23-00016	One Step at a Time Child Care, Lessee Special Use	573 W Lincoln Av Request to occupy the premises as a day care center for 20 children per shift, infant to 12yrs of age operating Monday - Friday from 6:00 a.m. to 10 p.m.

86	14	BZZA-23-00081	Chase Entertainment, LLC. dba Sam's Tap, Special Use Property Owner	3118 S Chase Av
			Request to continue to occupy the premises as a tavern	
87	14	BZZA-22-00393	Anne Groh, Property Owner	2809 S Lenox St
		Dimensional Variance	Request to construct a 6.5ft. fence panel along the south lot line that exceeds the maximum height allowed	
88	14	BZZA-22-00379	Richard Menzel, Jr., Lessee	1712 E Saveland Av
		Dimensional Variance	Request to construct a 6ft solid wooden fence in the side yard that exceeds the maximum height allowed	
89	15	BZZA-23-00092	Samad's House, Lessee	2566 N 23Rd St
		Special Use	Request to occupy the premises as a transitional housing facility.	
90	15	BZZA-23-00018	C.F.L. Tires, LLC, Lessee	1905 W North Av
		Special Use	Request to continue occupying the premises as a light motor vehicle repair facility	
91	15	BZZA-23-00051	MacCanon Brown Homeless Sanctuary, Property Owner	2461 W Center St
		Dimensional Variance, Special Use	Request to add an addition to social service facility/community center that does not meet the required glazing	

6:15 pm

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

92	5	BZZA-23-00010	Mariana Trevino, Property Owner	10008 W Highwood Av
		Dimensional Variance	Request to allow a fence in the side yard and rear yard that does not meet the minimum required setback, exceeds the maximum allowed height, and is located within the vision triangle	

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|----|---|---------------|--|--|-------------------|
| 93 | 5 | BZZA-22-00446 | Angel Altoro Jr, Property Owner
Dimensional
Variance | Request to install an 8ft solid wood fence in
the rear yard | 3368 N 97Th Pl |
| | | | | | |
| 94 | 5 | BZZA-22-00246 | E & J Automotive Sales, LLC, Property
Special Use | Owner

Request to occupy the premises as a light
motor vehicle sales facility | 8460 W Hampton Av |

There will be a 15 minute recess before the final agenda item

7:00 p.m. Public Hearings (Contested).

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

<u>Item No.</u>	<u>Ald</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>	
<u>7:00 pm</u>					
95	5	BZZA-22-00477	Community Medical Services Holdings, Special Use	LLC, Lessee Request to occupy the premises as a medical service facility	7600 W Capitol Dr 1