

AGENDA

September 4, 2003

PLEASE TAKE NOTICE THAT a hearing will be held before the Board of Zoning Appeals of the City of Milwaukee on **Thursday, September 4, 2003**, commencing at **1:00 p.m.** in the Common Council Committee Rooms, **Room 301-B**, City Hall, 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.

1:00 p.m. Administrative Consent Agenda

Items scheduled for approval on the Administrative Consent Agenda

No oral testimony will be taken on these items.

Item No.	Ald Dist	Case No. Type	Case Information	Location
1	7 th	25029 Special Use <i>Dismissal</i>	Betty J. Ross, Property Owner Request to occupy the premises as a 24hr day care facility for 8 children per shift, 1mo.-12yrs. of age, Monday-Sunday	2614 N. 46th St.
2	7 th	25115 Special Use <i>Dismissal</i>	Joe T. Williams, Lessee Request to add a car wash to the existing motor vehicle repair facility	2940 W. Fond Du Lac Av.
3	11 th	24963 Dim. Var. <i>Dismissal</i>	Brian A. Bobber, Property Owner Request to construct a single family residential dwelling on the premises in which the overhead garage door faces the street and is not at least 4 ft. setback from the front facade of the main building mass	3643 S. 87th St.

Board of Zoning Appeals, Hearing on Thursday, September 4, 2003

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1:00 p.m. Administrative Consent Agenda (continued)

Items scheduled for approval on the Administrative Consent Agenda

No oral testimony will be taken on these items.

4	14 th	25043 Special Use <i>Dismissal</i>	Bhuphinder & Harjinder Ghuman Property Owner	1200 E. Howard Av.
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Request to occupy the premises as a 24 hr motor vehicle filling station and convenience store

1:00 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 and 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

5	8 th	25113 Special Use	Abdul R. Motlani, Prospective Buyer	3604-10 W. Lincoln Av.
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Request to combine two parcels and occupy the premises as a motor vehicle repair facility (oil lube) and a sit-down restaurant (coffee shop)

6	10 th	25092 Special Use	Pilgrim Rest Missionary Baptist Church Property Owner	4427-29 W. Fond Du Lac Av.
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Request to occupy the premises as a community center

7	10 th	25111 Special Use	Harriet Conway, Prospective Buyer	4313 W. Fond Du Lac Av.
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Request to occupy the premises as a day car center for 60 children (30 per shift) 6wks-12yrs of age, Monday-Friday 6:00 a.m.-11:00 p.m.

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1:00 p.m. - Consent Agenda (continued)

Items Scheduled for approval on the Consent Agenda

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8	12 th	24992 Special Use	Guillermo A. Picado, Property Owner	1202 W. Greenfield Av.
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Request to occupy the premises as a body shop, motor vehicle repair and sales facility

9	12 th	25058 Special Use	Drilling's Automotive, Property Owner	2067 S. 1st St.
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Request to occupy the premises as a motor vehicle repair facility

10	13 th	25103 Special Use	Beant S. Boparai, Property Owner	5938 S. 13th St.
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Request to occupy the rear warehouse area of the premises as a motor vehicle repair facility

11	16 th	25109 Dimensional Variance	John & Jennifer Vetter, Property Owner	1818 N. Hi Mount Bl.
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Request to increase the side of the existing bay window into the side setback

12	16 th	25110 Special Use	Daniel E. Waters, Property Owner	4000 W. Clybourn St.
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Request to construct an addition (restrooms) to the existing tavern

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1:00 p.m. - Consent Agenda (continued)

Items Scheduled for approval on the Consent Agenda

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

13	17 th	25080 Dimensional Variance/Spe cial Use	SG Properties LLC, Property Owner	1007 N. 14th St.
			Request to continue occupying the premises as a rooming house for 8 people	
14	17 th	25081 Special Use	SG Properties LLC, Property Owner	1009 N. 14th St.
			Request to continue occupying the premises as a rooming house for 8 people	
15	3 rd	25082 Dimensional Variance	Peck Row, LLC Robert De Toro; Property Owner	1620-30 N. Farwell Av.
			Request to construct a 2,429 sq. ft. detached garage without the proper lot coverage	
16	3 rd	25108 Use Variance	Mark Goff, Property Owner	2972 N. Hackett Av.
			Request to allow parking in the side yard setback of the premises	

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1:00 p.m. - Consent Agenda (continued)

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17	4 th	25091 Special Use	Michelle L. Griffin, Lessee	743 N. 25th St.
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Request to occupy the premises as a bed and breakfast with 5 guest rooms

18	6 th	25088 Special Use	Jordan M.B. Church Bishop William Reed; Property Owner	2127 N. Palmer St.
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Request to continue occupying the premises as a day care center for 20 children 2yrs-12yrs of age, Monday-Friday 6:30am-6:30pm

1:15 p.m. - Public Hearing

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.

19	7 th	25099 Appeal of an Order	Amazing Ministries Worship Center Property Owner	5418 W. Burleigh St.
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Request to appeal an order issued by the Department of Neighborhood Services determining the premises to be occupied as a religious assembly hall without the Boards approval

20	8 th	25076 Appeal of an Order	Richard A Stehmeier, Property Owner	2966 S. 44th St.
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Request to appeal an order of the Department of Neighborhood Services to remove all vehicles over 22 ft long and 10 ft in height

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1:15 p.m. – Public Hearing (continued)

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

21	10 th	25075 Special Use	Jeanetta Anderson, Property Owner Request to occupy the premises as a day care facility for 16 children (8 per shift) 6wks-12yrs of age, Monday-Friday 6:00am-10:00pm	3714 N. 16th St.
22	10 th	25116 Special Use	The Future Children of Tomorrow Stephine Robinson; Lessee Request to occupy the premises as a 24 hr day care facility for 8 children, 6wks-12yrs of age, Monday-Friday	3249 N. 26th St.
23	11 th	25011 Use Variance	Michael Angeli, Lessee Request to occupy the premises as a social service facility	4005 W. Oklahoma Av.
24	14 th	25078 Use Variance	Charles E. Rickheim, Property Owner Request to convert the existing single family dwelling into a two-family residential dwelling	2313 E. Morgan Av.
25	14 th	25086 Dimensional Variance	Liliana E. Gutierrez, Property Owner Request to construct a 24 ft. x 38 ft. detached garage	801 E. Linus St.

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1:15 p.m. – Public Hearing (continued)

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

26	14 th	25107 Use Variance	Brian S. & Lori A. Smith, Property Owner	3013 S. Delaware Av.
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Request to allow parking in the side yard setback of the premises

27	16 th	25095 Use Variance	Laurel Scherbarth, Property Owner	230 N. 70th St.
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Request to allow parking within the front yard setback of the principal building

28	17 th	25014 Special Use	Mandeep Dhawan North Side Petroleum, Inc.; Prospective Buyer	4950 W. Lisbon Av.
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Request to raze the existing building on site and construct and new motor vehicle filling station, convenience store and car wash on the premises

29	3 rd	25035 Special Use/Use Variance	RA Katz Properties, Property Owner	2510 E. Webster Pl.
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Request to construct a principal use parking lot on the premises

30	3 rd	25021 Dimensional Variance	John C. & Elvira E. Juraska, Property Owner	3327 N. Hackett Av.
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Request to construct an addition to the existing residential dwelling without the required setbacks (north, south and combined)

31	4 th	24851 Use Variance	Fabco Equipment Inc., Lessee	2601 W. Clybourn St.
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Request to erect an 8 ft fence with barb wire along the street side property line

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1:15 p.m. – Public Hearing (continued)

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| 32 | 6 th | 25105
Use Variance | John B. Fratrack, Property Owner

Request to construct a detached garage in the front setback of the premises | 2238 N. Booth St. |
| 33 | 6 th | 25120
Special Use | Karen Spencer, Lessee

Request to add signage and outdoor sales to the existing second hand retail sales facility | 1743-45 N. Martin Luther King Dr. |

2:30 p.m. – Public Hearing (Contested)

Please note that each item scheduled for a public hearing has been scheduled for approximately thirty minutes.

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

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| 34 | 14th | 24931
Special Use | Milwaukee Metropolitan Credit Union
Christine Timm; Property Owner

Request to continue occupying the premises as a bank with and expand the existing drive-thru facility without the required distance from residential and the minimum queue lane on site | 1923 W. Oklahoma Av. |
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PLEASE NOTE:

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Upon reasonable notice, effort will be made to accommodate the needs of disabled individuals through sign language interpreters or other auxiliary aids. For additional information or to Request this service, contact the Board of Zoning Appeals at 286-2501, (FAX) 286-2555, (TDD) 286-3245 or by writing the Board of Zoning Appeals, 809 North Broadway, Room 102, Milwaukee, WI 53202.