

AGENDA

March 16, 2006

PLEASE TAKE NOTICE THAT a hearing will be held before the Board of Zoning Appeals of the City of Milwaukee on **Thursday, March 16, 2006** commencing at **4:00 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.

4:00 p.m. Administrative Consent Agenda

Items scheduled for approval on the Administrative Consent Agenda

No oral testimony will be taken on these items.

Item No.	Ald Dist	Case No. Type	Case Information	Location
1	13th	27215 Special Use <i>dismissal</i>	Randall Schlinke, Lessee Request to occupy the premises as a second-hand store (liquidation of surplus goods with outdoor storage)	5311 S. 9th St.
2	15th	26610 Special Use <i>dismissal</i>	Suhas R. Pawar, Prospective Buyer Request to raze the existing structure and construct a motor vehicle filling station and convenience store	3302 W. Center St.
3	1st	26914 Dim Var. <i>dismissal</i>	Mason Temple Church of God in Christ Osie Tatum Jr.; Property Owner Request to construct a permitted religious assembly hall without the minimum required number of parking spaces	6090 N. 35th St.

Board of Zoning Appeals, Hearing on Thursday, March 16, 2006

<u>Item No.</u>	<u>Ald Dist.</u>	<u>Case No. Type.</u>	<u>Case Information.</u>	<u>Location.</u>
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4:00 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	1st	26781 Special Use <i>dismissal</i>	Pat Echols, Property Owner	4861 N. Teutonia Av.
Request to add a school (elementary or secondary) to the existing board approved day care center, (total number of children for both 80)				

5	6th	27012 Special Use <i>dismissal</i>	Tearman Spencer, Lessee	3030 N. Martin L King Jr. Dr.
Request to occupy the southern portion of the premises as a motor vehicle sales facility (separate vehicle repair facility located on the northern portion of the premises)				

6	7th	26589 Special Use <i>dismissal</i>	Brian McDowell Sr., Property Owner	3301-03 N. 38th St.
Request to occupy the premises as group home for 8 adolescent males (12-18 yrs. of age)				

4:00 p.m. - Consent Agenda

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7	10th	27336 Special Use	Deanna Lyles & Anthony Moss, Lessee	5611 W. Lisbon Av.
Request to occupy the premises as a day care center for 50 children infant to 12 yrs. of age, Monday - Friday 7:00 a.m. to 10:00 p.m.				

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

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8	10th	26623 Special Use	Shawn Weaver, Lessee	5100 W. Center St.
			Request to occupy the premises as a 24 hr day care center for 100 children infant to 13 yrs of age, Monday-Sunday	
9	11th	27376 Special Use	Robert F. Foulston, Property Owner	3634 W. Lincoln Av.
			Request to continue occupying the premises as a motor vehicle repair facility	
10	12th	27339 Special Use	Mouad Al-Azzeh, Lessee	1237 S. Cesar E Chavez Dr.
			Request to occupy the premises as a second-hand store (clothes, shoes, toys)	
11	12th	27362 Special Use	Manuel Cornejo, Lessee	1551 W. Mitchell St.
			Request to occupy the premises as a social service facility (alcoholics anonymous)	
12	14th	27333 Use Variance	Christopher Adams, Property Owner	2901 S. Wentworth Av.
			Request to continue occupying the premises as a general office	

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

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13	14th	27356 Special Use	Milwaukee Center for Independence Howard L. Garber; Property Owner	3333 S. Howell Av.
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Request to continue occupying the premises as a social service facility (rehabilitation facility for the developmentally disabled) and an adult day care center

14	15th	27330 Special Use	Jeffrey Schuster, Property Owner	2206 N. 30th St.
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Request to continue occupying the premises as a material reclamation facility (scrap metal reclamation business)

15	15th	27349 Special Use	George Noble, Property Owner	2134 N. 25th St.
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Request to continue occupying the premises as a family day care home for 8 children, infant to 12yrs of age, 6:00 a.m. to 1:00 a.m. Monday - Sunday

16	15th	27350 Dim Var.	City of Milwaukee Redevelopment Authority James Sayers; Property Owner	1329 W. Lloyd St.
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Request to divide the parcel and construct a single-family residential dwelling without the minimum required front facade width

17	15th	27351 Dim Var.	City of Milwaukee Redevelopment Authority James Sayers; Property Owner	1335 W. Lloyd St.
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Request to divide the lot and construct a single-family residential dwelling without the minimum required front facade width

Board of Zoning Appeals, Hearing on Thursday, March 16, 2006

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

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

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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.

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| 18 | 15th | 27354
Special Use | Doycellour Neal, Lessee | 1726 W. Lloyd St. |
| | | | Request to occupy the premises as a day care center for 25-30 children infant to 12yrs of age Monday-Friday 6:00AM to Midnight | |
| 19 | 15th | 27361
Special Use | John Sims, Property Owner | 2419 W. Fond Du Lac Av. |
| | | | Request to continue occupying the premise as a motor vehicle repair facility | |
| 20 | 15th | 27363
Dim Var./
Special Use | Rev. Willie Ray Gill, Property Owner | 2617 W. Fond Du Lac Av. |
| | | | Request to occupy the premises as a religious assembly without the minimum allowed parking | |
| 21 | 15th | 27381
Special Use | George Noble, Property Owner | 1036-38 W. Wright St. |
| | | | Request to continue occupying the premises as both a general retail facility (1st floor) and day care center for 8 children, 6 wks. to 12 yrs. of age, operating Sunday thru Saturday from 6 a.m. to 10 p.m. | |
| 22 | 1st | 27312
Special Use | Lisa Lewis, Lessee | 3820 W. Florist Av. |
| | | | Request to increase the number of children from 78 to 94 infant to 13 yrs. of age, and increase the hours of operation from 5:30 a.m. - 9:00 p.m. to 5:00 a.m. - 12:00 a.m. Monday thru Friday to the existing day care center | |

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

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| 23 | 1st | 27329
Use Variance | New Hope Missionary Baptist Church
Lessee | 2440 W. Atkinson Av. |
| | | | Request to increase the hours of operation of the existing day care center from 6:30AM - 6:00PM to 6:00AM - Midnight Monday-Friday for 8 children infant to 12yrs of age | |
| 24 | 1st | 27347
Special Use | Tina Oliver, Lessee | 5219 W. Villard Av. |
| | | | Request to continue occupying the premises as a day care center for 54 children infant to 12 yrs. of age, Monday-Friday 6:00AM - 6:00PM | |
| 25 | 1st | 27364
Special Use | Ellis Hand Car Wash, Lessee | 2335 W. Atkinson Av. |
| | | | Request to continue occupying the premises as a hand car wash | |
| 26 | 2nd | 27360
Special Use | Ahmadiyya Movement Islam, Property Owner | 5600 W. Fond Du Lac Av. |
| | | | Request to continue occupying the premises as a secondary/elementary school | |
| 27 | 3rd | 27341
Special Use | Bik Wong, Lessee | 825 E. Center St. |
| | | | Request to occupy the premises as a second-hand store (used clothes) | |

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

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28	3rd	27365 Dim Var./ Special Use	Jennifer Rau, Prospective Buyer	1235 E. Brady St.
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Request to occupy a portion of the premises as second-hand store (vintage clothing) without the minimum required number of parking spaces

29	3rd	27374 Special Use	Monica DePalma, Lessee	1228 N. Astor St.
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Request to occupy the premises as a tavern (upscale lounge w/ food service)

30	4th	27319 Special Use	Charles Hausmann, Property Owner	954 N. 27th St.
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Request to occupy the premises as a second-hand store (new & used clothing)

31	4th	27353 Special Use	Guillermo Garcia, Lessee	505 N. 27th St.
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Request to continue occupying the premises as a motor vehicle repair and sales facility

32	4th	27372 Special Use	Michael Rice Rice Motors LLC; Lessee	2330 W. Clybourn St.
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Request to occupy the premises as a motor vehicle sales facility (indoor display and sales)

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

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| 33 | 4th | 27373
Dim Var. | London Square Apartment Homes LLC
Property Owner | 2101 W. Galena St. |
| | | | Request to erect 3 internally illuminated freestanding sign that are over the maximum allowed display area and over the maximum allowed number of freestanding signs per site | |
| 34 | 6th | 27326
Special Use | Rick Feest
Pinkey's Capitol Auto Body; Property Owner | 120 W. Melvina St. |
| | | | Request to construct an addition to the existing structure and occupy the entire premise as a motor vehicle body shop with a drive through facility (work estimating area) | |
| 35 | 6th | 27328
Use Variance | Darlene Holmes, Property Owner | 3001 N. Richards St. |
| | | | Request to occupy the premises as an assembly hall (Christian social club) | |
| 36 | 6th | 27368
Use Variance | Megan Linville, Lessee | 1331 N. Martin L King Jr. Dr. |
| | | | Request to occupy the 1st floor of the premises as a general retail establishment (art gallery) | |
| 37 | 7th | 27314
Special Use | Ollie Levy, Lessee | 4833 W. Burleigh St. |
| | | | Request to increase the hours of operation from 6:00 a.m. - 6:00 p.m. to 6:00 a.m. - 12:30 a.m. Monday thru Friday to the existing day care center | |

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38	7th	27335 Use Variance	Larry Johnson, Property Owner	3035 N. 40th St.
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Request to continue occupying the premises as a day care center for 16 children (8 per shift) infant to 12 yrs. of age, Monday - Friday 6:00 a.m. to 12:00 a.m.

39	8th	27338 Special Use	Ken Dethloff, Property Owner	2235 W. Greenfield Av.
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Request to construct an addition (elevator vestibule) to the existing religious assembly hall

40	8th	27358 Special Use	Iglesia Pentecostal; Danny Mendez Property Owner	2221 W. National Av.
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Request to continue occupying the premises as a religious assembly

41	8th	27359 Special Use	Iglesia Pentecostal; Danny Mendez Property Owner	818 S. 23rd St.
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Request to occupy the premises as a parking lot (this will be use in conjunction with the adjacent church at 2221 W. National Ave.)

42	9th	27342 Special Use	Demetria Perkins Lessee	9155 N. 76th St.
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Request to add a day care center for 30 to 45 children infant to 12 yrs. of age (total number of children for the school & day care is 130), 5:30 a.m. - 11:00 p.m. Monday thru Saturday to the existing school (elementary or secondary)

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43	9th	27379 Other	Wayne & Montez Ashley, Property Owner	8901 N. 70th St.
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Request to modify the Board approved plans of the single family residential dwelling by adding an enclosed 8ft x 9ft patio room (located on the second floor)

4:00 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.

44	1st	26061 Special Use	Jimmy & Iola McClendon, Property Owner	4355 N. 27th St.
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Request to occupy the premises as a transitional living facility for 16 males

45	1st	26060 Special Use	Jimmy McClendon, Property Owner	4339 N. 27th St.
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Request to occupy the premises as a transitional living facility for 16 female clients

46	4th	26203 Reconsideration	Tri-Corp Housing Mike Brever;Property Owner	2713 W. Richardson Pl.
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A reconsideration request to continue occupying the premises as a transitional facility (92 resident rooms)

47	5th	27173 Special Use	Southeastern Youth & Family Services, Inc. Property Owner	7918 W. Capitol Dr.
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Request to increase the hours of operation from 6:00AM - 6:00PM to 6:00AM - Midnight of the existing day care center for 102 children infant to 13 yrs. of age, Monday-Friday

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4:15 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.

48	10th	26753 Special Use	Wilson Wright Jr., Lessee Request to continue occupying the premises as a motor vehicle repair facility (tire sales & installation)	5301 W. Lisbon Av.
49	10th	27293 Special Use	Grisby's Child Development Center Property Owner Request to increase the hours of operation from 6:00AM - 12:30AM Monday-Friday to 6:00AM - 1:00AM Monday-Sunday for the existing day care center for 40 children infant to 12yrs of age	5455 W. Burleigh St.
50	10th	26722 Special Use	Roman Electric Co., Lessee Request to continue occupying a portion of the premises as a contractor's yard (outdoor vehicle storage)	7025 W. Main St.
51	11th	27267 Special Use	Milwaukee Mudd dba Mountian Mudd; Lessee Request to occupy a portion of the parking lot as a drive through facility (coffee kiosk w/ drive through) without the minimum required 200ft. of queuing lane (proposes 80 ft.)	6901 W. Oklahoma Av.
52	12th	27340 Use Variance	John Lemley, Property Owner Request to occupy the premises as an indoor storage facility (lumber, hardware, stored in garage) and to allow an accessory structure to be located on a lot not containing a principal building	2465 S. 13th St.

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4:15 p.m. – Public Hearing (continued)

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53	12th	27303 Special Use	Positive Real Estate LLC. Property Owner Request to occupy the 1st floor as a general office (real estate)	1021 W. Grant St.
54	13th	27223 Dim Var	Gregory & Donnalyne Habeck Prospective Buyer Request to divide the existing lot into two separate parcels and construct a single family residential dwelling without the minimum required lot area, lot width, and front setback (result of lot split at 5752 S. 21st St.)	2034 W. Birchwood Av.
55	13th	27222 Dim Var.	Kenneth & Shelby Fritsch, Property Owner Request to divide the existing lot into two separate parcels without the minimum required lot area (creates a separate lot at 2034 W. Birchwood)	5752 S. 21st St.
56	14th	27258 Special Use	Fil-Am Bible Church, Lessee Request to occupy a portion of the premises as a religious assembly	2479 S. Kinnickinnic Av.
57	15th	27195 Special Use	House of David, Inc., Lessee Request to occupy the 1st floor of the premises as a social service facility and a transitional living facility located on the 2nd floor	4415 W. North Av.

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4:15 p.m. – Public Hearing (continued)

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58	15th	27197 Dim Var./ Special Use	Mohammad Rafiq, Lessee	2651 W. Fond Du Lac Av.
Request to continue occupying the premises as a fast-food/carry-out restaurant without the required landscaping				

5:00 p.m. – Public Hearing

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59	15th	27261 Special Use	Horizons, Inc. Constance Shaver; Property Owner	1863 N. 25th St.
Request to combine the parcels and add an existing community based residential facility (adjacent property) for 20 individuals (women in the criminal justice system) to the existing board approved social service facility (constructing a small addition, connecting both facilities together)				

60	15th	27263 Appeal of an Order	Luridean Nichols, Lessee	2840 N. 37th St.
Request to appeal an ordered issued by the Department of Neighborhood Services determining that the premises is occupied as a transitional living facility				

61	1st	27237 Special Use	Pick-n-Pull Auto Dismantlers, Milwaukee, LLC Prospective Buyer	3801 W. Mill Rd.
Request to occupy the premises as an outdoor salvage operation (motor vehicle recycler & vehicle parts retailer/works in conjunction with 6333 N. Teutonia)				

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5:00 p.m. – Public Hearing (continued)

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|----|-----|----------------------|---|------------------------|
| 62 | 1st | 27238
Special Use | Pick-n-Pull Auto Dismantlers Milwaukee LLC
Prospective Buyer

Request to occupy the premises as an outdoor salvage operation (motor vehicle recycler & vehicle parts retailer/works in conjunction with 3801 W. Mill Rd.) | 6333 N. Teutonia Av. |
| 63 | 1st | 27154
Special Use | Euranna Odom, Property Owner

Request to occupy the premise as a 24hr family day care home for 8 children infant to 12yrs of age, Monday - Friday | 5822 N. 35th St. |
| 64 | 2nd | 27122
Special Use | Joann Harris, Property Owner

Request to occupy the premises as a transitional living facility for 16 clients | 7820-30 W. Hampton Av. |
| 65 | 2nd | 27142
Special Use | Chicago Philly Steak & Lemonade, LLC
Lessee

Request to occupy the premises as a fast-food/carry-out restaurant | 6926 W. Capitol Dr. |
| 66 | 3rd | 27123
Dim Var. | Farwell-Cramer, LLC.
Lynn Quirk; Property Owner

Request to continue occupying the premises as a multi-family (3-unit) residential dwelling without the minimum required lot area and without the minimum required north and south side setbacks | 2710 N. Farwell Av. |

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5:00 p.m. – Public Hearing (continued)

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67	3rd	27253 Special Use	Willie Kohlheim Jr. Lessee	1811 N. Humboldt Av.
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Request to occupy the premises as a 24hr family day care home for 8 children infant to 12yrs of age, Monday - Sunday

68	3rd	27307 Dim Var.	Blaze Selestow Blaze Properties, LLC.;Property Owner	3352 N. Downer Av.
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Request to allow the usage of the third floor of the existing two-family residential dwelling without the required north side setback

69	4th	27192 Use Variance	Clear Channel Outdoor, Property Owner	1701 W. State St.
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Request to reduce the height of the existing off premise sign and add another sign face on the east side of the structure

70	4th	27318 Appeal of an Order	Shangrila Enterprises, Ltd. dba J. R. News; Lessee	831 N. 27th St.
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Request to appeal an order issued by the Department of Neighborhood Services determining that the premises is being occupied by adult retail establishment without a certificate of occupancy

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6:00 p.m. – Public Hearing

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71	5th	26720 Special Use	Jay Shambeau, Property Owner Request to continue occupying the premise as a motor vehicle repair and sales facility	8522 W. Hampton Av.
72	5th	27107 Use Variance	Community Financial Service Center Corp. Lessee Request to continue occupying a portion of the premises as a currency exchange facility that is located within 1500ft. of another like facility and within 150 ft. of a one or two family residential district	10400 W. Silver Spring Dr.
73	5th	27141 Special Use	Super Hook Fish & Chicken LLC. Lessee Request to occupy the premises as a fast-food/carryout restaurant	7601 W. Hampton Av.
74	5th	27260 Use Var./ Special Use	Mazen Jaber, Property Owner Request to continue occupying the premises as a motor vehicle filling station, convenience store, and currency exchange facility within 150 ft. of a one or two family residential district (currency exchange open 9:00 a.m. - 7:00 p.m. Monday - Saturday), and to allow an additional sign for the currency exchange facility (signage was previously denied)	8332 W. Appleton Av.
75	7th	26542 Special Use	Makbul Sajan, Property Owner Request to continue occupying the premises as a motor vehicle filling station with a convenience store	4302 W. Capitol Dr.

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6:00 p.m. – Public Hearing (continued)

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76	7th	26754 Dim Var./ Special Use	Henry L. Watson Sr., Property Owner Request to continue occupying the premises as a religious assembly without the required parking	3300 W. Burleigh St.
77	8th	27193 Dim Var.	Clear Channel Outdoor, Lessee Request to add an additional sign face to the back of the existing off-premise sign without the minimum required setback from any street lot line	3001 W. Forest Home Av.
78	8th	26978 Dim Var.	Abdel Naser Al-Hasan, Prospective Buyer Request to allow a wall sign that is over the maximum allowed sign area on the premises	2632 W. Greenfield Av.
79	9th	27252 Use Var./ Dim Var.	Russell & Rhoda Volmer, Property Owner Request to occupy a portion of the premises as a contractors yard (parking 2 snow plow trucks on the premises)	6477 N. 54th St.
80	9th	27301 Other	Love to Care Child Care Center Inc. Wanda Hudson, Lessee Request to modify the hours of operation from 6:00AM - 6:00PM Monday-Friday to 5:30AM - Midnight Monday-Sunday of the existing day care center and reducing the number of children from 150 to 106 infant to 13yrs of age	9171 N. 76th St.

Board of Zoning Appeals, Hearing on Thursday, March 16, 2006

<u>Item No.</u>	<u>Ald Dist.</u>	<u>Case No. Type.</u>	<u>Case Information.</u>	<u>Location.</u>
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7:00 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.

81	2nd	26803 Special Use	Steven R. Tenley, Property Owner Request to raze the existing structure and construct a motor vehicle filling station, convenience store, and car wash facility	9111 W. Silver Spring Dr.
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PLEASE NOTE:

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.

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.