

AGENDA

February 15, 2007

PLEASE TAKE NOTICE THAT a hearing will be held before the Board of Zoning Appeals of the City of Milwaukee on **Thursday, February 15, 2007**, 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.

<u>Item No.</u>	<u>Ald Dist</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
1	9th	27685 Use Variance /Special Use <i>dismissal</i>	Michael Rodgers, Lessee Request to occupy a portion of the premises as a specialty school (electrical re-apprenticeship) and an indoor recreation facility (archery range)	9226 N. 107th St.
2	9th	27879 Appeal of an Administrative decision <i>dismissal</i>	Michael Rodgers, Lessee Request for a determination of permit No. 728622 issued by the City of Milwaukee Development Center	5300 W. Good Hope Rd.
3	12th	27861 Special Use <i>dismissal</i>	Walker's Point Commons LLC, Property Owner Request to continue occupying the premises as an office and 1 apartment on the 1st floor and 6 residential units on the 2nd floor(residential is a permitted use)	914 S. 5th St.

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<u>Item No.</u>	<u>Ald Dist</u>	<u>Case No. Type.</u>	<u>Case Information.</u>	<u>Location.</u>
<p>4:00 p.m. Administrative Consent Agenda (continued) <u>Items scheduled for approval on the Administrative Consent Agenda</u> <u>No oral testimony will be taken on these items.</u></p>				
4	12th	27705 Dimensional Variance <i>dismissal</i>	CVS Pharmacy, Lessee Request to erect two wall signs that are over the maximum allowed sign area	1316 W. Forest Home Av.
5	2nd	27682 Use Variance <i>dismissal</i>	Esma Mitchell, Lessee Request to occupy the premises as a day care center for 8 children infant to 12 yrs. of age, operating Monday - Friday 6:00 a.m. to 10:00 p.m.	5753 N. 68th St.
6	4th	27385 Use Variance /Dim. Var. <i>dismissal</i>	Andrew Sitarski Atty. Jacques Condon; Property Owner Request to convert the existing apartment building into a multi-family residential dwelling (12 unit condominiums) without the minimum lot area per dwelling unit	2436 W. Kilbourn Av.
7	4th	27893 Use Variance <i>dismissal</i>	Andrzej Sitarski, Property Owner Request to occupy the premises as a principal parking lot (parking for adjacent building located at 2436 W. Kilbourn Ave.)	924 N. 25th St.
8	5th	27708 Use Variance <i>dismissal</i>	LaShawn Barnes, Lessee Request to occupy a day care center for 8 children infant-12yrs of age, operating Monday-Friday 6:00AM - 6:00PM	4971 N. 89th St.

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4:00 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.

9	6th	27823 Special Use/ Dim Var.	True Love Missionary Baptist Church Prospective Buyer Request to continue occupying the premises as a religious assembly without the minimum required parking	210 W. Keefe Av.
10	6th	27945 Special Use	Candace Simpson, Property Owner Request to occupy the premises as a day care center for 100 children (50 per shift) infant to 12 yrs. of age, operating 6:00 a.m. - 11:00 p.m. Monday-Friday	2816 N. Teutonia Av.
11	6th	27998 Dimensional Variance	Gene Gokhman, Property Owner Request to construct a 4-unit multi-family dwelling without the minimum required average front setback (previously approved by the board, the petitioner did not execute the approved plans within 1 year of the approval date)	225 E. Lloyd St.
12	6th	28030 Special Use	John Zengerle, Lessee Request to occupy the premise as a motor vehicle repair facility	3008 N. Martin L King Jr. Dr.

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

Items Scheduled for approval on the Consent Agenda

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13	6th	27947 Special Use /Dim. Var.	Eddie Guy, Property Owner	3046 N. Teutonia Av.
			Request to occupy the premises as a contractor's yard (truck & yard containers) without the code required landscaping (existing condition)	
14	6th	28044 Dimensional Variance	River West Group LLC, Property Owner	302 E. Hadley St.
			Request to convert the 1st floor of the premises into two residential units (total of 3 units) without the minimum required lot area per dwelling unit	
15	6th	28045 Special Use Dim. Var.	Brenda Miller, Lessee	1202 W. Keefe Av.
			Request to continue occupying the premises as a religious assembly hall without the minimum required number of parking spaces	
16	7th	28029 Special Use	Eternal Life in Christ Church Inc. Lessee	4441 W. Fond Du Lac Av.
			Request to continue occupying the premises as a religious assembly hall	
17	7th	27986 Use Variance	Shantrel Lockett, Prospective Buyer	4127 W. Nash St.
			Request to continue occupying the premise as a day care center for 20 children per shift infant to 12 years of age, increasing the hours of operation from 6:00 am. to 6:00 pm. Monday-Friday to 6:00 a.m. to Midnight Monday-Saturday (this is a new petitioner taking over the existing day care that is unable to meet condition 6 of the previous decision 26636)	

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

Items Scheduled for approval on the Consent Agenda

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18	8th	27948 Use Variance	Reaching for the Goal Child Care & Dev. Center, Property Owner Request to occupy the premises as a 24 hr. day care center for 8 children, infant to 12 yrs. of age, operating Monday-Sunday (within 300 ft. of a liquor establishment thus use requires a Variance)	3319 W. National Ave.
19	9th	27989 Use Variance	VIL-KRI Investments LLC. , Property Owner Request to construct an addition to the existing hazardous and non-hazardous materials storage facility	5611 W. Hemlock St.
20	9th	28028 Special Use	Joseph Tajnai, Lessee Request to occupy a portion of the premises as a day care center for 75 children infant to 12 yrs. of age, operating Monday - Sunday 6:00 a.m. to 1:00 a.m.	7415 W. Bradley Rd.
21	9th	28004 Special Use	Homer Schultz, Prospective Buyer Request to occupy the premises as a light and heavy motor vehicle sales and repair facility, and as a light and heavy motor vehicle outdoor storage facility (previous board approval at 10542 W. Donges Ct., the business is relocating to 11412 W. Brown Deer Rd.)	11412 W. Brown Deer Rd.
22	9th	28015 Special Use Dim. Var.	McDonald's Corp., Lessee Request to construct a fast-food/carryout restaurant with a 24 hrs. drive through facility (restaurant hours are Monday-Sunday 5:00 a.m. - 11:00 p.m.) without the minimum required front setback	7130 N. 76th St.

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

Items Scheduled for approval on the Consent Agenda

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23	10th	28006 Special Use	Detra Ferguson, Lessee	2707 N. 54th St.
			Request to increase the hours of operation from 6:00 a.m. - 6:00 p.m. Monday - Friday and 8:00 a.m. - 2:00 p.m. on Saturday to 6:00 a.m. - Midnight Monday - Saturday and continue occupying the premises as a day care center for 35 children infant to 12 yrs. of age	
24	12th	28001 Special Use	Anthony D'Acquisto, Property Owner	112 E. Mineral St.
			Request to expand the existing second-hand store into the basement level of the premises (this is an expansion of the antique store on the 1st & 2nd floors)	
25	14th	28042 Special Use	Matt Freeman KKJJS, Inc., Lessee	2242 S. Kinnickinnic Av.
			Request to occupy the premises as fast-food/carryout restaurant	
26	15th	28046 Special Use	Tracy Roberts, Lessee	1726 W. Lloyd St.
			Request to increase the age range from infant to 3 yrs. to infant to 12 yrs. of age for the existing day care center for 60 children, operating Monday-Friday 6:00 a.m. to Midnight	

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

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27	15th	28003 Special Use	Peggy Grimmer, Lessee	4713 W. Lisbon Av.
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Request to occupy a portion of the premises as a social service facility (providing counseling and therapy)

28	15th	27966 Dimensional Variance	Christine McRoberts, Property Owner	4919 W. North Av.
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Request to construct an addition to the existing sit-down restaurant without the minimum required glazing

29	15th	28005 Special Use	Gwendolyn Jackson, Prospective Buyer	4828 W. Lisbon Av.
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Request to increase the hours of operation from 6:00 a.m. - 12:30 a.m. Monday - Friday to 24 hours Monday - Sunday, and continue occupying the premises as a day care center for 75 children infant to 13 yrs. of age

30	1st	28012 Special Use	John Llewellyn, Lessee	6225 N. Teutonia Av.
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Request to occupy a portion of the premises as a second-hand store (clothing, appliances, furniture, and general household items).

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

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31	1st	27980 Special Use	Dijeet Singh Khahra, Property Owner	4811 N. Teutonia Av.
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Request to continue occupying the premises as a motor vehicle filling station with a convenience store

32	1st	27990 Special Use	Latasha Jackson, Property Owner	2400 W. Capitol Dr.
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Request to increase the hours of operation from 6:00 a.m. to 11:30 p.m. Monday - Friday to 6:00 a.m. to 11:30 p.m. Monday - Sunday and continue occupying the premises as a day care center for 134 children infant to 12 yrs. of age

33	1st	27932 Special Use	Asad Elwir, Prospective Buyer	4957 N. Teutonia Av.
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Request to add a motor vehicle sales facility (used cars) to the existing non-conforming motor vehicle repair facility

34	2nd	28036 Special Use	Zeanie Henderson, Property Owner	4477 N. 66th St.
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Request to continue occupying the premises as a 24 hr. family day care home for 8 children (8 children 1st & 2nd shift, no more than 3 children 3rd shift) infant to 12 yrs. of age, operating Monday - Sunday

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

Items Scheduled for approval on the Consent Agenda

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35	3rd	27886 Special Use	Renaissance Child Development Center Inc. Lessee	914 E. Knapp St.
			Request to occupy a portion of the premises as a day care center for 77 children infant to 11yrs of age, operating 7:00AM-6:30PM Monday-Friday	
36	3rd	27856 Dimensional Variance	Michael Bashaw, Lessee	2403 N. Maryland Av.
			Request to legalize the existing off-premise signage that is over the maximum allowed square footage, and over the maximum allowed number of signs permitted	
37	4th	28018 Special Use	Qazex Investments LLC., Property Owner	840 N. Plankinton Av.
			Request to occupy the premises as general offices	
38	4th	28034 Special Use	The Guest House of Milwaukee, Inc. Prospective Buyer	1214 N. 13th St.
			Request to continue occupying the premises as a transitional living facility for 4 clients and one house manager (clients with mental health issues and recovering from drugs & alcohol)	

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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.

39	10th	27872 Dimensional Variance	Cynthia Gunnarson, Property Owner Request to construct a single-family dwelling without the minimum required side-yard setback	232 S. 65th St.
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40	1st	27815 Special Use	Shirley Howard, Property Owner Request to continue occupying the premises as a day care center for 98 children, infant to 13yrs of age, with increased operating hours of 24 hrs. per day, 7 days per week (previous hours and days were 5:30 a.m. - 9:00 p.m./ Monday - Friday)	4919 W. Good Hope Rd.
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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.

41	6th	27930 Special Use	Caprice Mathies, Lessee Request to occupy the premises as a group home for 8 girls and two children 13 yrs. - 17 yrs. of age	3730 N. 6th St.
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42	6th	27965 Special Use	Nyishia Brown, Lessee Request to occupy the premises as a group home for a maximum of 8 teenage females (teen mothers with children or pregnant) 12 to 17 yrs. of age	3278 N. Richards St.
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43	7th	28011 Special Use	Lutheran Social Services of WI & Upper MI, Inc. Property Owner Request to occupy the premises as a group home for a maximum of 8 children (siblings) 2 to 17 yrs. of age	4507 N. 47th St.
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4:15 p.m. – Public Hearing (continued)

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.

44	7th	27909 Use Variance	Micole Jackson, Property Owner Request to occupy the premises as a day care center for 8 children infant to 12 yrs. of age, operating Monday - Friday 6:00 a.m. to Midnight	3175 N. 40th St.
45	8th	27985 Dimensional Variance	Fernando Ortiz, Property Owner Request to allow (legalize) a detached garage on the premises that has walls over the maximum allowed side wall height	1938 S. 22nd Pl.
46	8th	28002 Dimensional Variance	Dennis Knautz, Property Owner Request to allow a detached garage over the maximum allowed sidewall height	2556 S. 29th St.
47	9th	27868 Special Use	Robbin Jackson, Lessee Request to occupy the premises as a 24 hrs. family day care home for 8 children infant to 12 yrs. of age, operating Monday - Friday	9142 N. 94th St.
48	9th	27853 Special Use	Rashinder Lal, Property Owner Request to continue occupying the premises as a motor vehicle filling station and convenience store	4928 W. Villard Av.

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

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49	9th	28020 Special Use	Asif Rana, Property Owner	5990 W. Good Hope Rd.
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Request to raze the existing motor vehicle filling station and convenience store, and construct a new motor vehicle filling station and convenience store (car wash, dry cleaning drop-off center, and salon will be on the premises as permitted uses) without an identifiable pedestrian walkway leading from the public sidewalk to the entrance of the building

5:00 p.m. – Public Hearing

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50	10th	27962 Dimensional Variance	Jason Wolff, Property Owner	1546 N. 48th St.
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Request to occupy a third dwelling unit on the parcel that will both exceed the maximum number of dwelling units permitted for this site and meet the minimum lot area requirement (in 1954 a third unit was granted strictly to the individual that owned the parcel at that time)

51	10th	27837 Dimensional Variance	Laverne Hayes, Property Owner	1903 N. 47th St.
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Request to allow a deck without both the minimum required front setback and the minimum required side street setback, with a fence over maximum allowed height permitted by code

52	10th	27719 Special Use	Lonell & Daisy Burton, Property Owner	5932 W. Appleton Av.
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Request to continue occupying the premises as a day care center for 80 children, infant to 12yrs of age, operating from 6 a.m. to 12 a.m. Monday through Sunday

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

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.

53	11th	28014 Special Use	Audrey Jolly, Lessee Request to occupy a portion of the premises as a day care center for 40 children (per shift) infant to 12 yrs. of age, operating Monday - Sunday 6:00 a.m. to Midnight	6724 W. Morgan Av.
54	11th	27874 Special Use	Ibrahim Issa, Lessee Request to allow a heavy motor vehicle rental facility to operate in conjunction with the existing general retail establishment on site	5160 W. Forest Home Av.
55	12th	27938 Special Use	Right Turn II Inc., Property Owner Request to occupy the premises as a group home for 8 boys 12yrs-17ys of age	2479 S. 11th St.
56	12th	27942 Use Variance	Pascual Flores, Lessee Request to occupy a portion of the premises as a motor vehicle wholesale facility (2 vehicles parked inside the garage)	1504 W. Cleveland Av.
57	13th	28016 Use Variance	Revocable Living Trust, Property Owner Request to raze the existing single family residential dwelling and construct 2 manufactured homes (mobile homes) as an addition to the adjacent mobile home park	4179 S. 6th St.
58	13th	28008 Special Use	Greg Solfest, Property Owner Request to add a motor vehicle sales facility (used cars) to the existing heavy motor vehicle repair and leasing facility	5467 S. 9th St.

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

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59	13th	27995 Special Use/ Dim. Var.	John Holborow, Prospective Buyer	3860 S. 27th St.
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Request to construct a retail establishment (pharmacy) with a 24hr. drive-through facility, that is over the maximum allowed front setback, over the maximum allowed side street setback, and to permit parking spaces located between the street facade of a principal building and a street lot line

5:45 p.m. – Public Hearing

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60	14th	27964 Use Variance	Power Control, LLC, Lessee	206 E. Lincoln Av.
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Request to occupy the premises as a heavy and light motor vehicle repair facility (this facility will operate in conjunction with the petitioner's adjacent repair facility)

61	15th	28017 Appeal of an Order	Mary Gustin-Anderson & Willie Anderson Property Owner	2661 N. 29th St.
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Request to appeal an order issued by the Department of Neighborhood Services determining that there is an illegal occupancy and use of a 4-family residential

62	15th	27955 Special Use	LaTisha Little, Property Owner	2606 N. 19th St.
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Request to occupy the premises as a transitional living facility for 6 individuals (adults with substance abuse disorder, co-occurring substance abuse and mental health disorder)

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5:45 p.m. – Public Hearing (continued)

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63	2nd	27993 Special Use/ Dim. Var.	John Holborow, Lessee Request to construct a retail establishment (pharmacy) with a 24hr. drive-through facility within 150ft. of a residential use, that is over the maximum allowed front setback, over the maximum allowed side street setback, and to permit parking spaces located between the street facade of a principal building and a street lot line	7550 W. Perkins Pl.
64	2nd	27881 Special Use	Let's Party LLC, Prospective Buyer Request to occupy the premises as a general retail establishment and an assembly hall (banquet hall)	5444 W. Fond Du Lac Av.
65	3rd	27798 Dimensional Variance	Joseph Megna, Property Owner Request to erect 2 permanent banner signs (2ft x 12ft) on the front facade of the premises which exceeds the number of projecting signs on this facade and over the maximum sign display area (there is an existing sign on this facade of 50 sq. ft.)	1323 E. Brady St.
66	3rd	28010 Special Use/ Dim. Var.	Christopher Gruenewald, Property Owner Request to construct a second principal building on the premises (detached garage with an upper residential living flat on the second floor) without the minimum required parking	2546 N. Pierce St.
67	4th	27807 Use Variance	Bulk Petroleum Corp., Property Owner Request to raze the existing structure and construct a motor vehicle filling station and convenience store	1530 W. State St.

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5:45 p.m. – Public Hearing (continued)

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68	4th	27894 Use Variance	Natasha N. Moore, Lessee	2411 W. State St.
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Request to occupy the premises as a day care center for 96 children (48 children per shift) infant to 12yrs of age, operating 5:30AM-Midnight Monday-Sunday (site is within 300 ft. of a liquor establishment, thus it requires a Use Variance)

6:30 p.m. – Public Hearing

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69	4th	27915 Special Use	Steven Anders, Lessee	3435 W. Clybourn St.
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Request to occupy the premises as a religious assembly hall

70	4th	27904 Special Use	Omar Barkhadle, Property Owner	2715 W. Clybourn St.
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Request to continue occupying the premises as a motor vehicle repair and second-hand sales facility (used parts)

71	4th	27750 Special Use	Michelle Griffin, Lessee	743 N. 25th St.
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Request to continue occupying the premises as a bed and breakfast with 5 guest rooms

72	5th	27871 Special Use	Javier Johnson, Lessee	4735 N. 76th St.
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Request to occupy the premises as a motor vehicle repair facility (oil changes, window tinting tire rotating, repair), car wash (auto detailing/washing), and motor vehicle sales facility (vehicles & scooters)

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6:30 p.m. – Public Hearing (continued)

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73	5th	27951 Dimensional Variance	Bharat Patel, Property Owner	5601 N. Lovers Lane Rd.
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Request to continue the use of two on-premise signs without the minimum required landscaping, over the maximum allowed sign display area and the sign oriented to US Hwy 45 is over the maximum allowed sign height

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.