

AGENDA

January 17, 2008

PLEASE TAKE NOTICE THAT a hearing will be held before the Board of Zoning Appeals of the City of Milwaukee on **Thursday, January 17, 2008**, 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	2nd	28323 Special Use <i>Dismissal</i>	Toinette Owens, Lessee Request to occupy a portion of the premises as a day care center for 120 children infant to 12 yrs. of age, operating Monday - Saturday 6:00 a.m. to Midnight	8701 W. Fond Du Lac Av.
2	4th	28234 Use Variance <i>Dismissal</i>	Charanjeets WIS Properties One LLC Property Owner Request to continue occupying the premises as a motor vehicle filling station and convenience store (previously denied by the Board to raze the structure and construct a new filling station & convenience store, this application is to renew the permit of the existing structure)	1530 W. State St.

Board of Zoning Appeals, Hearing on Thursday, January 17, 2008

<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>				
3	4th	28638 Special Use <i>Dismissal</i>	Towne Peterson LLC, Property Owner Request to continue occupying the premises as a parking lot	735 W. Wisconsin Av.
4	4th	28639 Special Use <i>Dismissal</i>	Towne Peterson c/o Towne Properties Property Owner Request to continue occupying the premises as a parking lot	625 N. James Lovell St.
5	7th	28326 Special Use <i>Dismissal</i>	Brenda Pittman, Lessee Request to occupy the premises as a day care center for 48 children (no more than 30 per shift) infant to 12 yrs. of age, operating Monday - Friday 6:30 a.m. to Midnight and Saturday 7:00 a.m. to 4:30 p.m. (closed Sundays)	3700 N. 27th St.
6	9th	28264 Use Variance <i>Dismissal</i>	Valerie Willis, Lessee Request to occupy the premises as a school (elementary or secondary) for a maximum of 150 students grades k4 - 8th	8021 W. Tower Av.
7	10th	28347 Use Variance <i>Dismissal</i>	St. Joseph Hospital, Property Owner Request to raze the house on the premises, and occupy the garage for indoor storage	2978 N. 51st St.

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<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>				
8	12th	28232 Special Use <i>Dismissal</i>	Miguel Rojas, Lessee Request to occupy the premises as a second-hand sales facility (sales of used mattresses & alteration of clothing)	1625 S. 6th St.
9	12th	28658 Use Variance <i>Dismissal</i>	Hussein Govani, Property Owner Request to add an indoor auto salvage to the existing Board approved auto repair facility	1614 W. National Av.
10	12th	28231 Special Use <i>Dismissal</i>	Yulonda Rodriguez, Lessee Request to occupy the premises as a day care center for a maximum of 8 children per shift infant to 12 yrs. of age, operating Monday - Friday 6:00 a.m. to Midnight and Saturday - Sunday 6:00 a.m. to 6:00 p.m	1547 S. 13th St.
11	13th	28415 Use Variance <i>Dismissal</i>	Tammy Ward, Lessee Request to occupy the premises as a 24 hr. day care center for 75 children (25 per shift) infant - 13 yrs. of age, operating Sunday - Saturday that is within 300 ft. of an establishment that possesses a liquor license	1724 W. Lincoln Av.
12	15th	28081 Special Use <i>Dismissal</i>	Audrey White, Property Owner Request to occupy the premises as a 24 hr. day care center for 8 children (per shift) infant to 12 yrs. of age, operating Monday - Sunday (operator does not live on site)	2470 N. 22nd 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.

13	1st	28679 Special Use	I.K.O. Motors LLC, Lessee	5150 N. 32nd St.
			Request to continue occupying a portion of the premises as a motor vehicle sales facility	
14	1st	28626 Special Use	Little Tyke Academy & Childcare Center Lessee	5148 N. Teutonia Av.
			Request to occupy the premises as a day care center for 70 children (per shift), ages 4 weeks to 12 years, and also a private elementary school (K-4 to 6th grade) for 75 children, operating 24-hours (day care center) and from 6:00 a.m. to 4:00 p.m. (elementary school)	
15	1st	28634 Special Use	A Safe Place, Lessee	6235 B N. Teutonia Av.
			Request to occupy the premises as a social service facility (supervised visitation and exchange center)	
16	1st	28590 Use Variance	Katherine Handy, Property Owner	4620 N. 27th St.
			Request to increase the number of children per shift from 5 children to 8 children and to increase the days of operation to include weekends (Saturday and Sunday) operating from 6:00 a.m. to midnight for a previously Board approved day care center	

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

Items Scheduled for approval on the Consent Agenda

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17	5th	28667 Special Use	Ronald L. Edmiston, Property Owner	9200 W. Burleigh St.
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Request to continue occupying the premises as a filling station with a convenience store

18	6th	28676 Special Use	Kareemah Shareef, Property Owner	1012 W. Burleigh St.
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Request to continue occupying the premises as a day care facility for 8 children ages 3 mos. - 12 yrs., Monday - Friday 6:00 am - 10:00 pm, Saturday - Sunday on call services (limited to approved hours)

19	6th	28681 Special Use	Willie Buchanan, Property Owner	3800 N. Teutonia Av.
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Request to continue occupying the premises as a fast food/carry-out restaurant

20	6th	28692 Special Use	Tijuana Odom, Lessee	1654 W. Hopkins St.
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Request to modify the hours of operation from 6:00 a.m. - 3:30 p.m. to 6:00 a.m. - 11:00 p.m., Monday through Friday, for a previously Board approved day care center for 35 children, ages infant to 6 years

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

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21	6th	28110 Special Use	Ajit Singh, Property Owner	1909 W. Hopkins St.
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Request to continue occupying the premises as a motor vehicle filling station with a convenience store

22	7th	28673 Special Use	Charles Elim, Lessee	3049 N. 35th St.
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Request to occupy the premises as a second-hand store (clothing, shoes, glassware, etc.)

23	7th	28686 Special Use/ Use Variance/ Dimensional Variance	Integrated Mail Industries, Ltd., Property Owner	4125 N. 35th St.
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Request to occupy the premises as an outdoor storage facility and parking lot for heavy motor vehicles without the code required landscaping

24	8th	28671 Special Use	Laura Angulo, Lessee	2635 W. Burnham St.
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Request to continue occupying the premises as an office and general retail establishment

25	8th	28694 Special Use	Cindy Fischer, Other	2906 W. Scott St.
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Request to continue occupying the premises as a day care center for 142 children, ages infant to 12 years, operating Monday through Friday from 6:00 a.m. to 6:00 p.m.

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

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26	9th	28606 Special Use	Junior Gentry, Lessee	8615 W. Brown Deer Rd.
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Request to continue occupying the premises as a day care center for 77 children, ages 6 wks. to 12 yrs., operating Monday through Friday from 6:30 a.m. to 6:30 p.m.

27	12th	28668 Special Use	Ronald L. Edmiston, Property Owner	907 W. Greenfield Av.
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Request to continue occupying the premises as a filling station with a convenience store

28	13th	28687 Special Use	27th Street, LLC, Property Owner	4550 S. 27th St.
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Request to occupy the premises as a drive-through facility operating from 5:00 a.m. - 10:00 p.m. daily for a proposed coffee shop

29	13th	28695 Special Use	Enterprise Rent-a-Car Company, Inc. Lessee	5839 S. 27th St.
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Request to occupy the premises as a motor vehicle sales/rental facility

30	13th	28699 Use Variance	Covenant Apostolic Church, Inc. Lessee	1204 W. Layton Av.
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Request to continue occupying a portion of the premises as a religious assembly

31	14th	28670 Special Use	Robert Koontz, Property Owner	2671 S. 6th St.
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Request to continue occupying the premises as a motor vehicle repair facility

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

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32	15th	28663 Special Use	Annie Coleman, Lessee	3432 W. Center St.
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Request to continue occupying the premises as a day care center for no more than 70 children per shift, ages 4 weeks to 12 years, operating 24-hours week-round, and also a school serving grades K-4 to 6th, operating from 6:00 a.m. to 4:00 p.m.

33	15th	28678 Special Use	Heavenly Angels, Property Owner	2451 W. North Av.
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Request to continue occupying the premises as a day care center for 106 children (46 on 1st floor, 60 on 2nd floor), ages infant to 12 yrs., operating 24-hours, 7 days a week

34	15th	28682 Special Use	Traci Conner, Lessee	2664 N. 38th St.
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Request to continue occupying the premises as a day care center for 49 children, ages infant to 12 years, operating 24-hours, 7 days a week

35	15th	28683 Dimensional Variance	Dr. Mohammad Shafi, Prospective Buyer	1919 W. North Av.
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Request to construct a general office building without the minimum required glazing

36	15th	28689 Dimensional Variance	United Methodist Children's Services Property Owner	1929 31 N. 39th St.
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Request to raze the existing property on site and construct a duplex that does not meet the minimum required building front facade width

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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.

37	1st	28530 Use Variance	Jeremeiah Baptist Church, Property Owner	4425 W. Villard Av.
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Request to construct a principal use parking lot for a religious assembly hall

38	1st	27878 Special Use/ Dimensional Variance	Jeff Hoover, Property Owner	4915 N. Hopkins St.
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Request to construct a fast-food/carryout restaurant with a drive through facility that is over the maximum allowed front setback, without the minimum required landscaping and parking between the street facade of the principal building and street lot line

39	2nd	28561 Use Variance	Scott Robbins, Lessee	6500 W. Capitol Dr.
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Request to occupy the premises as a currency exchange/payday loan that is within 150 ft. of a single-family or 2-family residential district

40	2nd	28572 Use Variance	Committed to Christ International Ministries Prospective Buyer	10003 W. Carmen Av.
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Request to occupy the premises as a religious assembly hall

41	2nd	28616 Special Use	Sonja Norwood, Lessee	4700 N. 76th St.
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Request to occupy the premises as a day care center for 50 children (two shifts of no more than 25 children per shift), ages 6 weeks to 12 years, operating Monday through Friday from 6:00 a.m. to 9:00 p.m.

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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.

42	2nd	28672 Special Use	Claude Hill, Property Owner Request to occupy the premises as a group home for 5 teenage girls, ages 12 to 17 years	5746 N. 96th St.
43	2nd	28553 Special Use	Ola Benson, Lessee Request to continue occupying a portion (unit 200) of the premises as a religious assembly hall	5401 N. 76th St.
44	2nd	28290 Use Variance	Rueben M. Katz, Property Owner Request to continue occupying the premises as a metal processing and recycling facility with outdoor storage	8300 W. Florist Av.
45	2nd	28441 Special Use	Northwest Full Gospel Tabernacle, Lessee Request to occupy a portion of the premises as a religious assembly hall	4405 N. 60th St.
46	2nd	28268 Special Use	Kourtney Stevens, Other Request to occupy the premises as a day care center for 85 children per shift infant to 12 yrs. of age, operating Monday - Saturday 6:00 a.m. to Midnight	6830 W. Villard Av.

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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.

47	3rd	28610 Appeal of an Order	Miriam Porush, Property Owner	2734 N. Maryland Av.
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Request to appeal an order issued by the Department of Neighborhood Services determining that there is an illegal occupancy as a rooming house (for a single-family residential dwelling) and an illegal occupancy for a sleeping room in the basement on site

48	3rd	28685 Dimensional Variance	Michael Hosale, Cynthia Legrand Hosale Property Owner	2604 N. Lake Dr.
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Request to construct a building addition without the required setbacks and exceeding lot coverage

5:15 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.

49	3rd	28633 Special Use	Robert Settecase, Lessee	1709 N. Farwell Av.
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Request to occupy the premises as a second-hand store selling DVDs, video games, and CDs

50	4th	28669 Use Variance	Natasha Bishop, Lessee	1801 W. Galena St.
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Request to occupy the premises as a day care center for 6 children per shift, ages infant to 12 years, operating Monday through Friday from 6:00 a.m. to 10:00 p.m. that is within 300 ft. of an establishment that possesses a liquor license

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5:15 p.m. – Public Hearing (continued)

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51	5th	28434 Special Use	Janice Coleman, Lessee	8528 W. Lisbon Av.
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Request to occupy a portion of the premises as a religious assembly hall (sharing space on the 2nd floor with martial arts studio)

52	5th	28485 Special Use	Josephine Adams, Lessee	3401 N. 76th St.
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Request to occupy the premises as a day care center for 60 children ages 6 wks. to 12 yrs. from Monday - Sunday from 6:00 a.m. to 11:00 p.m. (there is a previously Board approved religious assembly hall on site)

53	6th	27675 Special Use	Golden Rule C.O.G.I.C., Property Owner	2430 W. Hopkins St.
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Request to add a social service facility (storing and distributing donated items) to a site that also contains a board approved day care center

54	6th	28476 Special Use	Golden Rule Church, Property Owner	2432 W. Hopkins St.
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Request to continue occupying the premises as a religious assembly hall (board approved religious assembly hall but the applicant did not obtain an occupancy permit)

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5:15 p.m. – Public Hearing (continued)

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55	6th	28203 Special Use/ Dimensional Variance	Syed Hasan Turab, Property Owner Request to raze the existing structure and construct a new motor vehicle filling station, convenience store, and fast-food/carryout restaurant without the minimum required glazing on the secondary street facade	307 E. Center St.
56	7th	28647 Use Variance	Carl Diederichs, All Saints Catholic Church Lessee Request to occupy the premises as a rooming house for homeless women and children	3426 N. 38th St.
57	8th	28691 Special Use/ Dimensional Variance	Mike Imse, Joe Shortreed, and Dave Kane Property Owner Request to raze the existing structure and construct a bank with a drive-through facility that does not possess the code required glazing on the primary street facade	2701 W. National Av.
58	8th	28621 Special Use	Valley Passage, LLC, Property Owner Request to occupy the premises as a general office (proposed parking to be located at 701 S. 37th)	3628 W. Pierce St.

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5:15 p.m. – Public Hearing (continued)

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59	8th	28623 Special Use/ Dimensional Variance	Valley Passage, LLC, Property Owner	701 S. 37th St.
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Request to occupy the premises as a parking lot without the code required landscaping and edge treatment (to be used in conjunction with 3628 W. Pierce)

60	9th	28629 Special Use	Matt Sisson, Property Owner	8805 N. 107th St.
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Request to modify the existing non-conforming 24 hour self-service car wash by eliminating two truck washing bays and converting them to standard car washing bays (Board approved Automatic Teller Machine on site)

6:15 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.

61	10th	28545 Special Use	Garrett W. McIntosh, Property Owner	7315 W. Appleton Av.
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Request to continue occupying the premises as a car wash facility

62	10th	28484 Special Use	Laquesha McEvilly, Lessee	7251 W. Appleton Av.
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Request to continue occupying a portion of the premises (1st floor & basement) as a day care center for 50 children, infant to 12 yrs. of age, operating Monday - Friday, 6:00 a.m. to 6:00 p.m

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6:15 p.m. – Public Hearing (continued)

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63	11th	28486 Special Use	Charlotte Randolph, Lessee	3125 S. 53rd St.
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Request to increase the hours from 6:00 a.m. to 6:00 p.m. on Monday - Friday to 24 hours from Monday - Sunday and continue to occupy the premises as a day care center for 58 children, ages 4 wks. to 13 yrs. of age

64	11th	28614 Dimensional Variance	Jeff Wegehaupt, Property Owner	3160 S. 67th Ct.
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Request to construct a garage for the existing single-family dwelling higher than the maximum permitted height

65	12th	28653 Dimensional Variance/ Use Variance	Daniel Mora, Property Owner	1959 S. 5th Pl.
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Request to construct a one-story building, exceeding the permitted rear setback, to store collectable cars and cars that have been sold (in lay way terms)

66	12th	28651 Use Variance	Ramiro Gonzalez, Property Owner	1314 W. Grant St. 1
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Request to occupy the premises as motor vehicle sales facility

67	12th	28224 Special Use	Brian Wurch, Property Owner	623 S. 9th St.
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Request to occupy the premises as a rooming house for 10 residents (previously a rooming house but the license expired in 2004, therefore has to go before the Board)

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6:15 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.

68	13th	28563 Use Variance	Community Financial Service Center Corp. Lessee Request to occupy the premises as a currency exchange/pay day loan facility that is within 1500 ft. of another like facility	1010 W. Layton Av.
69	15th	28313 Special Use	Marcel Green-Minter, Lessee Request to continue occupying a portion of the premises as a second-hand sales facility (furniture sales)	4727 W. Center St.
70	15th	27734 Dimensional Variance	Auto Parts Service, Inc., Lessee Request to remove the existing fence on site, (previously approved by the Standards and Appeals Commission) and construct a new fence on the premises that is over the maximum height permitted by code and is affixed with barbed wire	1832 W. North Av.
71	15th	28446 Special Use	Darcus Young, Lessee Request to occupy the premises as a rooming house for 17 people	3500 W. Center St.
72	15th	28119 Special Use	Agape Love Deliverance Church, Property Owner Request to add a religious assembly hall to the existing Board approved elementary/secondary school (and permitted religious specialty school on site)	4716 W. Lisbon Av.

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7:30 p.m. – Public Hearing (Contested)

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

73	2nd	28055 Special Use	Focus Academy, Lessee	6103 W. Capitol Dr.
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Request to occupy a portion of the premises (basement or lower level) as a school (high school for 100 students - the school will be used in conjunction with the church on site but operate as a separate entity)

8:00 p.m. – Public Hearing (Contested)

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

74	3rd	28193 Dimensional Variance	Farwell-Cramer, LLC, Property Owner	2710 N. Farwell Av.
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Request to continue occupying the premises as a multi-family (3-unit) residential dwelling without the minimum required lot area

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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.