

ORDINANCE NUMBER 70139

**BOARD BILL NO. 47 INTRODUCED BY ALDERMAN ANTONIO FRENCH**

1 An Ordinance recommended by the Planning Commission on April 1, 2015, to  
2 change the zoning of property as indicated on the District Map, from “A” Single-Family  
3 Dwelling District to the “F” Neighborhood Commercial District, in City Block 4403.25  
4 (4433 Marcus Avenue), so as to include the described parcels of land in City Block  
5 4403.25; and containing an emergency clause.

6 **BE IT ORDAINED BY THE CITY OF ST. LOUIS AS FOLLOWS:**

7 **SECTION ONE.** The zoning designation of certain real property located in City  
8 Block 4403.25 is hereby changed to the “F” Neighborhood Commercial District, real  
9 property being particularly described and shown in Exhibit A as follows:

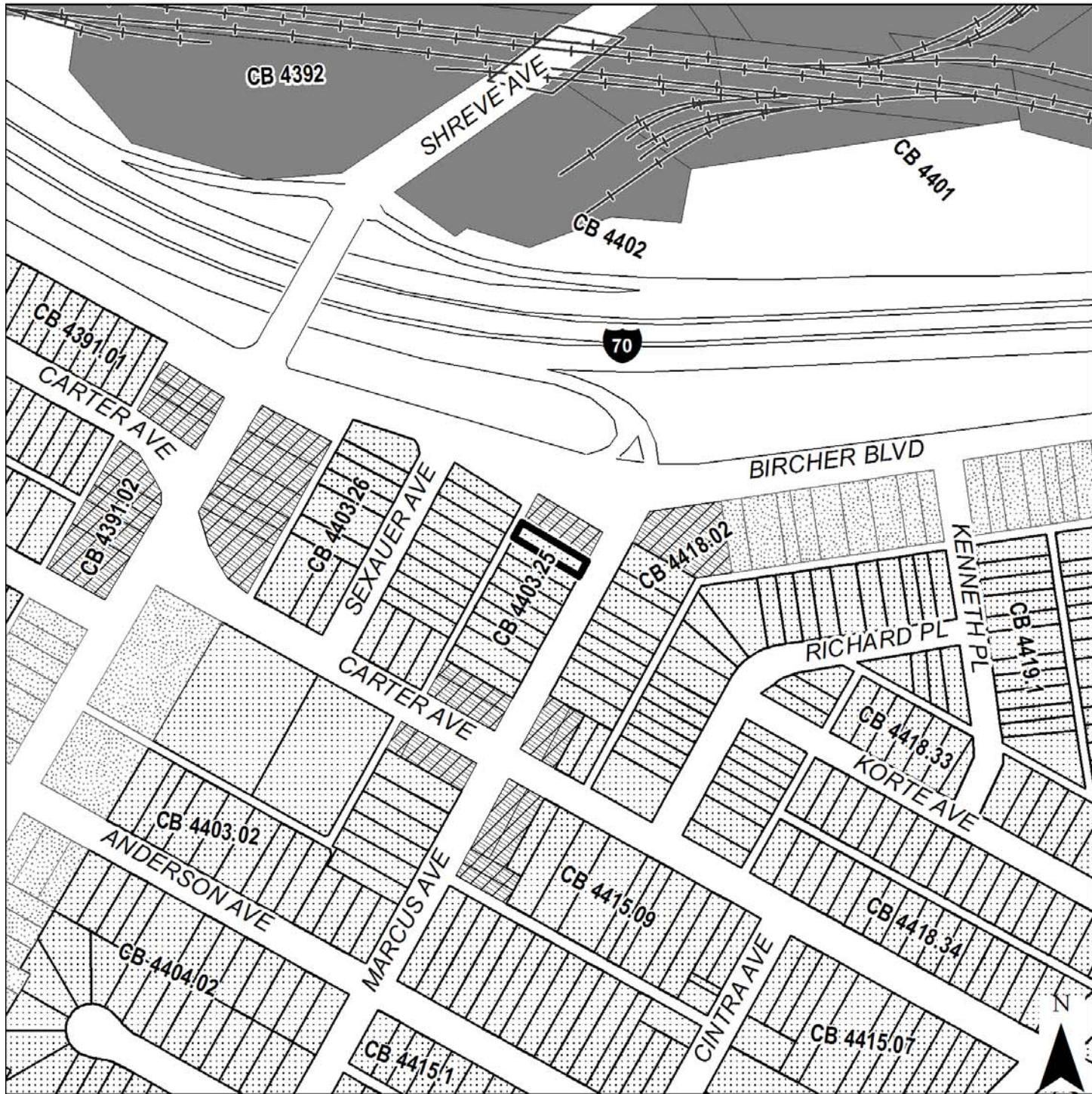
10 A tract of land in Sexauer’s 1<sup>ST</sup> Addition (private) Hutchison 2<sup>ND</sup> Subdivision in  
11 the Shreve Tract, U.S. Survey 422, being Lot 63 in Block 4403-AE of the City of St.  
12 Louis, Missouri and being more particularly described as follows;

13 Beginning at the most southerly corner of Lot 63 in Block 4403-AE, said point  
14 being on the northwesterly line of Marcus Avenue; Thence leaving said northwesterly  
15 line along the southwesterly line of Lot 63, North 41 degrees 46 minutes 20 seconds  
16 West 132.37 feet to a point on a 15 feet wide alley line; Thence along said alley line,  
17 North 48 degrees 50 minutes 21 seconds East 30 feet to the most northerly corner of said  
18 Lot 63; thence leaving said alley line, South 41 degrees 46 minutes 20 seconds East  
19 132.36 feet to a point on aforementioned northwesterly line of Marcus Avenue; Thence  
20 along said northwesterly line, South 48 degrees 49 minutes 14 seconds West 30 feet back  
21 to the Point of Beginning. Address 4433 Marcus Avenue Parcel 44032501300.

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1           **SECTION 2.** This ordinance being necessary for the preservation of the health,  
2 safety and welfare shall take effect and be in full force immediately upon approval by the  
3 Mayor of the City of St. Louis.

# EXHIBIT A DISTRICT MAP



## Current Zoning District

|  |                                     |  |                               |
|--|-------------------------------------|--|-------------------------------|
|  | A Single-Family Dwelling District   |  | G Local Commercial District   |
|  | B Two-Family Dwelling District      |  | H Area Commercial District    |
|  | C Multiple-Family Dwelling District |  | I Central Business District   |
|  | D Multiple-Family Dwelling District |  | J Industrial District         |
|  | E Multiple-Family Dwelling District |  | K Unrestricted District       |
|  | F Neighborhood Commercial District  |  | L Jefferson Memorial District |

Rezoning Area

Rezoning from  
"A" to "F"

PDA-148-15-REZ