

ORDINANCE 71169

BOARD BILL NUMBER 5 INTRODUCED BY ALDERWOMAN HEATHER NAVARRO

1 An Ordinance recommended by the Planning Commission on April 1, 2020, to
2 change the zoning of property as indicated on the District Map and in City Block 5051.01
3 from “B” Two-Family Dwelling District to the “H” Area Commercial District, at 614 Lake
4 Avenue, (currently 5165 Washington Place), so as to include the described parcel of land
5 in City Block 5051.01; 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 5051.01 is hereby changed to the “H” Area Commercial District, real property being
9 particularly described and shown in **Exhibit A** as follows:

10 A tract of land situated in the City of St. Louis, and the State of Missouri, lying in
11 part of City Block 5051A, being part of Lots 3 and 4 of Haydock's Delmar Avenue
12 Addition, a subdivision filed for record in Plat Book Z Page 106 of the land records of the
13 City of St. Louis, Missouri and being more particularly described as follows:

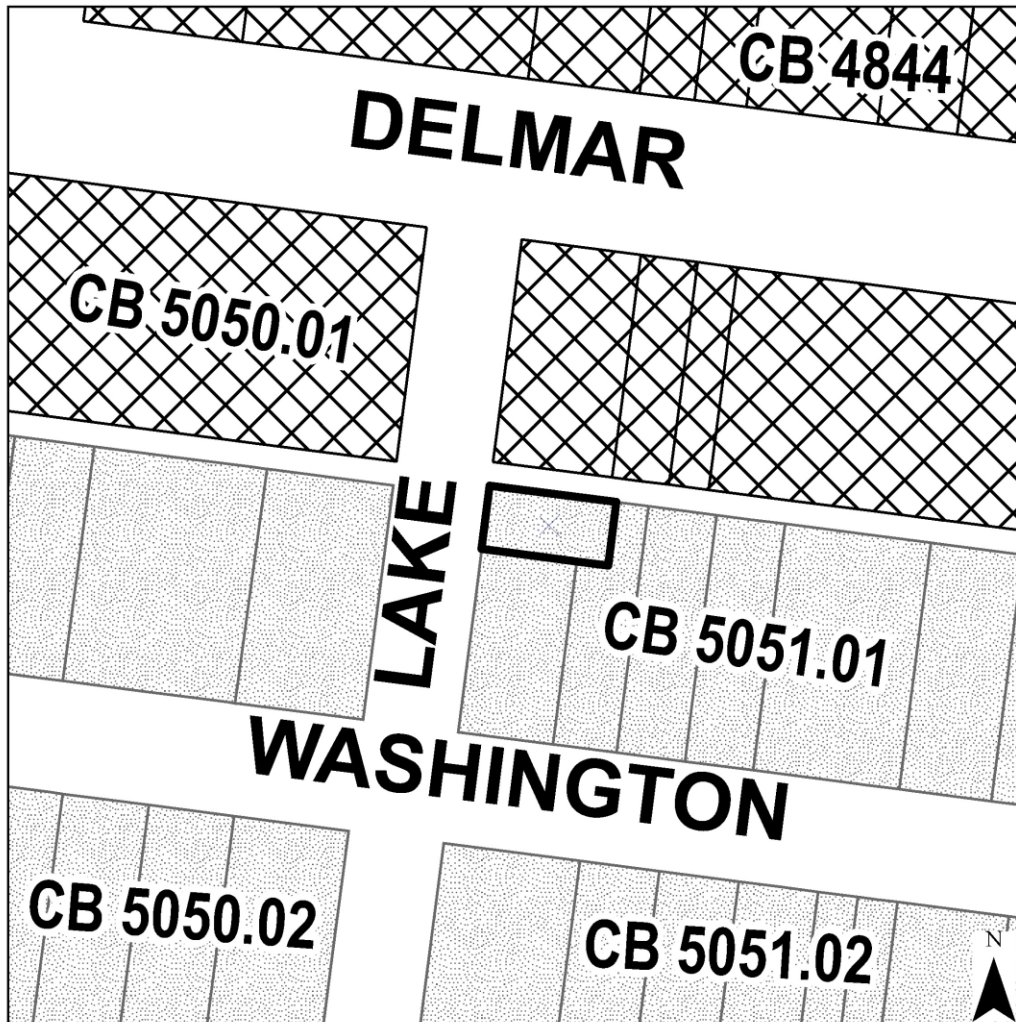
14 COMMENCING at the intersection of the Southern right-of-way line of Delmar
15 Boulevard, 100 feet wide, and the Eastern right-of-way line of Lake Avenue, 60 feet
16 wide, said intersection being the Northwest corner of said City Block 5051A; thence
17 along said Eastern right-of-way line of Lake Avenue, South 07 degrees 18 minutes 44
18 seconds West a distance of 155.33 feet to a set cut X in concrete marking the intersection
19 of said Eastern right-of-way line of Lake Avenue and the Southern line of a 15 foot wide
20 East-West Alley in said City Block 5051A, said intersection being the TRUE POINT OF

1 BEGINNING of the tract herein described; thence leaving said Eastern right-of-way line
2 of Lake Avenue along said Southern line of the Alley, South 82 degrees 36 minutes 03
3 seconds East a distance of 63.30 feet to a set ½ inch iron rod; thence leaving said
4 Southern line of the Alley, South 07 degrees 23 minutes 57 seconds West a distance of
5 37.00 feet to a set ½ inch iron rod; thence North 82 degrees 41 minutes 16 seconds West
6 a distance of 63.24 feet to a ½ inch iron rod set on said Eastern right-of-way line of Lake
7 Avenue; thence along said Eastern right-of-way line of Lake Avenue, North 07 degrees
8 18 minutes 44 seconds East a distance of 37.10 feet to the point of beginning.













9 Containing 2,345 Square Feet, according to survey by Grimes Consulting, Inc. LS-343-D.
10 Dated January 2020.

11 **SECTION 2.** This ordinance being necessary for the preservation of the health, safety
12 and welfare shall take effect and be in full force immediately upon approval by the
13 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

614 Lake Ave
(aka 5165 Washington Pl)

PDA-031-20-REZ
Rezone from "B" to "H"

