

**BOARD BILL NO. 129 INTRODUCED BY ALDERMAN FRANK WILLIAMSON**

1 An Ordinance recommended by the Planning Commission on October 3, 2018, to  
2 change the zoning of property as indicated on the District Map, from “D” Multiple-  
3 Family Dwelling District and “H” Area Commercial District to the “H” Area Commercial  
4 District for the portion of the parcel known as Lot A on the attached Exhibit A and to the  
5 “D” Multiple-Family Dwelling District for the portion of the parcel known as Lot B on  
6 the attached Exhibit A, in City Block 5520 (401-33 DeBaliviere Avenue), so as to include  
7 the described parcel of land in City Block 5520; and containing an emergency clause.

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

9 **SECTION ONE.** The zoning designation of certain real property located in City  
10 Block 5520 is hereby changed to the “D” Multiple-Family Dwelling District and the “H”  
11 Area Commercial District, real property being particularly described and shown in  
12 Exhibit A as follows:

13 **Lot “A”**

14 A tract of land being all of Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, and 10 in Block 2 of  
15 WASHINGTON HEIGHTS FIRST ADDITION and in CITY BLOCK 5520 of the City  
16 of St. Louis  
17 Records and the North/South Alley, 15 feet wide, vacated by Ordinance Number 57765  
18 of the City of St. Louis, and the south 1/2 of McPherson Avenue, 60 feet wide, vacated  
19 by Ordinance Number 58584 of the City of St. Louis, in the City of St. Louis, Missouri,  
20 and being more particularly described as follows:

21 Beginning at the Southeastern corner of said City Block 5520, said point being the  
22 intersection of the Westerly line of DeBaliviere Avenue, 100 feet wide, with the Northerly

1 line of Waterman Boulevard, 80 feet wide; thence along the Northerly line of said  
2 Waterman Boulevard, North 83 degrees 16 minutes 30 seconds West, 125.00 feet to the  
3 Easterly line of a North/South Alley, 15 feet wide, thence along the Easterly line of said  
4 North/South Alley, North 06 degrees 59 minutes 00 seconds East, 165.00 feet to the  
5 Northerly line of an East/West Alley, 15 feet wide; thence along the Northerly line of said  
6 East/West Alley, North 83 degrees 16 minutes 30 seconds West, 20.00 feet to its  
7 intersection with the 5 foot chamfer of the Westerly line of said vacated Alley, thence  
8 along the Westerly line of said vacated Alley the following bearings and distances: North  
9 51 degrees 51 minutes 15 seconds East, 7.09 feet; and thence North 06 degrees 59 minutes  
10 00 seconds East, 125.50 feet to the Southerly line of said vacated McPherson Avenue, said  
11 point being the Northeastern cover of Lot 11 of said Subdivision; thence along the  
12 Southerly line of said vacated McPherson Avenue, North 83 degrees 16 minutes 30  
13 seconds West, 3.00 feet to the Westerly terminus of said vacated McPherson Avenue,  
14 thence Northwardly along the Westerly terminus of said vacated McPherson Avenue,  
15 North 06 degrees 59 minutes 00 seconds East, 30.00 feet to the centerline of said vacated  
16 McPherson Avenue; thence along the centerline of said vacated McPherson Avenue, South  
17 83 degree 16 minutes 30 seconds East, 143.00 feet to the Westerly line of said DeBaliviere  
18 Avenue; thence along the Westerly line of said DeBalievriere Avenue, South 06 degrees 59  
19 minutes 00 second s West, 325.50 feet to the Point of Beginning, according to survey  
20 Number 209066, executed by James Surveying Company, during the month of December,  
21 2017 and containing 43,197 square feet more or less.

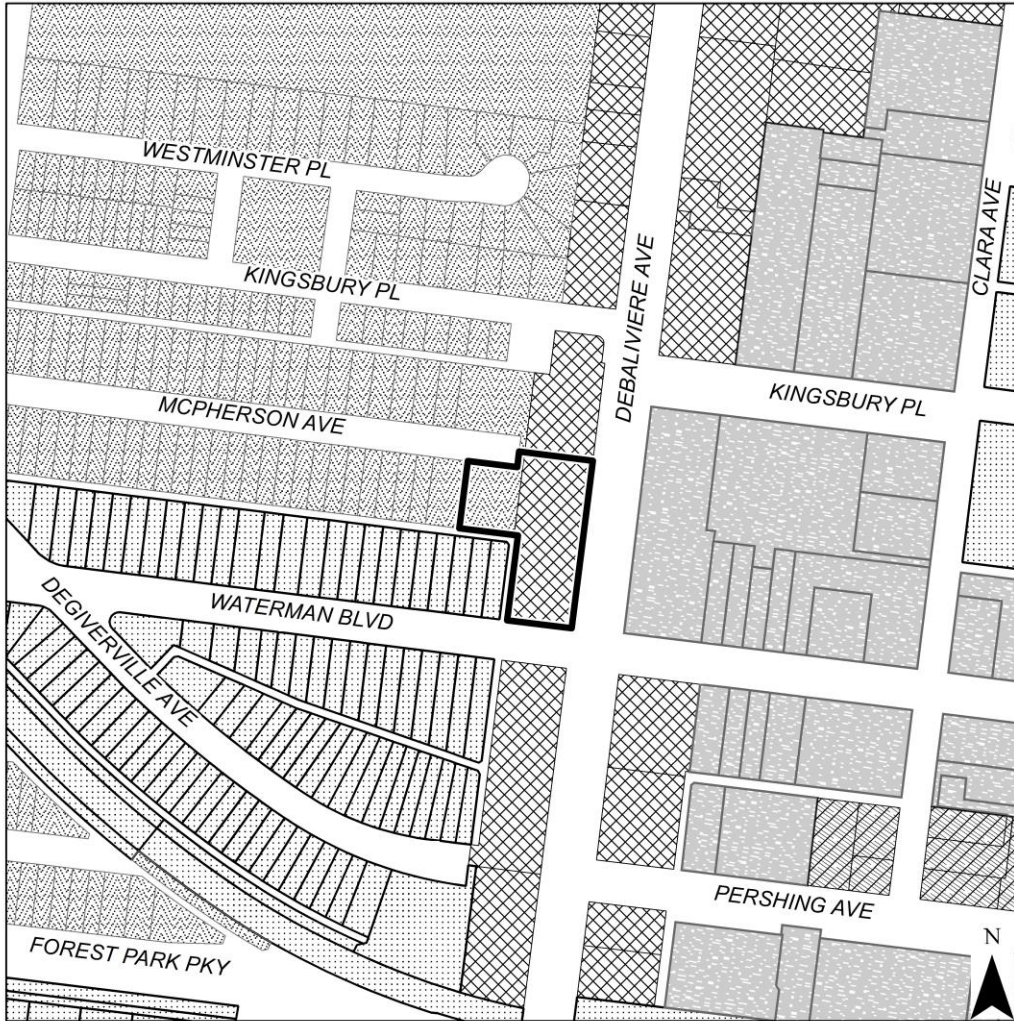
22 **Lot "B"**

1 A tract of land being all of Lots 11, 12 and 13 In Block 2 of WASHINGTON HEIGHTS  
2 FIRST ADDITION, and in CITY BLOCK 5520 of the City of St. Louis Records, in the  
3 City of St. Louis, Missouri, and being more particularly described as follows:

4 Commencing at the Northwestern corner of said City Block 5520, said point  
5 being the intersection of the Easterly line of Laurel Street, 60 feet wide, with the  
6 Southerly line of McPherson Avenue, 60 feet wide; thence along the Southerly line of  
7 said McPherson Avenue, South 06 degrees 59 minutes 00 seconds East, 931 feet 1-1/8  
8 inches to the Northwesterly corner of said Lot 13 and the True Point of Beginning of the  
9 tract of land herein described; thence continuing along Southerly line of said McPherson  
10 Avenue, South 06 degrees 59 minutes 00 seconds East, 99.00 feet to the Northeastern  
11 corner of sold Lot 11, said point being at the intersection with the Westerly line of a  
12 North/South Alley, 15 feet wide, vacated by Ordinance Number 57765; hence along the  
13 Westerly line of said vacated Alley, the following bearings and distances: South 06  
14 degrees 59 minutes 00 seconds West, 125.50 feet; and thence South 51 degrees 51  
15 minutes 15 seconds West, 7.09 feet to the Southeastern corner of said Lot 11, said point  
16 being on the Northerly line of an East/West Alley, 15 feet wide; thence along the  
17 Northerly line of said East/West Alley, North 83 degrees 16 minutes 30 seconds West,  
18 94.00 feet to the Southwestern corner of said Lot 13; thence along the Westerly line of  
19 said Lot 13, North 06 degrees 59 minutes 00 seconds East, 130.50 feet to the True Point  
20 of Beginning, according to Survey Number 209066, executed by James Surveying  
21 Company, during the month of December, 2017, and containing 12,907 Square Feet,  
22 more or less.

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
-  D Multiple-Family Dwelling District
-  E Multiple-Family Dwelling District
-  F Neighborhood Commercial District
-  H Area Commercial District

 Rezoning Area