

## RESOLUTION NUMBER 39

### REGARDING THE CITY COUNSELORS OFFICE, THE CONDITIONAL USE BOARD, THE ZONING ADMINISTRATOR, DEPARTMENT OF PUBLIC SAFETY AND OFFICE AND THE BOARD OF ADJUSTMENTS AS IT RELATES TO THE HANDLING OF NUISANCE COMPLAINTS IN NORTH CITY

**WHEREAS**, the City of St. Louis has a viable interest in making sure all of the residents of the City of St. Louis enjoy equal opportunity to quiet enjoyment of their homes and neighborhoods; and

**WHEREAS**, the Zoning Laws of the City of St. Louis establishes Zoning Districts which are established to regulate and restrict the location and use of buildings and use of land for residential, commercial and industrial uses. The districts regulate and limit the intensity of the use of lots and the density of population. Districts also regulate and determine the size of yards; and

**WHEREAS**, the City is divided into 12 districts: “A” Single-Family Dwelling District, “B” Two-Family Dwelling District, “C” Multiple-Family Dwelling District, “D” Multiple-Family Dwelling District, “E” Multiple-Family Dwelling District, “F” Neighborhood Commercial District, “G” Local Commercial and Office District, “H” Area Commercial District, “I” Central Business District, “J” Industrial District, “K” Unrestricted District, and “L” Jefferson Memorial District; and

**WHEREAS**, when a City residents moves into housing or a commercial space in a particular zoning district the zoning districts allow the resident to have an expectation as to the intensity of use the land in that community, that location and use of buildings, the use of the land for residential, commercial and industrial uses as only certain uses are allowed in each district with some allowance for conditional uses; and

**WHEREAS**, if a City Resident moves into a home located in a A single Family or B two family dwelling district, the resident could rely that those districts would mostly be residential with some compatible exceptions such as parks, and churches; and

**WHEREAS**, some Zoning Districts such as an F Neighborhood Commercial District were established to preserve those commercial and professional facilities that are **especially useful in close proximity to residential areas**. The district is designed to provide convenient shopping and servicing establishments for persons residing in the immediate neighborhood to satisfy those basic home and personal shopping and service needs which occur frequently and so require retail and service facilities in relative proximity to places of residence, **so long as such uses are compatible with and do not detract from adjacent residential uses**; and

**WHEREAS**, the City of St. Louis in order to further its interest in making sure all Citizens in the City of St. Louis enjoy equal opportunity to quiet enjoyment of their homes and neighborhoods has over the years enacted several nuisance ordinance for those citizens and residents that do not follow the laws of the City of St. Louis and create public nuisances which are detrimental to the safety, welfare or convenience of the inhabitants of the City or a part thereof or any act or condition so designated by statute or ordinance and the latest Nuisance Ordinance for the City of St. Louis is Ordinance Number 69730; and

**WHEREAS**, the ordinance clearly states the public nuisances that are illegal under the ordinance and the procedures to follow is the ordinance is violated. These procedures include such things as a letter, an Administrative hearing, and closing the property for a year; and

**WHEREAS**, throughout the last 20 plus years there are multiple properties that have created a nuisance all over the neighborhoods in North St. Louis but have been allowed to remain open and continue to negatively affect the community and are detrimental to the safety, welfare or convenience of the inhabitants, have shooting, murders and other negative behavior and said nuisance properties often force the residents in the community to move or speak openly about moving; and

**WHEREAS**, the City Counselors Office, the Conditional Use Board, the Zoning Administrator Department of Public Safety and Office and the Board of Adjustments are often those that seem to allow these nuisance properties to remain open; and

**WHEREAS**, the sponsor of this resolution has become so frustrated with turning in complaints and hearing not only her constituents but residents all over North St. Louis complain about why certain dangerous and nuisance properties were not only not shuttered in their neighborhoods but were allowed to remain and illegally prosper, that she requested a listing of the last 5 years by ward of the properties that were closed by administrative hearings and was not shocked to learn that in 5 years in ALL OF NORTH ST. LOUIS THE PERSON FROM THE CITY COUNSELORS OFFICE ASSIGNED TO HANDLE ADMINISTRATIVE HEARING IN POLICE DISTRICTS 5 and 6 which cover most of North St. Louis Neighborhood had only managed to close 1 property in five years.

**NOW THEREFORE BE IT RESOLVED** that this Honorable Board of Aldermen of the City of St. Louis investigate the handling of Nuisance Properties, the granting of Conditional Uses in North St. Louis, the handling of Appeals to the Board of Adjustment regarding Conditional Uses, the Building Division, The Public Safety Department and any other Departments or Division in the City of St. Louis that continues to allow nuisance and unsafe homes and businesses to illegally survive and thrive in North St. Louis while continuing to violate our laws and help to run law abiding Citizens in North St. Louis away from their homes.

**Introduced this 3<sup>rd</sup> day of June, 2022 by:  
The Honorable Sharon Tyus, Alderwoman 1<sup>st</sup> Ward**

**Adopted this XXX day of XXX, 2022 as attested by:**

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**Terry Kennedy**  
**Clerk, Board of Aldermen**

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**Lewis E. Reed**  
**President, Board of Aldermen**