



CITY OF ST. LOUIS  
**PLANNING & URBAN  
DESIGN AGENCY**

FRANCIS G. SLAY, Mayor

File No. PDA-010-16-REZ

**To:** City of St. Louis Planning Commission

**From:** Don Roe, Director

**Subject:** Submittal of Resolution for Recommendation of Zoning District Map Amendment (Rezoning by Petition) -- City Block 4631 (7144R Manchester Ave. and Western Portion of 7155 Lanham Ave.)

**Date:** January 29, 2016

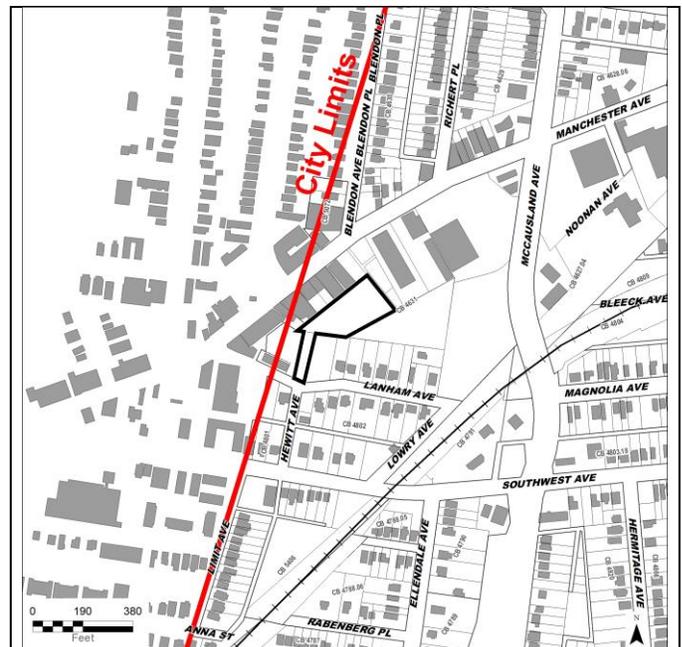
## Summary

**Submittal:** Proposed amendment of the Zoning District Map by petition for Planning Commission review and recommendation.

**Site:** A pending parcel consolidation of an approximately 1.08-acre site, consisting of one entire parcel -- 7144R Manchester Ave. -- and the western portion (approximately 42' x 179') of an adjacent parcel -- 7155 Lanham Ave. -- located in the Ellendale neighborhood near the City Limits.

**Proposal:** Rezoning one parcel, 7144R Manchester Ave., from the "J" Industrial District to the "F" Neighborhood Commercial District and rezoning the western portion of an adjacent parcel, 7155 Lanham Ave., from the "A" Single-Family Dwelling District to the "F" Neighborhood Commercial District.

**Land Use:** One parcel, 7144R Manchester Ave., is used as a parking lot for an adjacent vacant commercial building, located at 7150 Manchester Ave., as well as other nearby buildings, while the western portion of the adjacent parcel, 7155 Lanham Ave., is used as a driveway to access the parking lot. The owner of the commercial building began the construction of a new rear deck that would provide additional outdoor seating for a banquet hall that is currently being created in the building. The deck is located at the rear of the 7150 Manchester Ave. parcel and extends across the parcel boundary line onto the adjacent 7144R Manchester Ave. parcel. The City's Building Code does not allow for construction to occur across parcel lines. Therefore, a parcel consolidation is needed. However, the consolidation of parcels with different zoning districts is not permitted. Thus, the petitioner is requesting the rezoning of the two parcels -- 7144R Manchester Ave. and the western portion of 7155 Lanham Ave. -- to the "F" Neighborhood Commercial District, so they could be consolidated with the adjacent parcel, 7150 Manchester Ave., which is already zoned "F" Neighborhood Commercial District. The proposed rezoning would allow the proposed development project to be in compliance with the provisions of the Zoning Code.



**Petitioner:** Pitzman’s Co. of Surveyors. The firm is representing 7150 Manchester, LLC, which is the owner of the two parcels proposed to be rezoned, as well as the adjacent parcel, 7150 Manchester Ave.

**Support Letter:** Submitted by Alderman Scott Ogilvie (24th Ward).

### **Recommended Action**

That the Planning Commission finds the petition for the proposed Zoning District Map amendment for two parcels located in City Block 4631 -- the entire parcel of 7144R Manchester Ave. and the western portion (approximately 42’ x 179’) of an adjacent parcel, 7155 Lanham Ave. -- to be in conformity with the City’s Strategic Land Use Plan and **recommends approval** to the City’s Board of Aldermen.

## **1.0 Background**

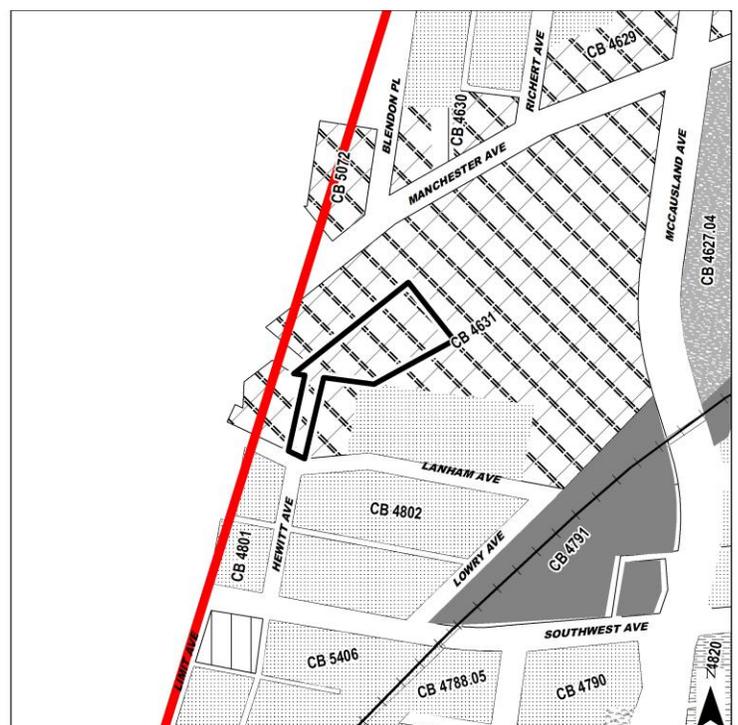
- The rezoning site consists of one entire parcel, 7144R Manchester Ave., and the western portion (approximately (42’ x 179’) of an adjacent parcel, 7155 Lanham Ave. The rezoning site is approximately 1.08 acres in size and is located in the Ellendale neighborhood near the City Limits.
- The rezoning site currently consists of a parking lot (7144R Manchester Ave.), which is currently zoned “J” Industrial District, and a driveway providing access to the parking lot (the western portion of 7155 Lanham Ave.), which is currently zoned as “A” Single-Family Dwelling District. The parking lot and driveway are for the use of the adjacent commercial building -- which is located on another parcel, 7150 Manchester Ave. -- as well as other nearby commercial buildings. This third parcel is located adjacent to the 7144R Manchester Ave. parcel. The commercial building is a vacant, attractive two-story building, with the building footprint occupying virtually the entire 7150 Manchester Ave parcel. 7150 Manchester, LLC -- the owner of the building, as well as the two parcels proposed to be rezoned -- was received issued a building permit to do interior and exterior alterations to convert the building into a banquet hall, including the construction of a new rear deck that would provide additional outdoor seating. The deck is located at the rear of the 7150 Manchester Ave. parcel -- which is zoned “F” Neighborhood Commercial District -- and extends across the parcel boundary line onto the adjacent 7144R Manchester Ave. parcel. The City’s Building Code does not allow for construction to occur across parcel lines. Therefore, a parcel consolidation is needed. (See the proposed Lot Consolidation Plat in Exhibit “B”.) However, the consolidation of parcels with different zoning districts is not permitted. Thus, the petitioner is requesting the rezoning of the two parcels -- 7144R Manchester Ave. and the western portion of 7155 Lanham Ave. - - to the “F” Neighborhood Commercial District, so they could be consolidated with the adjacent parcel, 7150 Manchester Ave., which is already zoned “F” Neighborhood Commercial District. The proposed rezoning would allow the proposed development project to be in compliance with the provisions of the Zoning Code. The proposed rezoning would also bring the zoning of these parcels into conformance with their current and intended use.
- The amendment proposes changing the zoning for one parcel, 7144R Manchester Ave., from the “J” Industrial District to the “F” Neighborhood Commercial District and rezoning the western portion of an adjacent parcel, 7155 Lanham Ave., from the “A” Single-Family Dwelling District to the “F” Neighborhood Commercial District. As Exhibit “A” shows, the frontage of the south side of Manchester Ave., from the City Limits to McCausland Ave., is zoned “F” Neighborhood Commercial District; the interior of City Block 4631 is zoned “J” Industrial District; and most of Lanham Ave. is zoned “A” Single-Family Dwelling District.
- The petitioner is Pitzman’s Co. of Surveyors. The firm is representing 7150 Manchester, LLC, which is the owner of the two parcels proposed to be rezoned, as well as the adjacent parcel, 7150 Manchester Ave.

- Existing land uses adjacent to the rezoning site include a variety of commercial and mixed-use buildings along Manchester Ave. Although some buildings aren't fully occupied or well-maintained, many of the buildings are attractive, attached and front onto the sidewalk -- creating an appealing streetscape and commercial district that extends into the City of Maplewood. Photos of the rezoning site and adjacent areas are included in Exhibit "E".
- In its rezoning petition (see Exhibit "B"), the petitioner states as its Grounds for Petition: "Rezone to Conform with Historical and Existing Usage".
- The City's Zoning Administrator cites in the attached letter (see Exhibit "C") that: "Given that the proposed consolidation would allow for the continued use of an existing commercial property that provides special event opportunities, services and jobs for the immediate and surrounding areas; that by rezoning subject property would bring it into conformity with the Zoning Code; and that good zoning practices work toward the elimination of improper zoning designations, there is a basis established that the "F" Neighborhood Commercial District zoning classification would be appropriate and would enhance the general welfare of the City." She further states that: "It is the recommendation of the Zoning Administrator that the subject parcels in City Block 4631 (7144R Manchester Avenue and the western portion of 7155 Lanham Avenue) be rezoned to the "F" Neighborhood Commercial District."
- The proposed rezoning is supported by Alderman Scott Ogilvie (24th Ward). (See Exhibit "D".)

## 2.0 Comments

PDA staff has reviewed the proposed amendment of the Zoning District Map for one entire parcel, 7144R Manchester Ave., and the western portion (approximately 42' x 179') of an adjacent parcel, 7155 Lanham Ave., and recommends approval of the rezoning to the "F" Neighborhood Commercial District. This recommendation is based on the reasons cited in the Zoning Administrator's letter and the proposed rezoning's conformity with the City's Strategic Land Use Plan.

The Strategic Land Use Plan designates the rezoning site as a Neighborhood Commercial Area (NCA). This Strategic Land Use Category is defined as: "Areas where the development of new and the rehabilitation of existing commercial uses that primarily serve adjacent neighborhoods should be encouraged. These areas include traditional commercial streets at relatively major intersections and along significant roadways where commercial uses serve multiple neighborhoods or where the development of new commercial uses serving adjacent neighborhoods is intended. Mixed use buildings with commercial at grade and a mix of uses on upper floors are an ideal type within these areas. These areas may include higher density mixed use residential and commercial and may initially include flexibility in design to allow ground floor uses to change over time e.g.,



Strategic Land Use Categories			
	Neighborhood Preservation Area		Business/Industrial Preservation Area
	Neighborhood Development Area		Business/Industrial Development Area
	Neighborhood Commercial Area		Institutional Preservation and Development Area
	Regional Commercial Area		Specialty Mixed Use Area
	Recreational and Open Space Preservation		Opportunity Area

*ground floor space that can transition from residential to commercial use as the local demand for retail goods and services strengthens in the area.”*

The proposed rezoning would facilitate the development of a banquet hall and a parking lot that would serve the banquet hall, as well as other nearby commercial buildings along Manchester Ave. The occupancy of a currently vacant, but attractive, commercial building will help to strengthen the commercial district. The proposed rezoning would also prevent a potentially inappropriate development project on the site of the parking lot, which is currently “J” Industrial District. Thus, the proposed rezoning is in conformity with the City’s Strategic Land Use Plan.

In the future, it may make sense for the Planning Commission to consider initiating a rezoning of three adjacent parcels -- 7205 Lanham Ave., 7209 Lanham Ave. and an adjacent parcel with an unknown address. The first two parcels are currently zoned “A” Single Family Dwelling District, while the third parcel’s zoning classification is unknown. However, as all three parcels are partly in the City of St. Louis and partly in the City of Maplewood, and one parcel is owned by the City of Maplewood, it would be prudent to thoroughly research the zoning status of these parcels and talk with City of Maplewood officials and the property owners prior to initiating such an action.

## **2.1 Public Input**

The Board of Aldermen’s Housing, Urban Development and Zoning (HUDZ) Committee will conduct a public hearing as part of the legislative process.

## **2.2 Previous Commission Action**

None.

## **2.3 Requested Action**

Section 26.92.010 of the City of St. Louis Revised Code requires that any amendment or change in the boundaries or regulations of the Zoning Code shall be initiated by motion of the Planning Commission or by the filing of a petition with the Zoning Administrator by the owner or owners of the property within the district.

City of St. Louis Ordinance #64687, Section 8, Sub-Paragraph 1 states that the Planning Commission shall be the official planning agency for the City. It shall also be the zoning commission for the City and perform all functions required by applicable state law to be performed by a municipal zoning commission.

City of St. Louis Ordinance #64687, Section 8, Sub-Paragraph 4 states that the Planning Commission shall recommend changes in the zoning ordinances and zoning district maps to the Board of Aldermen. No ordinance changing the zoning ordinances and zoning district maps shall be adopted over the negative recommendation of the Planning Commission, unless approved by a majority vote of all members of the Board of Aldermen.

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## Requested Recommendation

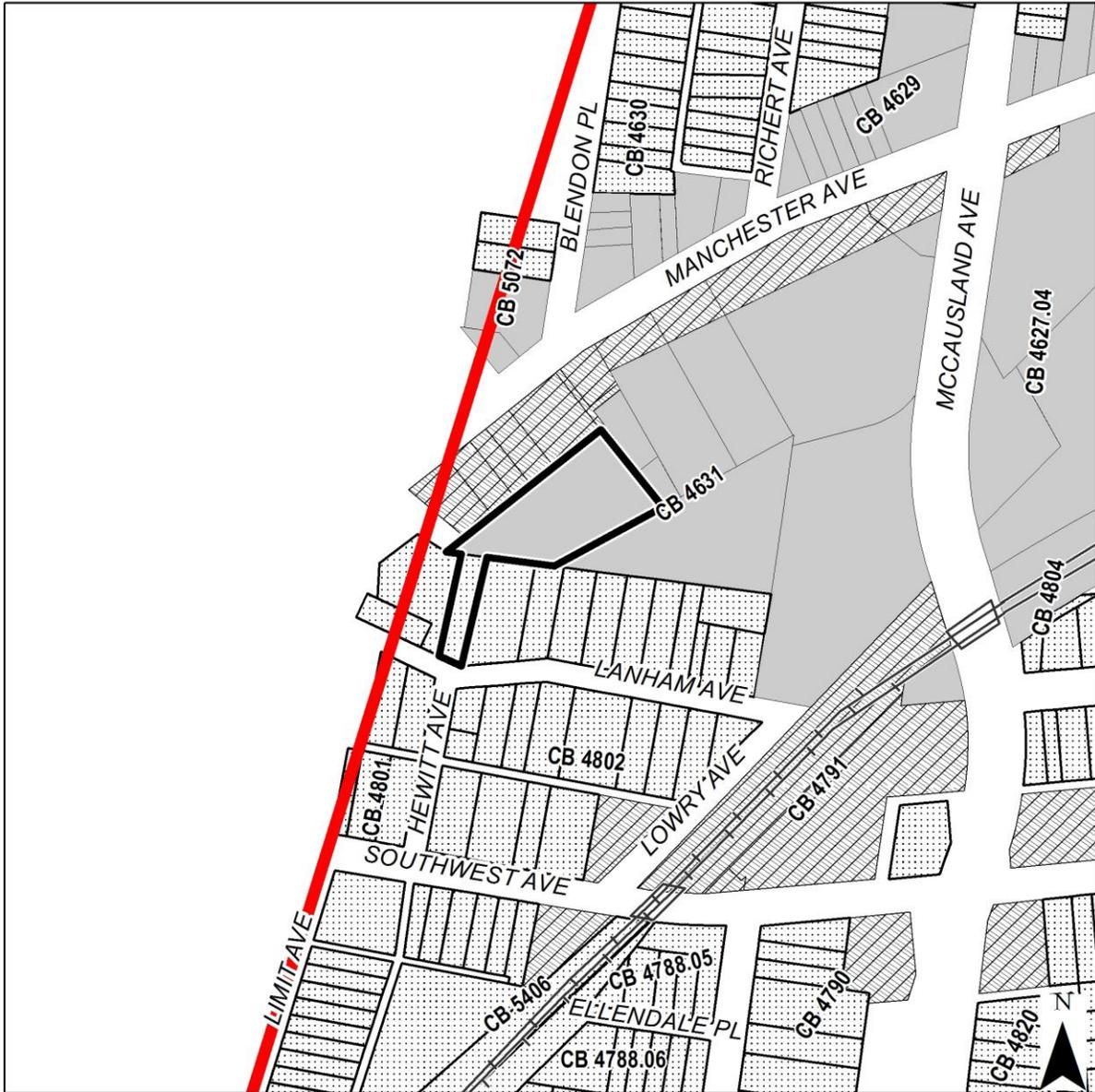
That the Planning Commission finds the petition for the proposed Zoning District Map amendment for two parcels located in City Block 4631 -- the entire parcel of 7144R Manchester Ave. and the western portion (approximately 42' x 179') of an adjacent parcel, 7155 Lanham Ave. -- to be in conformity with the City's Strategic Land Use Plan and **recommends approval** to the City's Board of Aldermen.

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NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF ST. LOUIS PLANNING COMMISSION AS FOLLOWS:

1. The petition for the amendment of the Zoning District Map (to the "F" Neighborhood Commercial District) for one entire parcel (known as 7144R Manchester Ave.) and the western portion (approximately 42' x 179') of an adjacent parcel (known as 7155 Lanham Ave.) located in City Block 4631 is hereby found to be in conformity with the City's Strategic Land Use Plan.
2. The petition for the amendment of the Zoning District Map (to the "F" Neighborhood Commercial District) for one entire parcel (known as 7144R Manchester Ave.) and the western portion (approximately 42' x 179') of an adjacent parcel (known as 7155 Lanham Ave.) located in City Block 4631 is hereby recommended for approval.
3. The Director of the Planning and Urban Design Agency is hereby directed to notify the City's Board of Aldermen of this recommendation.

# 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 Petition  
from "J" & "A" to "F"

PDA-010-16-REZ

CITY OF ST. LOUIS  
**PLANNING**  
URBAN DESIGN  
AGENCY

# EXHIBIT B



## PETITION FOR ZONING AMENDMENT (REZONING) CITY OF ST. LOUIS

Petitioner's Name Pitzman's Co. of Surveyors

Contact Name (If above is a firm/an organization) T. Christopher Peoples

Address 2725-R Sutton Blvd, St. Louis, MO 63143

Phone 314.781.5665 Fax 314.781.1801 Email chrisp@pitzmans.com

A complete Legal Description of Property to be Rezoned is required, use additional sheets if necessary (*you may also attach any plans, conceptual drawings or proposals which you feel may aid in the evaluation of this request*). See Attached

Address(es) including street number(s) / name(s) of Property(s) to be Rezoned 7144-R Manchester Avenue and 7155 Lahman Avenue

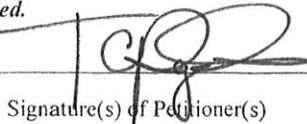
City Block No. 4631 Parcel No. 46310002450 and 46310002700

Requested Zone/FBD Change From A - Single Family & J - Industrial To F - Neighborhood Commercial  
(list specific zoning district or FBD Zone) (list specific zoning district or FBD Zone)

*The following can be listed or mapped on additional sheets:*

- Present Use of Property(s) Commercial Parking Lot
- Intended Use of Property(s) Commercial Parking Lot
- Grounds for Petition Rezone to Conform with Historical and Existing Usage
- Are you the owner of the property described? No
- If not, what is your legal interest in the property? Consultant
- The owner(s)-of-record of the petitioned property according to the City of St. Louis Assessor's Records is(are) known as 7150 Manchester, LLC

*If you are **NOT** the owner(s)- of- record of the petitioned property you are **REQUIRED** to submit the Affidavit on Page 4, for each of the owner(s)- of- record of the petitioned property and it **MUST** be notarized.*

  
Signature(s) of Petitioner(s)

01/05/2016  
Date Filed

Received and deemed complete by Zoning on 1 / 5 / 16  
City of St. Louis, Office of the Zoning Administrator  
Room 400, City Hall, St. Louis, MO 63103

CITY OF ST. LOUIS

AFFIDAVIT

I/We WILLIAM & CAROL SCHUCHARD own the property(ies)

PRINT NAME(S)

commonly known as 714R, 7150 MANCHESTER & 7155 LAHMAN in City Block

PRINT ADDRESS(S)

City Block Number(s) <sup>4631</sup> and Parcel Number(s) 46310002456, 46310002700, 463

I/We acknowledge and consent to a rezoning study to be initiated on above properties.

William Schuchard 7-13-15  
William P. Schuchard 7-23-15  
SIGNATURE DATE

Carol P. Schuchard 7-13-15  
William Schuchard 7-23-15  
SIGNATURE DATE

This affidavit must be signed by all individual property owners or legal representative(s) must be notarized.

State of MISSOURI  
County of ST LOUIS  
Signed before me on this 23rd  
day of JULY 2015

**JACOB BLESS**  
Notary Public-Notary Seal  
State of Missouri, Saint Louis City  
Commission # 14631647  
My Commission Expires Nov 23, 2018

Notary Public Jacob Bless

City of St. Louis, Office of the Zoning Administrator  
Room 460, City Hall, St. Louis, MO 63103



Pitzman's Co.

est. 1859

Of Surveyors & Engineers

## LEGAL DESCRIPTION No. 1 ~ 7155 LANHAM AVENUE

A PARCEL OF GROUND BEING PART OF LOT 49, OF THE SUBDIVISION OF LOT 3 OF THE SUTTON TRACT, RECORDED IN PLAT BOOK 12 PAGE 24, CITY OF ST. LOUIS RECORDER'S OFFICE, IN BLOCK 4631, ST. LOUIS, MISSOURI MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE NORTHERN LINE OF LANHAM ROAD, 40 FEET WIDE WITH THE SOUTHEASTERN CORNER OF SAID LOT 49;  
THENCE NORTH 65 DEGREES 23 MINUTES 15 SECONDS WEST 41.95 FEET, ALONG THE NORTHERN LINE OF SAID LANHAM ROAD TO THE SOUTHEASTERN CORNER OF LOT 4, OF MAPLEWOOD THEATRE APARTMENTS, RECORDED IN PLAT BOOK 59 PAGE 3, OF THE ST. LOUIS COUNTY RECORDER'S OFFICE, TO A POINT;  
THENCE NORTH 11 DEGREES 08 MINUTES 39 SECONDS EAST 179.41 FEET, ALONG THE EASTERN LINE OF SAID LOT 4, TO THE NORTHEASTERN CORNER OF SAID LOT 4, TO A POINT IN THE SOUTHERN LINE OF SHARE B, OF MINGES ESTATE SUBDIVISION RECORDED IN SURVEYOR'S RECORD BOOK 9 PAGE 119, CITY OF ST. LOUIS RECORDER'S OFFICE;  
THENCE SOUTH 83 DEGREES 23 MINUTES 28 SECONDS EAST 34.16 FEET, ALONG THE SOUTHERN LINE OF SAID SHARE B, TO THE NORTHEASTERN CORNER OF SAID LOT 49, TO A POINT;  
THENCE SOUTH 09 DEGREES 07 MINUTES 51 SECONDS WEST 192.00 FEET, ALONG THE EASTERN LINE OF SAID LOT 49, TO THE NORTHERN LINE OF SAID LANHAM ROAD AND TO THE POINT OF BEGINNING AND CONTAINING 6,939 SQUARE FEET 0.16 ACRES AS PREPARED BY PITZMAN'S COMPANY.

2725 Sutton Blvd.  
St. Louis, MO 63143  
p (314) 781-5665  
f (314) 781-1801  
pitzmans.com

P:\2015 PITZMAN'S\15-602 SCHUCHARD - MANCHESTER\8-Documents\LEGAL 1.doc



LEGAL DESCRIPTION No. 3 ~ 7144 R MANCHESTER ROAD

A PARCEL OF GROUND BEING PART OF SHARE B, OF MINGES ESTATE SUBDIVISION RECORDED IN SURVEYOR'S RECORD BOOK 9 PAGE 119, CITY OF ST. LOUIS RECORDER'S OFFICE, IN BLOCK 4631, IN ST. LOUIS, MISSOURI MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTHEASTERN CORNER OF LOT 49, OF THE SUBDIVISION OF LOT 3, OF THE SUTTON TRACT, RECORDED IN PLAT BOOK 12 PAGE 24, CITY OF ST. LOUIS RECORDER'S OFFICE AND THE NORTHERN LINE OF LANHAM ROAD, 40 FEET WIDE;

THENCE NORTH 09 DEGREES 07 MINUTES 51 SECONDS EAST 192.00 FEET, ALONG THE EASTERN LINE OF SAID LOT 49, TO THE NORTHEASTERN CORNER OF SAID LOT 49, TO A POINT IN THE SOUTHERN LINE OF SAID SHARE B;

THENCE NORTH 83 DEGREES 23 MINUTES 28 SECONDS WEST 58.93 FEET, ALONG THE SOUTHERN LINE OF SAID SHARE B, TO THE SOUTHWESTERN CORNER OF SAID SHARE B, TO THE POINT OF BEGINNING;

THENCE NORTH 51 DEGREES 49 MINUTES 09 SECONDS EAST 116.81 FEET, ALONG THE WESTERN LINE OF SAID SHARE B, TO THE SOUTHEASTERN CORNER OF SHARE C, OF SAID MINGES ESTATE SUBDIVISION, TO A POINT;

THENCE NORTH 50 DEGREES 50 MINUTES 09 SECONDS EAST 223.00 FEET, ALONG THE WESTERN LINE OF SAID SHARE B, TO THE NORTHWESTERN CORNER OF SAID SHARE B, TO A POINT;

THENCE SOUTH 39 DEGREES 09 MINUTES 37 SECONDS EAST 170.59 FEET, ALONG THE NORTHERN LINE OF SAID SHARE B, TO THE NORTHEASTERN CORNER OF SAID SHARE B, TO A POINT;

THENCE SOUTH 61 DEGREES 11 MINUTES 14 SECONDS WEST 212.39 FEET, ALONG THE EASTERN LINE OF SAID SHARE B, TO THE SOUTHEASTERN CORNER OF SAID SHARE B, TO A POINT;

THENCE NORTH 83 DEGREES 23 MINUTES 28 SECONDS WEST 187.60 FEET, ALONG THE WESTERN LINE OF SAID SHARE B, TO THE SOUTHWESTERN CORNER OF SAID SHARE B TO THE POINT OF BEGINNING AND CONTAINING 40,305 SQUARE FEET 0.93 ACRES AS PREPARED BY PITZMAN'S COMPANY.





RICHARD GRAY  
DIRECTOR OF PUBLIC SAFETY

**City of St. Louis** **EXHIBIT C**  
**DEPARTMENT OF PUBLIC SAFETY**  
DIVISION OF BUILDING AND INSPECTION  
**FRANCIS G. SLAY**  
MAYOR



FRANK OSWALD  
BUILDING COMMISSIONER

**TO:** City of St. Louis Planning Commission

**FROM:** Mary Hart Burton, Zoning Administrator

**SUBJECT:** Rezoning – Ellendale Neighborhood - City Block 4631 (7144R Manchester Avenue and 7155 Lanham Avenue)

**DATE:** February 3, 2016

**INITIATION:**

Mr. T. Christopher Peoples of Pitzman’s Co. of Surveyors, representing the property owner, 7150 Manchester, LLC, of the above referenced parcels in city block 4631, petitioned the Zoning Administrator as provided for in Chapter 26.92 of the 1994 Revised Code of the City of St. Louis, to change the Zoning District Map of the City in the Ellendale Neighborhood. Specifically, the petition focused on two parcels in city block 4631, known as 7144R Manchester Avenue and zoned “J” Industrial District and the western portion (approximately 42’ x 179’) of 7155 Lanham Avenue zoned “A” Single-Family Dwelling District. The subject parcels are located in the 24th Ward of the City of St. Louis.

**PURPOSE:**

The request is based on the Petitioner’s desire to bring the zoning of these parcels of land into conformance with their current and intended future use. These parcels are the current site of the driveway and off-street parking for the adjacent Maplewood Lions Activities Center at 7150 Manchester Avenue, which is zoned “F” Neighborhood Commercial District. According to available records, the Maplewood Lions Activities Center has held a valid Occupancy Permit at this location since 1985. The Owner has applied for a building permit to do interior and exterior alterations to the structure at 7150 Manchester. As part of these improvements, it was determined at their conditional use hearing that they plan to construct a new deck that would provide additional outdoor seating. The deck proposed is at the rear of the parcel known as 7150 Manchester and extends across the parcel boundary onto the parcel known as 7144R Manchester. The Building Code of the City of St. Louis does not allow for construction to occur across property lines, therefore a consolidation is needed. The proposed consolidation of these parcels as zoned would create a dual zoned parcel, three different zoning designations; “A” Single-Family Dwelling District, “F” Neighborhood Commercial District and “J” Industrial District, with the “A” Single-Family Dwelling District

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guidelines prevailing. In the “A” District, event center and fraternal club type uses are prohibited, therefore resulting in a non-conforming use. The Petitioner requests to rezone both parcels to the “F” Neighborhood Commercial District, so they may be combined with the principal parcel at 7150 Manchester that is already “F” Neighborhood Commercial District. This would allow for the proposal to be in compliance with the provisions of the Zoning Code.

Given that the proposed consolidation would allow for the continued use of an existing commercial property that provides special event opportunities, services and jobs for the immediate and surrounding areas; that by rezoning subject property would bring it into conformity with the Zoning Code; and that good zoning practices work toward the elimination of improper zoning designations, there is a basis established that the “F” Neighborhood Commercial District zoning classification would be appropriate and would enhance the general welfare of the City.

**RECOMMENDATION:**

It is the recommendation of the Zoning Administrator that the subject parcels in City Block 4631 (7144R Manchester Avenue and the western portion of 7155 Lanham Avenue) be rezoned to the “F” Neighborhood Commercial District.

cc: Alderman Scott Ogilvie, 24th Ward  
Frank Oswald, Building Commissioner

**Building Safety is NO Accident**

# EXHIBIT D



## BOARD OF ALDERMEN CITY OF SAINT LOUIS MISSOURI

SCOTT OGILVIE, Alderman, 24<sup>th</sup> Ward

January 6, 2016

Mary Hart Burton  
Zoning Administrator  
City Hall, Room 400  
St. Louis, MO 63103

Re: Rezoning 7144 R Manchester Ave. 63143 - from "J" to "F"  
Rezoning of a portion of a parcel known as 7155 Lanham from "A" to "F"

Dear Mary:

Please accept this letter as my support to re-zone 7144 R Manchester Ave. 63143 from "J" to "F" for the purpose of combining parcels with the adjacent address at 7150 Manchester Ave. Also, include the rezoning of a portion of a parcel known as 7155 Lanham from "A" to "F".

Please call me if you have questions or concerns.

Thank you for your assistance.

Sincerely,

A handwritten signature in cursive script that reads "Scott Ogilvie".

Scott Ogilvie  
Alderman Ward 24  
[ward24stl.com](http://ward24stl.com)  
314.368.9349

SO/slg

Exhibit "E"

Photos of  
Rezoning Site in City Block 4631



**1) Rezoning site  
Parking lot,  
7144R Manchester Ave.**



**2) Rezoning site  
Driveway,  
Western portion of 7155 Lanham Ave.**



**3) Adjacent properties  
Vacant commercial building,  
7150 Manchester Ave.**



**4) Adjacent properties  
Vacant commercial building,  
7150 Manchester Ave.**

Exhibit "E"

Photos of  
Rezoning Site in City Block 4631



**5) Adjacent properties  
Vacant commercial building,  
7150 Manchester Ave.**



**6) Adjacent properties  
Mixed-use building,  
7154 Manchester Ave.**



**7) Adjacent properties  
Mixed-use building,  
7156 Manchester Ave.**



**8) Adjacent properties  
2 mixed-use buildings,  
7154 & 7156 Manchester Ave.**

Exhibit "E"

Photos of  
Rezoning Site in City Block 4631



**9) Adjacent properties  
2 commercial buildings,  
7166-68 & 7170 Manchester Ave.**



**10) Adjacent properties  
Walkway to parking lot,  
7100 block of Manchester Ave.**



**11) Adjacent properties  
Mixed-use building,  
7100 block of Manchester Ave.**



**12) Adjacent properties  
Manchester Ave. streetscape,  
7100 block of Manchester Ave.**

Exhibit "E"

Photos of  
Rezoning Site in City Block 4631



**13) Adjacent properties  
Apartment building,  
7209 Lanham Ave.**



**14) Adjacent properties  
Vacant lot/parking lot,  
7205 Lanham Ave.**



**15) Adjacent properties  
Vacant lot,  
Eastern portion of 7155 Lanham Ave.**



**16) Adjacent properties  
Single-family building,  
7149 Lanham Ave.**

Exhibit "E"

Photos of  
Rezoning Site in City Block 4631



**17) Adjacent properties  
Vacant lot/parking lot,  
7134R Manchester Ave.**



**18) Adjacent properties  
Honea Auto Body parking lot,  
7134 Manchester Ave.**



**19) Adjacent properties  
Driveway to parking lot (vacated alley),  
7136 Manchester Ave.**



**20) Adjacent properties  
Vacant commercial building & parking lot,  
7146 Manchester Ave.**

Exhibit “E”

Photos of  
Rezoning Site in City Block 4631



**21) Adjacent properties  
Vacant commercial building & parking lot,  
7146 Manchester Ave.**



**22) Adjacent properties  
Cusumano's Pizza and Sports Bar & Honea  
Auto Body,  
7147 & 7145 Manchester Ave.**



**23) Adjacent properties  
Mixed-use building,  
7159 Manchester Ave.**



**24) Adjacent properties  
“Welcome to... Maplewood” sign,  
7159 Manchester Ave.**