

**AGENDA**  
**BOARD OF ADJUSTMENT OF THE CITY OF ST. LOUIS**  
**Regular Meeting**  
**February 4, 2015**  
**1:30 p.m.**  
**Room 208, City Hall**

1. Call to order.
2. A public hearing to consider each of the following;

**APPEAL #10532** – Appeal filed by New Living Ministries, from the determination of the Building Commissioner in the denial of an occupancy permit authorizing the Appellant to operate a church at 4006 Shreve Ave.

**WARD 21                    #AO517550-14    ZONE: “B” – Two Family Dwelling District**

**APPEAL #10533** – Appeal filed by Joanie’s Pizzeria, from the determination of the Building Commissioner in the denial of an occupancy permit authorizing the Appellant to operate a full drink restaurant with a patio, sidewalk seating, second floor dining and third floor office at 2101 Menard.

**WARD 7                    #AO518481-14    ZONE: “D” – Multiple Family Dwelling District**

**APPEAL #10534** – Appeal filed by Neighbors Exterior Solutions, from the determination of the Building Commissioner in the denial of an occupancy permit authorizing the Appellant to operate an office and warehouse with inside storage of construction materials and outside storage of trailers at 4750 Virginia.

**WARD 25                    #AO518776-14    ZONE: “F” – Neighborhood Commercial District**

**APPEAL #10535** – Appeal filed by Caesar Oven Pizza, from the determination of the Building Commissioner in the denial of a building permit authorizing the Appellant to erect one non-illuminated wall sign, per plans, at 5023 Goodfellow.

**WARD 27                    #AB518566-14    ZONE: “A” – Single Family Dwelling District**

**APPEAL #10536** – Appeal filed by Carondelet Park Dental Care, from the determination of the Building Commissioner in the denial of a building permit authorizing the Appellant to erect one single faced electronic message center, per plans, at 4161 Loughborough.

**WARD 13                    #AB515392-14    ZONE: “F” – Neighborhood Commercial District**

**APPEAL #10512** – Appeal filed by David Huchzermeir Jr., from the determination of the Building Commissioner in the denial of a building permit authorizing the Appellant to do interior and exterior alterations, per plans, zoning only, for a sit-down, carryout, full drink restaurant with outside seating and parking at 2800-14 Lemp Ave. **(Cont)**

**WARD 9                    #AB517706-14    ZONE: “D” – Multiple Family Dwelling District**

3. Deliberations on the above hearings
4. Approval of Written decisions, Findings of Fact and Conclusions of Law from

**hearings and deliberations held on January 28, 2015.**

In accordance with the provisions of Ordinance 59981, effective July 31, 1986.

S. Cunningham, Chairman

cc:

Via Email:

Zoning Staff  
Mary Hart Burton, Zoning Administrator  
Randall Mourning, Building Commissioner's Office  
Jerome Turner, Building Inspection Section  
Ed Ware, Building Inspection Section  
Don Hubeli, Building Inspection Section  
Walter Murphy, Building Inspection Section  
Richard Voelker, Building Inspection Section  
Mary Ellen Ponder, Mayor's Office  
Michelle Maple, Commercial District Manager Supervisor  
Mallori Allen, City Counselor's Office  
Richard Gray, Director of Public Safety  
Otis Williams, SLDC  
Joe Thele, NSO  
Dale Ruthsatz, SLDC  
Margaret Johnson, Multigraph  
Don Roe, PDA

Via Hard Copy only:

Court Reporter  
Fire Marshall, 1421 N. Jefferson

Via Hard Copy with Attachments:

Alderman, Room 230  
Mary Hart Burton, Zoning Administrator  
Mallori Allen, City Counselor's Office  
Board Members  
Business Assistance Center, Room 421

Via Hand Delivery:

Register, Room 234  
Post