

**Revised
Agenda
BOARD OF ADJUSTMENT OF THE CITY OF ST. LOUIS
Regular Meeting
October 14, 2015
1:30 p.m.
Room 208, City Hall**

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

APPEAL #10670 - Appeal filed by A Wonderful Life Christian Enrichment Center, from the determination of the Building Commissioner in the denial of an occupancy permit authorizing the Appellant to operate a daycare, west wing, 1st floor at 4130 E. Lexington.

WARD 4 #AO524231-15 ZONE: "B" – Two Family Dwelling District

APPEAL #10671 - Appeal filed by Starbucks, from the determination of the Building Commissioner in the denial of a building permit authorizing the Appellant to install four ground signs, illuminated, per plans, 2350 S. Grand.

WARD 8 #AB524018-15 ZONE: "H" – Area Commercial District

APPEAL #10672 - Appeal filed by American Trailer & Storage, from the determination of the Building Commissioner in the denial of a building permit authorizing the Appellant to complete exterior alterations for a strip mall and construct a trailer storage facility, zoning only, at 8330-84 N. Broadway.

**WARD 2 #AB524087-15 ZONE: "F" – Neighborhood Commercial District
"G" – Local Commercial and Office District
"K" – Unrestricted District**

APPEAL #10673 - Appeal filed by The Lawrence Group, from the determination of the Building Commissioner in the denial of a building permit authorizing the Appellant to complete interior and exterior alterations for a sitdown/carryout restaurant with a drive-thru and sidewalk seating, per plans, zoning only, at 231 N. Tucker.

WARD 7 #AB524013-15 ZONE: "I" – Central Business District

APPEAL #10674 - Appeal filed by Confluence Kombucha, from the determination of the Building Commissioner in the denial of a building permit authorizing the Appellant to complete interior alterations, zoning only, for a fermented tea manufacturing and distribution business at 4507 Manchester.

WARD 17 #AB524101-15 ZONE: "G" – Local Commercial and Office District

APPEAL #10652- Appeal filed by Evelyn Williams from the determination of the Building Commissioner in the denial of a building permit authorizing the Appellant to complete interior and exterior alterations, per plans, to convert a four multiple family building into an assisted living facility with a parking lot, per plans, at 4249 and 4253-55 Kennerly Ave. **(Cont.)**

WARD 4 #AB523533-15 ZONE: "C" – Multiple Family Dwelling District

3. **Deliberations on the above hearings.**
4. **Discussion regarding decision to table Appeal #10669 on October 7, 2015.**
5. **Approval of Written decisions, Findings of Fact and Conclusions of Law from hearings and deliberations held on October 7, 2015.**

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

J. Klitzing, 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
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