

**AGENDA**  
**BOARD OF ADJUSTMENT OF THE CITY OF ST. LOUIS**  
**Regular Meeting**  
**December 10, 2014**  
**1:30 p.m.**  
**Room 208, City Hall**

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

**APPEAL #10508** – Appeal filed by Magic Chef Mansion, from the determination of the Building Commissioner in the denial of an occupancy permit authorizing the Appellant to operate a meeting room with a full drink bar and patio seating in the rear, no cooking, at 3400-32R Russell Blvd.

**WARD 6                    #AO518090-14    ZONE: “D” – Multiple Family Dwelling District**

**APPEAL #10509** – Appeal filed by CRM Hobbies, from the determination of the Building Commissioner in the denial of an occupancy permit authorizing the Appellant to operate a warehouse and distribution of model kits and books, inside storage only, 1<sup>st</sup> floor at 4972 Eichelberger.

**WARD 14                    #AO517808-14    ZONE: “A” – Single Family Dwelling District**

**APPEAL #10510** – Appeal filed by Phillip 66, from the determination of the Building Commissioner in the denial of a building permit authorizing the Appellant to reface existing ground sign with a digital sign/LED sign, per plans, at 4300 S. Kingshighway.

**WARD 14                    #AB517060-14    ZONE: “F” – Neighborhood Commercial District**

**APPEAL #10511** – Appeal filed by Maureen McCuen, 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, for a yoga/massage studio and a café at 4056 Russell.

**WARD 8                    #AB517227-14    ZONE: “B” – Two Family Dwelling 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.

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

**APPEAL #10513** – Appeal filed by Peak Campus Development, from the determination of the Building Commissioner in the denial of a building permit authorizing the Appellant to construct a multiple family structure, zoning only, per plans, at 3700-3824 Olive aka 323 N. Spring.

**WARD 19                    #AB516830-14    ZONE: “H” – Area Commercial 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 December 3, 2014.**

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 118  
Post