

ORDINANCE #69280
Board Bill No. 163

An Ordinance recommended by the Planning Commission on September 5, 2012, to change the zoning of property as indicated on the District Map, from "F" Neighborhood Commercial District to the "C" Multiple-Family Dwelling District, in City Block 4563 (4106 [western portion of parcel only], 4112, 4114-16, 4118, 4122-24 & 4126-28 Finney and 4111, 4115-17, 4119, & 4121-23 C D Banks), from "C" Multiple-Family Dwelling District to the "G" Local Commercial & Office District in City Block 4564 (3914-16 & 3920-30 Finney) and from "C" Multiple-Family Dwelling District & "G" Local Commercial & Office District to the "G" Local Commercial & Office District only, in City Block 4564 (1037-49 N. Vandeventer) and to change the zoning of property as indicated on the District Map, from "G" Local Commercial & Office District (3900 CD Banks and 1015 N. Vandeventer) and "C" Multiple-Family Dwelling District (3906-10, 3912 & 3916 CD Banks) to the "D" Multiple-Family Dwelling District, in City Block 4565, so as to include the described parcels of land in City Blocks 4563, 4564 and 4565; and containing an emergency clause.

BE IT ORDAINED BY THE CITY OF ST. LOUIS AS FOLLOWS:

SECTION ONE. The zoning designation of certain real property located in City Block 4563 is hereby changed to the "C" Multiple-Family Dwelling District, in City Block 4564 is hereby changed to the "G" Local Commercial and Office District and in City Block 4565 is hereby changed to the "D" Multiple-Family Dwelling District, real property being particularly described and shown in Exhibit A as follows:

WESTERN PARCELS - PART OF CITY BLOCK 4563

Loc. No. 4563-00-02100 (Western Portion only of Parcel)

#4106 FINNEY AVE.

THE WESTERN PART OF THE EASTERN 25 FEET OF LOT 12 OF FINNEY'S ADDITION AND IN CITY BLOCK 4563 OF THE CITY OF ST. LOUIS, FRONTING 2.13 FEET ON THE SOUTH LINE OF FINNEY AVENUE, BY A DEPTH SOUTHWARDLY OF 162 FEET 6 INCHES TO THE NORTH LINE OF C.D. BANKS AVENUE, AND FRONTING 2.82 FEET ALONG THE NORTH LINE OF C. D. BANKS AVENUE, BEING PART OF THE PROPERTY KNOWN AS AND NUMBERED 4563-00-2100 AND ALSO KNOWN AS 4106 FINNEY AVENUE, ST. LOUIS, MISSOURI.

Loc. No. 4563-00-01700

#4126-4128 FINNEY AVE.

PART OF LOT 12 OF DUNEGAND SUBDIVISION AND IN CITY BLOCK 4563 OF THE CITY OF ST. LOUIS, FRONTING 50 FEET ON THE SOUTH LINE OF FINNEY AVENUE, BY A DEPTH SOUTHWARDLY OF 162 FEET 6 INCHES TO THE NORTH LINE OF C.D. BANKS AVENUE; BOUNDED EAST 261 FEET WEST OF THE WEST LINE OF SARAH STREET. TOGETHER WITH ALL IMPROVEMENTS THEREON, IF ANY KNOWN AS AND NUMBERED 4126-28 FINNEY AVENUE, ST. LOUIS, MISSOURI.

Loc. No. 4563-00-01800

#4122-4124 FINNEY AVE.

A PARCEL OF LAND IN FIN NEY ADDITION AND IN CITY BLOCK 4563 OF THE CITY OF ST. LOUIS, FRONTING 50 FEET ON THE SOUTH LINE OF FINNEY AVENUE, BY A DEPTH SOUTHWARDLY OF 85 FEET TO A POINT; BOUNDED EAST 211 FEET WEST OF THE WEST LINE OF SARAH STREET. TOGETHER WITH ALL IMPROVEMENTS THEREON, IF ANY, KNOWN AS AND NUMBERED 4122-24 FINNEY AVENUE, ST. LOUIS, MISSOURI. ALSO DESCRIBED AS:

BEGINNING AT A POINT 209' 6-1/2" WEST OF THE NORTHEAST CORNER OF CITY BLOCK 4563, THENCE EXTENDING WESTWARDLY 50' ON THE SOUTH SIDE OF FINNEY AVENUE, THENCE SOUTHWARDLY 85' TO A POINT 259' 6-1/2" WEST OF SARAH STREET, THENCE EAST ON A LINE PARALLEL TO THE SOUTH LINE OF FINNEY AVENUE 50', THENCE NORTHWARDLY 85' TO THE POINT OF

BEGINNING, KNOWN AS AND NUMBERED 4122-24 FINNEY AVENUE, ST. LOUIS, MISSOURI.

Loc. No. 4563-00-01850

#4118 FINNEY AVE.

PART OF LOT 12 OF THE SUBDIVISION OF FINNEY ESTATE, AND IN BOOK 4563 OF THE CITY OF ST. LOUIS, FRONTING 25 FEET ON THE SOUTH LINE OF FINNEY AVENUE BY A DEPTH SOUTHWARDLY BETWEEN PARALLEL LINES OF 81 FEET 3 INCHES; BOUNDED EAST BY A LINE PARALLEL WITH A DISTANT 100 FEET WEST OF THE EAST LINE OF SAID LOT 12. TOGETHER WITH ALL IMPROVEMENTS THEREON, IF ANY, KNOWN AS AND NUMBERED 4118 FINNEY AVENUE, ST. LOUIS, MISSOURI.

Loc. No. 4563-00-01900

#4114-4116 FINNEY AVE.

PART OF LOT TWELVE (12) OF SUBDIVISION OF FINNEY ESTATE IN UNITED STATES SURVEY 3285 IN BLOCK FORTY-FIVE HUNDRED SIXTY-THREE (4563) OF THE CITY OF ST. LOUIS FRONTING FIFTY (50) FEET ON THE SOUTH LINE OF FINNEY AVENUE BY A DEPTH SOUTHWARDLY OF NINETY (90) FEET; BOUNDED EAST BY A LINE 50 FEET WEST OF THE EAST LINE OF SAID LOT TWELVE (12); TOGETHER WITH IMPROVEMENTS THEREON KNOWN AS 4114 AND 4116 FINNEY AVENUE, ST. LOUIS, MISSOURI.

Loc. No. 4563-00-02000

#4112 FINNEY AVE.

PART OF LOT 12 IN FAIRFAX ADDN. AND IN CITY BLK. 4563 OF THE CITY OF ST. LOUIS, FRONTING 25 FT. ON THE SOUTH LINE OF FINNEY AVE. AND BY A DEPTH SOUTHWARDLY OF 82 FT. 6 INCHES TO A POINT; BOUNDED EAST 110 FT. WEST OF THE WEST LINE OF SARAH ST. TOGETHER WITH ALL IMPROVEMENTS THEREON, IF ANY, KNOWN AS AND NUMBERED 4112 FINNEY, ST. LOUIS, MISSOURI.

Loc. No. 4563-00-02600

#4121-4123 C D BANKS AVE.

PART OF LOT 12 OF FINNEY ESTATE ADDITION AND IN CITY BLOCK 4563 OF THE CITY OF ST. LOUIS, FRONTING 50' ON THE NORTH LINE OF FAIRFAX AVENUE, BY A DEPTH NORTHWARDLY OF 77' 6" TO A POINT. TOGETHER WITH ALL IMPROVEMENTS THEREON, IF ANY, KNOWN AS AND NUMBERED 4121-5 FAIRFAX, ST. LOUIS, MISSOURI. BEING THE SAME PROPERTY DESCRIBED IN DEED RECORDED IN BOOK 6541, PAGE 242, OF THE RECORDER'S OFFICE, AND ALSO KNOWN AS PARCEL 4563-00-2600 OF THE CITY OF ST. LOUIS.

Loc. No. 4563-00-02500

#4119 C D BANKS AVE.

PART OF LOT 12 OF THE SUBDIVISION OF THE FINNEY ESTATE AND IN CITY BLOCK 4563, FRONTING 25 FEET ON THE NORTH LINE OF FAIRFAX AVENUE, BY A DEPTH NORTH 81 FEET 3 INCHES; BOUNDED EAST 184 6-1/2 INCHES WEST OF THE WEST LINE OF SARAH STREET. TOGETHER WITH ALL IMPROVEMENTS THEREON, IF ANY, KNOWN AS AND NUMBERED 4119 FAIRFAX AVENUE, ST. LOUIS, MISSOURI. AND ALSO KNOWN AS PARCEL 4563-00-2500.

Loc. No. 4563-00-02400

#4115-4117 C D BANKS AVE.

PART OF LOT 12 OF THE SUBDIVISION OF THE FINNEY ESTATE AND IN CITY BLOCK 4563, FRONTING 50 FEET ON THE NORTH LINE OF FAIRFAX AVENUE, BY A DEPTH NORTH 72 FEET 6 INCHES; BOUNDED EAST 50 FEET WEST OF THE EAST LINE OF LOT 12. TOGETHER WITH ALL IMPROVEMENTS THEREON, IF ANY, KNOWN AS AND NUMBERED 4115-17 FAIRFAX AVENUE, ST. LOUIS, MISSOURI. AND ALSO KNOWN AS PARCEL 4563-00-2400.

Loc. No. 4563-00-02300

#4111 C D BANKS AVE.

A PARCEL OF LAND IN FINNEY ADDITION AND IN CITY BLOCK 4563 OF THE CITY OF ST. LOUIS, FRONTING 25 FEET ON THE NORTH LINE OF C.D. BANKS AVENUE, BY A DEPTH NORTHWARDLY OF 80 FEET TO A POINT; BOUNDED EAST 109 FEET 10 INCHES WEST OF THE WEST LINE OF SARAH STREET. TOGETHER WITH ALL IMPROVEMENTS THEREON, IF ANY, KNOWN AS AND NUMBERED 4111 C.D. BANKS AVENUE, ST. LOUIS, MISSOURI.

EASTERN PARCELS - PART OF CITY BLOCK 4564

Loc. No. 4564-00-03900

#1037-1049 NORTH VANDEVENTER AVE.

THE EAST 140 FEET OF LOT 9 OF THE SUBDIVISION OF THE ESTATE OF JOHN AND WILLIAM FINNEY IN U.S. SURVEY 3285, AND IN THE CITY BLOCK 4564 OF THE CITY OF ST. LOUIS, MISSOURI, FRONTING 140 FEET ON THE SOUTH LINE OF FINNEY AVENUE, BY A DEPTH SOUTHWARDLY OF 162 FEET 6 INCHES TO THE NORTH LINE OF FAIRFAX AVENUE; BOUNDED EAST BY VANDEVENTER AVENUE.

Loc. No. 4564-00-03800

#3914-3916 FINNEY AVE.

PART OF LOT 9 OF FINNEY ESTATE AND IN BLOCK 4564 OF THE CITY OF ST. LOUIS, MISSOURI, BEGINNING AT A POINT IN THE SOUTH OF FINNEY AVENUE, 140 FEET WEST OF THE WEST LINE OF VANDEVENTER AVENUE, THENCE WEST ALONG THE SOUTH LINE OF FINNEY AVENUE 82 FEET 10 INCHES, THEN SOUTH 162 FEET 6 INCHES TO FAIRFAX AVENUE, THENCE EAST ALONG THE NORTH LINE OF FAIRFAX AVENUE 82 FEET 10 INCHES TO THE PROPERTY NOW OR FORMERLY OF UHRI THENCE NORTH ALONG THE WEST LINE OF PROPERTY, NOW OR FORMERLY OF UHRI 182 FEET 6 INCHES TO THE SOUTH LINE OF FINNEY AVENUE TO THE POINT OF BEGINNING.

Loc. No. 4564-00-03700

#3920-3930 FINNEY AVE.

THE WESTERN 80 FEET 2 INCHES OF LOT 9 OF THE SUBDIVISION OF THE ESTATES OF JOHN AND WILLIAM FINNEY AND IN CITY BLOCK 4564 OF THE CITY OF ST. LOUIS, MISSOURI, FRONTING 80 FEET 2 INCHES ON THE SOUTH LINE OF FINNEY AVENUE BY A DEPTH SOUTHWARDLY OF 162 FEET 6 INCHES TO THE NORTH LINE OF FAIRFAX AVENUE, ON WHICH IT HAS A FRONT OF 80 FEET 2 INCHES, BOUNDED EAST BY A LINE 222 FEET 10 INCHES WEST OF AND PARALLEL WITH THE WEST LINE OF VANDEVENTER AVENUE.

EAST PARCELS – PART OF CITY BLOCK 4565

Loc. No. 4565-00-04300

#3900 C D BANKS AVE.

THE NORTH PART OF LOTS 1 AND 2 OF FRANKLIN PLACE, A SUBDIVISION IN U. S. SURVEY 1276, AND IN CITY BLOCK 4565, FRONTING 70 FEET ON THE SOUTH LINE OF FAIRFAX AVENUE BY A DEPTH SOUTH OF 99 FEET 7-1/4 INCHES; BOUNDED ON THE EAST BY VANDEVENTER AVENUE.

Loc. No. 4565-00-04400

#1015 NORTH VANDEVENTER AVE.

THE SOUTHERN 25 FEET 4-3/4 INCHES OF LOTS NOS. 1 AND 2 OF FRANKLIN PLACE AND IN CITY BLOCK 4565 OF THE CITY OF ST. LOUIS, FRONTING 25 FEET 4-3/4 INCHES ON THE WEST LINE OF VANDEVENTER AVENUE BY A DEPTH OF 70 FEET; BOUNDED ON THE SOUTH BY AN ALLEY AND ON THE NORTH BY A LINE 99 FEET 7-1/4 INCHES SOUTH OF FAIRFAX AVENUE.

Loc. No. 4565-00-04200

#3906-3910 C D BANKS AVE.

LOTS 3 AND 4 IN FRANKLIN PLACE SUBDIVISION AND IN BLOCK 4565 OF THE CITY OF ST. LOUIS, FRONTING 60 FEET ON THE SOUTH LINE OF FAIRFAX AVENUE, BY A DEPTH SOUTHWARDLY OF 125 FEET TO AN ALLEY 15 FEET WIDE.

Loc. No. 4565-00-04100

#3912 C D BANKS AVE.

LOT 5 OF FRANKLIN PLACE SUBDIVISION AND IN BLOCK 4565 OF THE CITY OF ST. LOUIS, FRONTING 30 FEET ON THE SOUTH LINE OF FAIRFAX AVENUE, BY A DEPTH SOUTHWARDLY OF 125 FEET TO AN ALLEY.

Loc. No. 4565-00-04000

#3916 C D BANKS AVE.

LOT 6 OF FRANKLIN PLACE SUBDIVISION AND IN BLOCK 4565 OF THE CITY OF ST. LOUIS, FRONTING 30 FEET ON THE SOUTH LINE OF FAIRFAX AVENUE, BY A DEPTH SOUTHWARDLY OF 125 FEET TO AN ALLEY.

Loc. No. 4565-00-04500

#3901-3907 WEST BELLE PLACE

A LOT IN BLOCK 4565 OF THE CITY OF ST. LOUIS, FRONTING 100 FEET ON THE NORTH LINE OF WEST BELLE PLACE, BY A DEPTH NORTHWARDLY OF 147 FEET 6 INCHES TO AN ALLEY; BOUNDED EAST BY VANDEVENTER AVENUE.

Loc. No. 4565-00-04600

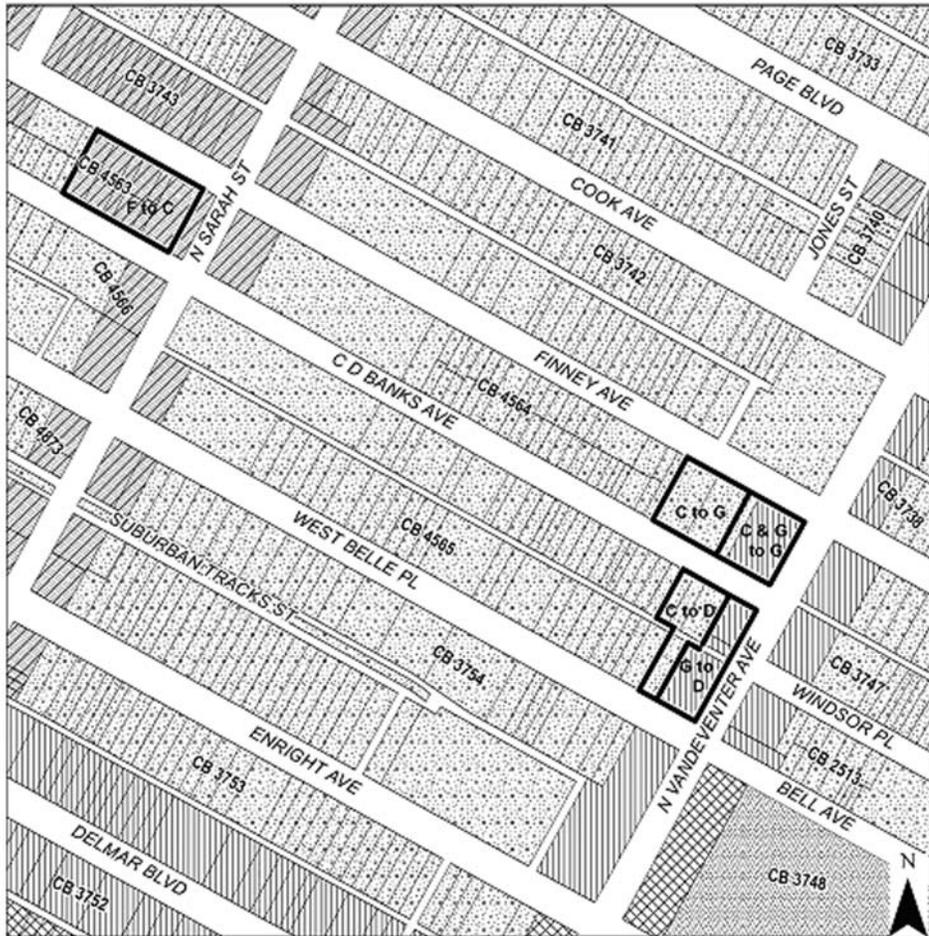
#3911-3913 WEST BELLE PLACE

PART OF LOT 12 IN THE SUBDIVISION OF THE BEQUETTE TRACT AND IN BLOCK 4565 OF THE CITY OF ST. LOUIS, MISSOURI, BEGINNING ON THE NORTH LINE OF WEST BELLE PLACE, 100

FEET WEST OF THE WEST LINE OF VANDEVENTER AVENUE; THENCE RUNNING WESTWARDLY 44 FEET 6 INCHES; THENCE NORTH AND PARALLEL WITH THE VANDEVENTER AVENUE, 147 FEET 7 INCHES TO AN ALLEY; THENCE EAST 44 FEET 6 INCHES; THENCE SOUTH 147 FEET 7 INCHES TO THE POINT OF BEGINNING.

SECTION 2. This ordinance being necessary for the preservation of the health, safety and welfare shall take effect and be in full force immediately upon approval by the Mayor of the City of St. Louis.

EXHIBIT A DISTRICT MAP



Current Zoning District

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|--|-------------------------------------|--|-------------------------------|
| | 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 from "F" to "C",
"C" to "G", "C & G" to "G",
"C" to "D" and "G" to "D".

PDA-098-12-REZ



Approved: November 8, 2012