

BOARD BILL NO. 382 INTRODUCED BY ALDERMAN FREEMAN BOSLEY, JR.

1 An Ordinance recommended by the Planning Commission on January 7, 2009, to
2 change the zoning of property as indicated on the District Map, from “B” Two-Family
3 Dwelling District & “G” Local Commercial and Office District and “F” Neighborhood
4 Commercial District to the “G” Local Commercial and Office District only, in City
5 Blocks 1820 and 2433 (4342 N Florissant, 2125 Bissell, 2108-22 & 2126 E. Grand), so as
6 to include the described parcels of land in City Blocks 1820 and 2433; and containing an
7 emergency clause.

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

9 **SECTION ONE.** The zoning designation of certain real property located in City
10 Blocks 1820 and 2433 is hereby changed to the “G” Local Commercial and Office
11 District only, real property being particularly described and shown in Exhibit A as
12 follows:

13 Parcel 1: 2125 Bissell

14 A tract of land being the southwestern part of Block 1820 of the said City of St.
15 Louis, State of Missouri, described as follows to wit:

16 Beginning at the Southwestern corner of the said Block 1820, being the corner
17 where the Northern line of Bissell Street intersects the Eastern line of North Florissant
18 Avenue, running thence Eastwardly along the said Northern line of Bissell Street to the
19 Western line of Lot 2 of said Block 1820 (being the Western line of property now or
20 formerly of Ida J. Zimmer), thence Northwardly along the said Western line of Lot 2 of
21 Block 1820 and the prolongation of said Western line of Lot 2 of Block 1820 to the
22 Southern boundary line of property in said Block 1820 now or formerly of Pennsylvania

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Sponsor: Alderman Freeman Bosley, Sr.

1 Mutual Life Insurance Company, thence Westwardly along the Southern boundary line of
2 the said property now or formerly of the Pennsylvania Mutual Life Insurance Company
3 and thence continuing Westwardly along the entire Southern boundary line of the next
4 adjoining property in said Block 1820 now or formerly of John J. Glennon and thence
5 continuing Westwardly along the entire Southern boundary line of the next adjoining
6 property in said Block 1820 now or formerly of Charles P. Leydecker and Grace C.
7 Leydecker and thence continuing Westwardly along the entire Southern boundary line of
8 the next adjoining property in said Block 1820 now or formerly of St. Louis Amusement
9 Company to the Eastern line of North Florissant Avenue and thence Southwardly along
10 the said Eastern line of North Florissant Avenue to the place of beginning.

11 Parcel 2: 2126 East Grand

12 A lot in Block 1820 of the city of St. Louis, having a frontage of One hundred
13 fifteen (115) feet on the Southeast line of Grand Avenue, by a depth Southeastwardly
14 between parallel lines of One hundred forty-four (144) feet to property now or formerly
15 owned by Henry Perkinson; bounded Northwest by Grand Avenue, Southeast by property
16 now or formerly owned by Henry Perkinson, excepting that part conveyed to Schwartz
17 according to Instrument recorded in Book 4994, page 356.

18 Parcel 3: 4342 Florissant

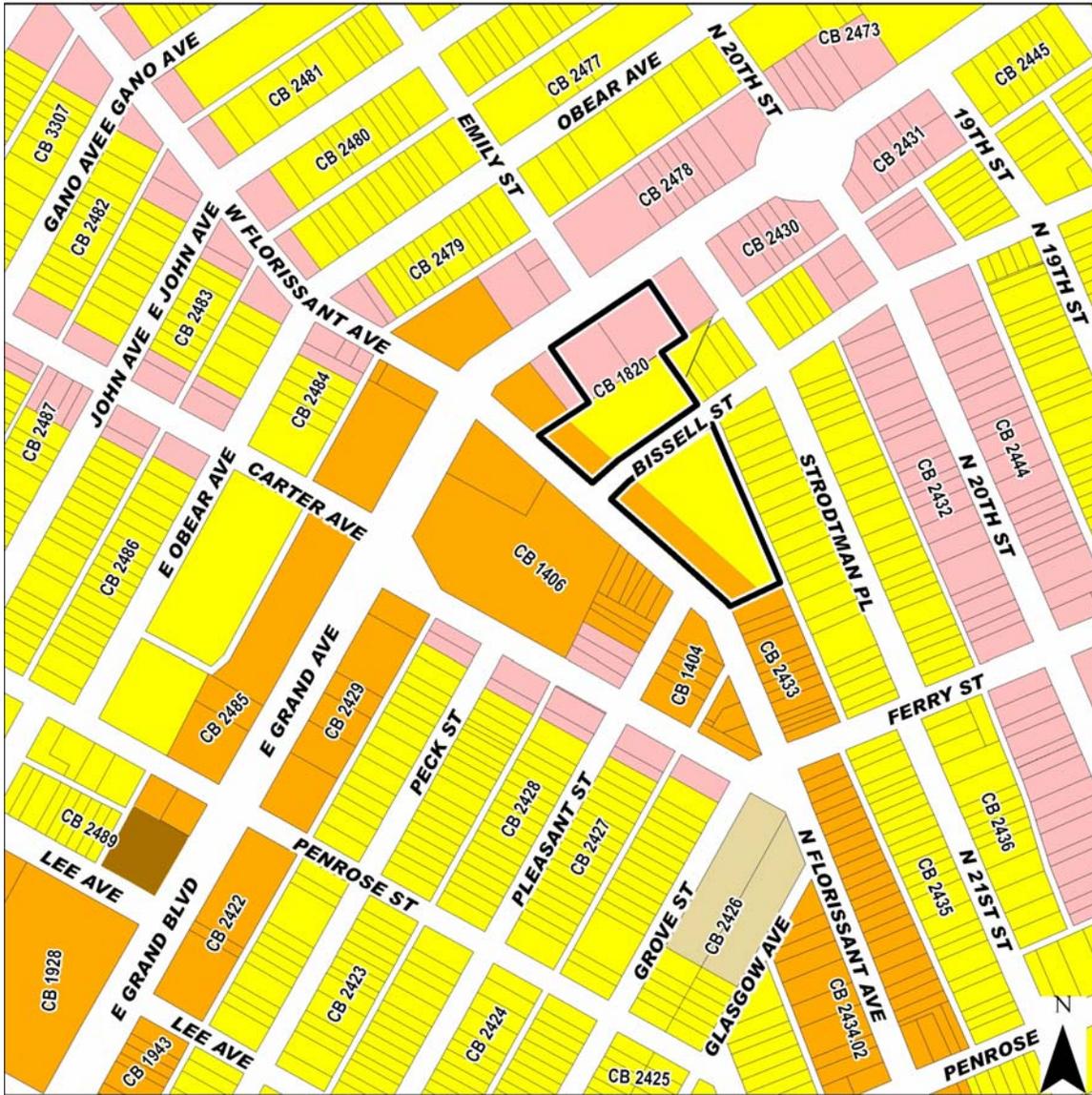
19 Lots A to N, Inclusive of Perkinson's Subdivision and in City Block 2433 of the
20 City of St. Louis, and the vacated alleys vacated by Ordinance No. 44664 adjacent to
21 Lots A thru I.

22 Parcel 4: 2108 East Grand

1 A Lot in Block 1820 of the city of St. Louis, fronting 139 feet 6 inches on the
2 South line of East Grand Boulevard by a depth Southwardly of 140 feet to a proposed
3 alley 15 feet wide; bounded East by a Line 88 feet 3 inches West of the West line of
4 Strodtman Place and West by property, now or formerly of John J. Glennon.

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

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 from
"G/B or F to G"

PDA-005-09-REZ



CITY OF ST. LOUIS
PLANNING & URBAN
DESIGN AGENCY
FRANCIS G. SLAY, Mayor