



SHAWN DACE
DIRECTOR OF PUBLIC SAFETY

City of St. Louis
DEPARTMENT OF PUBLIC SAFETY
DIVISION OF BUILDING AND INSPECTION
CARA SPENCER
MAYOR



TIMOTHY JEFFRIES
ACTING BUILDING COMMISSIONER

The Board of Adjustment meeting will be accessible for online viewing at:

<https://zoom.us/j/9616100275>

Meeting ID: 961 610 0275 Passcode: FDhmG9

Or via phone at: **253-215-8782** with the following:

Meeting ID: 961 610 0275 Passcode: 892471

We ask that you please call or join the meeting at 1:15 p.m., to allow time to troubleshoot any connection issues.

GUIDANCE FOR THE PUBLIC OBSERVING MEETING:

- In order to ensure all participants can hear the audio in the meeting, it is essential that your phone or microphone be muted when you are not speaking.
- Please follow any guidelines or rules established by the Board of Adjustment Chairperson during the meeting.
- **If you wish to testify, and are on a computer**, please list your name, the Appeal Number, and the address you are here for and if you are in favor of or are opposed to the Appeal. When you are called to testify, please un-mute yourself. Once you are done, please resume the mute functionality.
- **If you wish to testify by phone**, at the start of the meeting please give the Meeting Administrator your name, the Appeal Number, and the address you are here for and if you are in favor of or are opposed to the Appeal. When you are called to testify, please press *6 and wait for the Chairman to recognize you. Each person must state very clearly, their name, affiliation (if any), and address. Once you are done, please resume the mute functionality by pressing *6.

REVISED JUNE 3, 2026

Agenda

BOARD OF ADJUSTMENT OF THE CITY OF ST. LOUIS

Regular Meeting

June 24, 2026, 1:30 p.m.

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

APPEAL #12022 – Appeal filed by Hothouse Holding, LLC, d/b/a Lafayette Hothouse, c/o Saul Glist from the determination of the Building Commissioner in the denial of a building permit, authorizing the Petitioner to make interior and exterior alterations for a spa, per plans (zoning only), at 2711 Lafayette Ave., 2707 Lafayette Ave., and 2701 Lafayette Ave.

WARD 7 **#AB-5109-26,** **ZONE: “C” – Multiple-Family Dwelling District**
 #AB-5107-26 &
 #AB-5111-26

APPEAL #20636 – Appeal filed by Jason Plough with Gateway Architecture, LLC from the determination of the Building Commissioner in the denial of a building permit, authorizing the Petitioner to construct a real estate management office in the rear of an existing restaurant, per plans, at 2001 Park Ave.

WARD 8 **#AB-5134-26** **ZONE: “B” – Two-Family Dwelling District**

APPEAL #20601 – Appeal filed by Xclusive Auto Sales, LLC, c/o Ali Kazami, from the determination of the Building Commissioner in the denial of an occupancy permit, authorizing the Petitioner to operate a used auto sales business, with detailing and repairs and the sale of new and used tires, no bodywork, at 4701 S. Broadway. (*cont'd from 5/20/26*)

WARD 8 **#AOP-12694-25** **ZONE: “F” – Neighborhood Commercial District**

APPEAL #20592-AMEND – Appeal filed by Elizabeth Boemler, c/o Red Brick Counseling, to amend the variance, to operate a counseling office, at 3122 Arsenal St. *Specifically, the Petitioner is applying to amend **Condition #1** – The hours of operation shall be limited to 11 a.m. – 8 p.m., Monday – Friday and **Condition #3** – There shall only be one counselor on the premises at any given time.*

WARD 7 **#AOP-12437-25** **ZONE: “B” – Two-Family Dwelling District**

APPEAL #20119-AMEND – Appeal filed by d/b/a Brighter Day Auto Sales and Service, LLC, c/o Dwayne Lowe, to amend the variance, to operate an auto sales and repair business, with outdoor storage, at 5610 Dr. Martin Luther King Dr. *Specifically, the Petitioner is applying to amend **Condition #5** – There shall be no outside storage on the premises at any given time, **Condition #8** – The hours of operation shall be limited to 8 a.m. – 4 p.m., Monday – Friday, and by appointment only, **Condition #17** – There shall be no storage of derelict or salvage vehicles permitted on subject premises or on public streets, alleys, or sidewalks adjacent to this location. All vehicles shall be in operable condition, and **Condition #19** – There shall be no salvage or parts from vehicles on subject premises.*

WARD 13 **#AOP-1950-17** **ZONE: “G” – Local Commercial and Office District**

3. **Deliberations on the above hearings.**
4. **Roll Call Vote** in open session to hold a closed meeting pursuant to the following:
 - A. Proceedings involving legal actions, causes of action or litigation or confidential or privileged communications with attorneys as provided by Section 610.021(1) RSMo.
5. **Approval of Written Decisions, Findings of Fact and Conclusions of Law from hearings and deliberations held on June 10, 2026.**

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

By authority of the Board of Adjustment,

A. Robinson, Chairman

cc: Via Email:

Zoning Staff
Tim Jeffries, Acting Building Commissioner
Dylan Mosier, Deputy Building Commissioner
Shawn Dace, Director of Public Safety
Bob Bettis, Director of Cultural Resources
Jesse Speaks, Building Inspector Supervisor
Michael Cardwell, Building Inspection Manager I
Tony Rolfi, Building Inspection Manager I
Sherran White, Building Inspection Manager I
Myles McDonnell, Excise Commissioner, Excise Division
Gwendolyn Cherry-Simms, Liquor Control Supervisor, Excise Division
Casey Millburg, Mayor's Office
Miriam Keller, City Planning Executive, Planning and Urban Design Agency
James Fister, Community Development Planner II, Planning and Urban Design Agency
Rob Orr, Deputy Executive Director, SLDC
Lisa Otke, Commercial District Manager, SLDC
Peter Phillips, Major Project Manager, SLDC
Dale Ruthsatz, Consultant, SLDC
Michael Sapp, Multigraph
Neighborhood Stabilization Team
Project Connect

Via Email with Attachments

City Counselor
Board Members
Tracy Billups, Administrative Assistant, Board of Alderman
Aretha Latimore, BAC Specialist, SLDC

Via Hard Copy with Attachments:

Mary Hart Burton, Zoning Administrator