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

SHAWN DACE
DIRECTOR OF PUBLIC SAFETY

SARAH MANGAPORA
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.**

Agenda
BOARD OF ADJUSTMENT OF THE CITY OF ST. LOUIS
Regular Meeting
November 18, 2026, 1:30 p.m.

1. Call to order.

2. A public hearing to consider the following:

APPEAL #12029 – Appeal filed by SBA Communications, Corp., c/o Zachary Buchheit, from the determination of the Building Commissioner in the denial of a building permit, authorizing the Petitioner to install antennas and equipment to existing tower, per plans, at 2525 Rauschenbach Ave.
WARD 14 **#AB-589324-26** **ZONE: National Geospatial Agency Special Use District and**
ZONE: "A" – Single-Family Dwelling District

APPEAL #20672 – Appeal filed by Stanford Mandizha, from the determination of the Building Commissioner in the denial of a building permit, authorizing the Petitioner to construct a single-family dwelling with attached garage, per plans, at 1122 Jonas Hubbard St.
WARD 14 **#AB -7227-26** **ZONE: "D" – Multiple-Family Dwelling District**

APPEAL #20673 – Appeal filed by College Hill Foundation, c/o Fred Kimbrough, from the determination of the Building Commissioner in the denial of an occupancy permit, authorizing the Petitioner to operate an administrative office and youth counseling, at 1500 Linton Ave.
WARD 14 **#AOP-13876-26** **ZONE: "B" – Two-Family Dwelling District**

APPEAL #20569 – Appeal filed by Janaya King, from the determination of the Board of Public Service in the denial of a conditional use permit, authorizing the Petitioner to expand their existing restaurant and full drink bar, at 2709-13 Marcus Ave. *(cont'd from 4/16/25)*
WARD 12 **#AOP-10859-24** **ZONE: "F" – Neighborhood Commercial District**
#BPS-132622

3. Deliberations on the above hearing.

4. Deliberations Only on Appeal #12024 and Appeal #12026.

5. 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.

6. Approval of Written Decisions, Findings of Fact and Conclusions of Law from hearings and deliberations held from previous meeting(s).

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
Sarah Mangapora, Building Commissioner
Dylan Mosier, Deputy Building Commissioner
Tim Jeffries, Acting 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(s)
Board Members
Tracy Billups, Administrative Assistant, Board of Alderman
Aretha Latimore, BAC Specialist, SLDC

Via Hard Copy with Attachments:

Mary Hart Burton, Zoning Administrator