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

SHAWN DACE
DIRECTOR OF PUBLIC SAFETY

TIM JEFFRIES
BUILDING COMMISSIONER

The Conditional Use Hearing 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 in or join the meeting at 8:15 a.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 Conditional Use Officer during the meeting.
- **If you wish to testify, and are on a computer,** please send to everyone in the chat section your name, the case you wish to address, and if you are in support or opposition. The Conditional Use Officer will address you individually, at which time we ask that you unmute yourself to speak. Once you are done, please state that you are finished and resume the mute functionality.
- **If you wish to speak for the public hearing and you are on a phone (not on a computer or online via a personal device with a camera/screen),** the Conditional Use Officer will ask if anyone on the phone has additional comments. At that time, please unmute yourself by pressing ***6** and state your name. If more than one individual has identified themselves, the Conditional Use Officer will ask one person to speak at a time. Each person must *very clearly* state their name, affiliation (if any) and address and proceed to comment. Once you are done, please state that you are finished and resume the mute functionality by pressing ***6**.

Agenda
Conditional Use Hearing
Regular Meeting
November 12, 2026, 8:30 a.m.
Revised

AHO-14060-26 – CORNER Bakehouse STL, c/o Gina Prinzavalli, has applied for a home an occupation waiver for a bakery, sold off-site, at:
4606 Wherry Ave.
Ward 5 **ZONE: "A" – Single Family Dwelling District**

AOP-13304-26 – Ace It Academy LLC, c/o Camis Owens, has applied to operate a licensed care facility- child daycare, for 37 children, with cooking, at**:**
2701 N. Vandeventer Ave.
Ward 12 **ZONE: "F" – Neighborhood Commercial District**

AOP-14024-26 – 4901 Union Operations LLC, c/o Malik Rupani, has applied to operate a convenience store and gas station with full liquor and cooking (no carwash)
4901 Union Blvd.
WARD 13 **ZONE: "F" -- Neighborhood Commercial District**

AOP-14064-26 – DEE and ELL Convenience Store LLC/DBA Dee and Ell Convenience Store, c/o Marlene Edwards, has applied to operate a convenience store with deli, (no cooking, no liquor) at:
2800 N. Grand Blvd.
WARD 11 **ZONE: "H" – Area commercial District**

AB-8701-26 – RHPB Investment LLC, has applied to complete interior and exterior alteration, per plans for private club, with full drink liquor, at:
5854 Delmar Blvd.
WARD 10 **ZONE: "G" – Local Commercial and Office District**

AO-581600-26 – Sams Mini Mart, c/o Omid Ahmadi, has applied for a convenience store, amending condition to add full package liquor, at:
2327 Gravois Ave.
WARD 8 **ZONE: "F" -- Neighborhood Commercial District**

cc: Via Email:

Zoning Staff
Mary Hart Burton Zoning Administrator
Sandy Long, Zoning Plan Examiner
Andrea Gutierrez, Lead Zoning Specialist
David Batten, Zoning Plan Examiner
Andy Powers, Zoning Plan Examiner
Trey McCarter, Community Development Planner
Julie Stender, Zoning Plan Examiner
Kyarra Jiles, Board of Adjustment Secretary
Tim Jeffries, Acting Building Commissioner
Dylan Mosier, Deputy Building Commissioner
Shawn Dace, Director of Public Safety
Epaulette McFadden-Mitchell, Executive Secretary II, Director of Public Safety
Bob Bettis, Director of Cultural Resources
Jesse Speaks, Building Inspector Supervisor
Sherran White, Building Inspection Manager I
Tony Rolfi, Building Inspection Manager I
Michael Cardwell, Building Inspection Manager II
Mike Wood, Building Inspection Manager I
Myles McDonnell, Excise Commissioner, Excise Division
Gwendolyn Cherry-Simms, Liquor Control Supervisor, Excise Division
Casey Millburg, Mayor's Office
Yolanda Bowden, Administrative Assistant II, Neighborhood Stabilization
John McLaughlin, Building Inspector Manager I, Problem Properties
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
Zach Wilson, Commercial Development Specialist III, SLDC
Mike Sapp, Multigraph
Project Connect

Via Email with Attachments
Tracy Billups, Secretary, Board of Alderman
Aretha Latimore, BAC, SLDC
Neighborhood Stabilization Team

Via Hard Copy with Attachments:
Mary Hart Burton, Zoning Administrator

Via Hard Copy:
Central File