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 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 19, 2026, 8:30 a.m.
Revised

AHO-13392-26 – Ms. Link's Home Daycare, c/o Monica Dixon, has applied for a home occupation waiver to operate a home daycare, for 10 children, 6 a.m.--12 a.m. at**:**
5935 Floy Ave.
Ward 13 **ZONE: "A" Single Family Dwelling District**

AOP-14096-26 – 1217 Hampton LLC, DBA Arena Liquor, c/o Dharati Raj and Raj Patel, has applied to operate a convenience store, with full package liquor, (no cooking), at**:**
1217 Hampton Ave.
Ward 4 **ZONE: "F" – Neighborhood Commercial District**

AOP-13423-26 – DBA Carniceria Latino Americana, c/o C & R Carniceria INC-Carlos Dominguez, has applied to operate a carryout restaurant with patio and retail sales of groceries, (no liquor)
5400 S. Grand Blvd., Unit B
WARD 3 **ZONE: "F" -- Neighborhood Commercial District**

AB-8489-26 – Admir Zecevic**,** has applied to construct, garage that is 21'.5" height, per plans, at:
2650 Lafayette Ave.
WARD 7 **ZONE: "G" – Local Commercial and Office 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
Sarah Mangapora 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
Tim Jeffries, Building Inspection Manager ll
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