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
December 2, 2026, 1:30 p.m.

1. Call to order.

2. A public hearing to consider the following:

APPEAL #12030-AMEND – Appeal filed by John Payne for Bark and Co., LLC, to amend the site requirements to an existing Marijuana-Infused Products Manufacturing Facility, Comprehensive, at 301 N. Memorial Dr., Unit 1 Fl. *Specifically, the Petitioner is applying to amend Site Requirement A.9 – All facilities, except Medical Marijuana Dispensary or Comprehensive Marijuana Dispensary, shall have armed security guard on the premises at all times.*
WARD 8 #AOP-13602-26 ZONE: "L" – Jefferson Memorial District

APPEAL #20674 – Appeal filed by Desmo Doctor, LLC, c/o Aaron Greenspan from the determination of the Building Commissioner in the denial of an occupancy permit, authorizing the Petitioner to operate a new and used motorcycle sales business with repairs, at 3410 Locust Blvd.
WARD 11 #AOP-13883-26 ZONE: "H" – Area Commercia District

APPEAL #20675 – Appeal filed by Anthony Robinson, from the determination of the Building Commissioner in the denial of a building permit, authorizing the Petitioner to construct a commercial building, per plans, for a barbershop and beauty supply store, at 1124 N. Kingshighway Blvd.
WARD 10 #AB-7692-26 ZONE: "F" – Neighborhood Commercial 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. And adding **Condition #6 –** There shall be no overnight storage on the premises at any given time. If a vehicle must remain overnight for any reason, it must be stored inside of the garage. (cont'd from June 24, 2026)*
WARD 13 #AOP-1950-17 ZONE: "G" – Local Commercial and Office District

3. Deliberations on the above hearing.

4. Deliberations Only on Appeal #11819, Appeal #11838, Appeal #20455, Appeal #20481, Appeal #20510, and Appeal #20532

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
Shawn Dace, Director of Public Safety
Bob Bettis, Director of Cultural Resources
Tim Jeffries, Building Inspection Manager II
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