



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](tel: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
July 22, 2026, 1:30 p.m.

1. **Call to order.**

2. **A public hearing to consider the following:**

APPEAL #20641 – Appeal filed by Unify Grove Development Phase II, LLC, from the determination of the Building Commissioner in the denial of a building permit, authorizing the Petitioner to construct a new two-story single-family home, per plans, at 4405 Norfolk Ave.

WARD 9 **#AB-5270-26** **ZONE: Forest Park Southeast Form Based District and**
ZONE: “B” – Two-Family Dwelling District

APPEAL #20642 – Appeal filed by Bruce Jovaag, c/o Norse Construction, LLC, from the determination of the Building Commissioner in the denial of a building permit, authorizing the Petitioner to construct a carport, per plans, at 3316 Illinois Ave.

WARD 8 **#AB-5205-26** **ZONE: “C” – Multiple-Family Dwelling District**

Appeal #20643 – Appeal filed by Joseph Fogarty, c/o G3 Property, LLC, from the determination of the Building Commissioner in the denial of a building permit, authorizing the Petitioner to construct a new single-family residence, per plans, at 5604 S. Magnolia Ave.

WARD 5 **#AB-5199-26** **ZONE: “A” – Single-Family Dwelling District**

APPEAL #11993 – Appeal filed by Saint Louis Meat Market, LLC, c/o Malik Mohamed, from the determination of the Board of Public Service decision to revoke the conditional use permit, with conditions, that authorized the Petitioner to operate a convenience store, with cooking, and carryout food (no liquor), at 4164 S. Grand Ave. (cont'd from 1/14/26)

WARD 3 **#AOP-2435-18/** **ZONE: “F” – Neighborhood Commercial District**
#BPS-125755

APPEAL #20563 – Revocation Hearing – For TNT Auto Center, LLC, c/o Katrina Stewart, from the determination of the Building Commissioner in the revocation of a variance, with conditions, and an occupancy permit, that permitted the Petitioner to expand their current used vehicle sales business, and add towing, at 2823 N. Broadway.

WARD 14 **#AOP-11416-24** **ZONE: North Broadway Special Use District and**
ZONE: “K” – Unrestricted District

3. **Deliberations on the above hearing.**

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 July 8, 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