



SHAWN DACE
DIRECTOR OF PUBLIC SAFETY

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



TIM JEFFRIES
ACTING 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 *verily 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
July 9, 2026, 8:30 a.m.

AOP—13347-26 – DBA The Pause Yoga and Wellness, c/o Julia Ngoc Dinh, has applied to operate a yoga studio with massage, at:
6025 Gravois Ave., Unit 2nd fl
Ward 2 **ZONE: “F” -- Neighborhood Commercial District**

AOP--13356-26 – DBA Oak Group STL, c/o Ricky Barakat, has applied to operate a full drink bar and restaurant, with patio seating, at:
3182 Morgan Ford Rd.
WARD 6 **ZONE: “F” -- Neighborhood Commercial District**

AOP--13566-26 – DBA Shark & Deli, c/o Malek Hanandeh, has applied to operate a carryout restaurant with retail sales, (no outside seating and no liquor), at:
5400 Partridge Ave.
WARD 13 **ZONE: “F” -- Neighborhood Commercial District**

AOP--13567-26 – DBA Miami Grill, c/o Malek Hanandeh, has applied to operate a carryout restaurant (no outside seating and no liquor), at:
5341 Riverview Blvd.
WARD 13 **ZONE: “F” -- Neighborhood Commercial District**

AOP – 13605-26 – Favored LLC, DBA Good Shepherd, c/o Cortaiga Collins, has applied to operate a daycare with 48 infants, 80 children; ages 2 ½ -12 years, Sunday - Saturday, 6:30 a. m. to 9 p. m. with cooking, at:
1297 Amherst Pl.
WARD 10 **ZONE: “F” -- Neighborhood Commercial District**

AOP – 13608-26 – Ember and ASH Coffee Company, LLC, c/o Mikayla Davis, has applied to operate a coffee shop and art gallery with retail sales of coffee mugs, t-shirts (no outside seating, no cooking and no liquor), at:
3855 Lindell Blvd.
WARD 11 **ZONE: “H” -- Area Commercial District**

AOP--13640-26 – St. Louis Police Department, c/o Captain Angela Dickerson, has applied to operate a sub-station for St. Louis City Police Department for an office, at:
2340 Menard St., Unit 3
WARD 8 **ZONE: “D” – Multiple Family Dwelling District**

Building Safety is NO Accident

cc:

Via Email:

Zoning Staff
Ed Ware, Building Commissioner
Dylan Mosier, Deputy Building Commissioner
Shawn Dace, Director of Public Safety
Epaullette McFadden-Mitchell, Executive Secretary II, Director of Public Safety
Bob Bettis, Director of Cultural Resources
Jesse Speaks, Building Inspector Supervisor
Sherran White, Building Manager I
Tony Rolfi, Building Inspection Manager I
Michael Cardwell, Building Inspection Manager I
Tim Jeffries, Building Inspection Manager II
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, Neighborhood Improvement Specialist, Neighborhood Stabilization
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