



DANIEL ISOM  
DIRECTOR OF PUBLIC SAFETY

**City of St. Louis**  
**DEPARTMENT OF PUBLIC SAFETY**  
DIVISION OF BUILDING AND INSPECTION  
**TISHAURA O. JONES**  
MAYOR



FRANK OSWALD  
BUILDING COMMISSIONER

***\*Due to the current COVID-19 Global Pandemic and the subsequent Federal, State and Local Public Health Orders, for the protection of the public and in keeping with CDC guidelines, this meeting will be held by videoconference. \****

The Conditional Use Hearing will be accessible for online viewing at:  
<https://zoom.us/j/9616100275>

Or via phone at: **253.215.8782** with the following Meeting ID: **961 610 0275**

***We ask that you please call in or join the meeting at 815 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 speak for the public hearing, and are on a computer**, please send to everyone in the chat section you 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 a computer or online 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 state verily clearly 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.

**Building Safety is NO Accident**

**Conditional Use Hearing will be on Thursday, July 14, 2022 at 8:30 a.m.**

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|---------------------------------------|--|
| <b>1132 Bayard</b>                    | <b>AHO-8056-22 – Walker Turf Installers<br/>(Construction Contractor / Office Use Only)<br/>“C” Multiple-Family Dwelling District<br/>Ward 18</b>                                    |
| <b>4551 Gravois Av<br/>1FL</b>        | <b>AOP-8052-22 – Infinity Strength Training<br/>(Private Fitness Center / Gym)<br/>“F” Neighborhood Commercial District<br/>Ward 14</b>  |
| <b>4001 Utah St</b>                   | <b>AOP-8024-22 – Laughing Bear Bakery Inc<br/>(Bakery w/retail &amp; wholesale,<br/>existing business adding patio seating)<br/>“F” Neighborhood Commercial District<br/>Ward 15</b> |
| <b>3610 Bates</b>                     | <b>AOP-8016-22 – Sista Girlz LLC<br/>(Inside Storage of Party Rental Supplies)<br/>“F” Neighborhood Commercial District<br/>Ward 13</b>  |
| <b>2253 S Grand</b>                   | <b>AOP-7970-22 – South Grand Mini Mart<br/>(Convenience Store, no cooking, no liquor)<br/>“H” Area Commercial District<br/>Ward 8</b>  |
| <b>3520 St. Louis Av</b>              | <b>AOP-7967-22 – Reid Beasley Ent., LLC<br/>(Convenience Store, no liquor, no cooking)<br/>“H” Area Commercial District<br/>Ward 3</b>   |
| <b>5316 Pershing Av<br/>Suite 101</b> | <b>AOP-7957-22 – Soi Day Spa<br/>(Spa with Nail Services &amp; Retail Sales)<br/>“E” Multiple-Family Dwelling District<br/>Ward 28</b>   |
| <b>3765 Gravois</b>                   | <b>AOP-7968-22 – One Stop Grocery Store LLC<br/>(Convenience Store, with cooking and liquor)<br/>“G” Local Commercial and Office District<br/>Ward 15</b>                            |
| <b>1625 Union Blvd</b>                | <b>AOP-7962-22 – Typ’s Snack Shop<br/>(Confectionary, no cooking, no liquor)<br/>“F” Neighborhood Commercial District<br/>Ward 22</b>  |

**3210 California                    AOP-7948-22 – DBA Brick City Wellness  
(Office Incubator, existing business  
adding massage therapy)  
“F” Neighborhood Commercial District  
Ward 9**

**4280-88 Chippewa                AB-567504-22 – Nicholas Conner  
(Interior Alterations per plans for a convenience store)  
“F” Neighborhood Commercial District  
Ward 14**

**6170 Delmar Blvd                AB-568786-22 – Kingside Express  
(Interior Alterations, per plans for a restaurant)  
“F” Neighborhood Commercial District  
Ward 28**

**1408 N Kingshighway          AB-569318-22 – Grice Group Architects  
(Exterior Alterations, per plans for a  
drive up atm, zoning only)  
“F” Neighborhood Commercial District  
Ward 18**

cc:     Zoning Staff  
        Mary Hart Burton, Zoning Administrator  
        Patrick Brown, Multigraph  
        Essence Owens  
        Daniel Isom, Director Public Safety  
        Heather Taylor, Assistant Director of Public Safety  
        Susan Phelps, City Counselor’s Office  
        Jared Boyd, Mayor’s Office  
        Jonathon Roper, PDA  
        Zach Wilson, SLDC, 1520 Market  
        Ed Ware, Building Inspector Manager II  
        Randy Ulrich, Building Inspector Manager  
        Sherran White, Building Inspector Manager  
        Chris Schulmm, Building Inspector Manager  
        Brian Alcaraz, Building Inspector Manager  
        Jesse Speaks, Building Inspector Supervisor  
        Rob Orr, Director, Major Projects & Engineering  
        Myles McDonnell, Excise Commissioner  
        Michael Seemiller, Executive Assistant II, Board of Public Service  
        Cornita Robinson  
        Russell Halliday  
        Project Connect  
        Debra Aaron, BAC  
        Karen Jackson, Registers Office  
        Meg Lousteau, Director of Cultural Resources  
        Deneen Funk, Cultural Resources Office

Via Hard Copy

Central Files, Room 422