

Agenda
BOARD OF ADJUSTMENT OF THE CITY OF ST. LOUIS
Regular Meeting
February 11, 2026, 1:30 p.m.

1. **Call to order.**

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

APPEAL #20618 – Appeal filed by Vander Pluym Investment, c/o John Vander Pluym, from the determination of the Building Commissioner in the denial of an occupancy permit, authorizing the Petitioner to operate an auto repair business (no body work, no auto sales, and no painting), at 3859 Nebraska Ave.

WARD 3 #AOP-13065-25 ZONE: “B” – Two-Family Dwelling District

APPEAL #11988 – Appeal filed by Anees Uddin, from the determination of the Building Commissioner in the denial of a building permit, authorizing the Petitioner to complete interior and exterior alterations, per plans, for an auto rental business, at 3751 Cass Ave.

WARD 11 #AB-587019-25 ZONE: “G” – Local Commercial and Office District

APPEAL #11999 – Appeal filed by Obsidian Bran, c/o Kristin Kendrick of JEMA Architecture Firm, from the determination of the Building Commissioner in the denial of a building permit, authorizing the Petitioner to make interior and exterior alterations for an automotive adaptation shop (historic vehicles to electric vehicles) with cigar/wine bar, per plans (zoning only), at 2831-35 Olive St.

WARD 11 #AB-587268-25 ZONE: “H” – Area Commercial District

APPEAL #12000 – Appeal filed by Vincenza Properties, LLC, c/o Joseph Barbaglia, from the determination of the Building Commissioner in the denial of a building permit, authorizing the Petitioner to construct an addition to an existing auto repair business, per plans, at 5335 Southwest Ave.

WARD 5 #AB-584677-25 ZONE: “F” – Neighborhood Commercial District

3. **Deliberations on the above hearings.**

4. **Deliberations on Appeal #11859 and Appeal #11959.**

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 on January 28, 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
Ed Ware, Building Commissioner
Dylan Mosier, Deputy Building Commissioner
Shawn Dace, Director of Public Safety
Bob Bettis, Director of Cultural Resources
Jesse Speaks, Building Inspector Supervisor
Tim Jeffries, Building Inspection Manager II
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



SHAWN DACE
DIRECTOR OF PUBLIC SAFETY

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



ED WARE
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.
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Board of Adjustment

City of St. Louis
Room 400, City Hall
1200 Market Street
Saint Louis, Missouri 63103

January 20, 2026

Vander Pluym Investment Properties
c/o John Vander Pluym
2700 Gravois Ave.
St. Louis, MO 63118

**RE: Board of Adjustment Appeal #20618
#AOP-13065-25
3859 Nebraska Ave.**

We are in receipt of the appeal you have filed contesting the Building Commissioner's refusal to issue an occupancy permit, authorizing the Petitioner to operate an auto repair business (no body work, no auto sales, and no painting), at 3859 Nebraska Ave.

The Board of Adjustment will meet and consider your Appeal on **Wednesday, February 11, 2026, at 1:30 p.m., via online viewing or telephone. Instructions are attached.**

At the hearing, testimony will be heard from you and other parties with an interest in your proposed use. We ask that if you have any evidence, such as any letters of support from your Alderperson, Neighborhood Association and/or neighbors, etc., to please submit them as soon as you can. **The cut off time for submitting such information is at noon on the Tuesday before the above-mentioned meeting date and time.** This ensures that all Board Members receive supporting documents and complete hearing packets, but more importantly that supporting documentation is entered into the record. Evidence for your hearing not received by the cut off time will **NOT** be submitted to the Board as a part of your appeal.

You can email the supporting documentation to me at: gutierrez@stlouis-mo.gov

Please be prepared to explain your hardship and answer inquiries from members of the Board of Adjustment. Your testimony and any supporting documentation you provide will assist the Board in reaching a determination on your appeal.

As a result of the hearing, your appeal may be approved as you requested; approved with certain conditions, or denied.

Your failure to appear at this hearing, or your failure to reschedule your hearing date, will result in an abandonment of your appeal.

If you need additional information or assistance, please contact the Zoning Office at 314.622.3666.

Respectfully,

A handwritten signature in black ink that reads "Andrea Gutierrez". The signature is written in a cursive style with a large, sweeping initial "A".

Andrea Gutierrez
Lead Zoning Specialist

cc: Ward 3 and Legislative Assistant
Neighborhood Improvement Specialist
Mary Hart Burton, Zoning Administrator
City Counselor
Board Members
File

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Board of Adjustment

City of St. Louis
Room 400, City Hall
1200 Market Street
Saint Louis, Missouri 63103

January 20, 2026

Anees Uddin
743 Castle Tower Dr.
Ballwin, MO 63021

**RE: Board of Adjustment Appeal #11988
#AB-587019-25
3751 Cass Ave.**

We are in receipt of the appeal you have filed contesting the Building Commissioner's refusal to issue a building permit, authorizing the Petitioner to complete interior and exterior alterations, per plans, for an auto rental business, at 3751 Cass Ave.

The Board of Adjustment will meet and consider your Appeal on **Wednesday, February 11, 2026, at 1:30 p.m., via online viewing or telephone. Instructions are attached.**

At the hearing, testimony will be heard from you and other parties with an interest in your proposed use. We ask that if you have any evidence, such as any letters of support from your Alderperson, Neighborhood Association and/or neighbors, etc., to please submit them as soon as you can. **The cut off time for submitting such information is at noon on the Tuesday before the above-mentioned meeting date and time.** This ensures that all Board Members receive supporting documents and complete hearing packets, but more importantly that supporting documentation is entered into the record. Evidence for your hearing not received by the cut off time will **NOT** be submitted to the Board as a part of your appeal.

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Respectfully,


Andrea Gutierrez
Lead Zoning Specialist

cc: Ward 11 and Legislative Assistant
Neighborhood Improvement Specialist
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Board of Adjustment

City of St. Louis
Room 400, City Hall
1200 Market Street
Saint Louis, Missouri 63103

January 20, 2026

JEMA Architecture Firm
c/o Kristin Kendrick
2823 Olive St.
St. Louis, MO 63103

**RE: Board of Adjustment Appeal #11999
#AB-587268-25
2831-35 Olive St.**

We are in receipt of the appeal you have filed contesting the Building Commissioner's refusal to issue a building permit, authorizing the Petitioner to make interior and exterior alterations, for an automotive adaptation shop (historic vehicles to electric vehicles), with cigar/wine bar, per plans (zoning only), at 2831-35 Olive St.

The Board of Adjustment will meet and consider your Appeal on **Wednesday, February 11, 2026, at 1:30 p.m., via online viewing or telephone. Instructions are attached.**

At the hearing, testimony will be heard from you and other parties with an interest in your proposed use. We ask that if you have any evidence, such as any letters of support from your Alderperson, Neighborhood Association and/or neighbors, etc., to please submit them as soon as you can. **The cut off time for submitting such information is at noon on the Tuesday before the above-mentioned meeting date and time.** This ensures that all Board Members receive supporting documents and complete hearing packets, but more importantly that supporting documentation is entered into the record. Evidence for your hearing not received by the cut off time will **NOT** be submitted to the Board as a part of your appeal.

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Andrea Gutierrez
Lead Zoning Specialist

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Board of Adjustment

City of St. Louis
Room 400, City Hall
1200 Market Street
Saint Louis, Missouri 63103

January 20, 2026

Vincenza Properties, LLC
c/o Joseph Barbaglia
5335 Southwest Ave.
St. Louis, MO 63139

**RE: Board of Adjustment Appeal #12000
#AB-584677-25
5335 Southwest Ave.**

We are in receipt of the appeal you have filed contesting the Building Commissioner's refusal to issue a building permit, authorizing the Petitioner to construct an addition to an existing auto repair business, per plans, at 5335 Southwest Ave.

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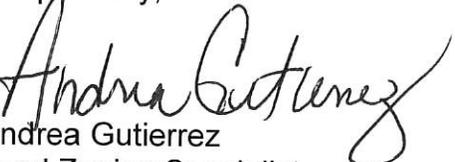
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