



**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 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](tel: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**.

**Building Safety is NO Accident**

**Agenda**  
**Conditional Use Hearing**  
**Regular Meeting**  
**February 12, 2026 8:30 a.m.**

**AOP-13141-25** – Black Hole Studio STL LLC, c/o Melissa Eagan, has applied to operate a studio for training classes on: knitting, crocheting, sewing, and other hand crafts, at:

**3621 McCausland Ave**

**WARD 4**

**ZONE: “A” – Single Family Dwelling District**

**AOP-12941-25** – LAZ Parking, c/o Chris Rodriguez, has applied to operate a parking garage and surface lot, at:

**4625 Lindell Blvd.**

**WARD 9**

**ZONE: “H” – Area Commercial District**

**AOP-13138-25** – M.E. L. K Academy II, c/o Victor Smith. has applied to operate a daycare with 14 infants, Monday thru Friday, 6am-6pm (no cooking) at:

**6114 W Florissant Ave.**

**WARD 13**

**ZONE: “F” – Neighborhood Commercial District**

**AOP-13144-25** – Eni’s Pizzeria, c/o Mehmetaj Braham & Shadije Mehmetaj, has applied to operate a sit-down & carryout restaurant with patio seating and full liquor. at:

**6109 Gravois Ave**

**WARD 2**

**ZONE: “F” – Neighborhood Commercial District**

**AB-588173-25** – Coffee & Sweet, c/o, Yousef Shalabi/Deja Brew, has applied to perform interior and exterior alterations for a coffee shop at:

**5441 Hampton Ave.**

**WARD 2**

**ZONE: “F” – Neighborhood Commercial District**

**AB-588544-25** – Killeen Studio Architects / c/o David Lisinski, has applied to construct a commercial building, per plans, zoning only, for a warehouse at:

**4291 Natural Bridge Ave.**

**WARD 11**

**ZONE: “F” – Neighborhood Commercial District**

cc:

Via Email:

Zoning Staff  
Ed Ware, Building Commissioner  
Dylan Mosier, Deputy Building Commissioner  
Shawn Dace, Director of Public Safety  
Epaulette 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