



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 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**  
**April 23, 2026 8:30 a.m.**

**AHO-13392-26** – Ms. Link’s Home Daycare, c/o Monica Dixon, has applied for a home occupation waiver to operate a home daycare, for 10 children, 6 a.m. – 12 p.m. at:

**5935 Floy Ave.**

**Ward 13**

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

**AOP-13164-26** – DBA/Uncle Keith’s Smoke Shop, c/o Christopher Foy, has applied to operate a smoke shop with retail sales of smoke products, at:

**4644 Gravois Ave.**

**WARD 1**

**ZONE: “F” – Neighborhood Commercial District**  
**Bevo Mill Special Use District**

**AOP-13386-26** – City Create House, c/o Anne Stirnemann, has applied to operate a community craft and sewing teaching center with overnight accommodations for participants in the fiber art classes, at:

**6706 Arsenal St.**

**WARD 4**

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

**AOP-13333-26** – Frenchtown Audio, c/o David Boykin, has applied to operate a retail sales and repair shop for new and used stereo equipment, at:

**3850 Gravois Ave.**

**WARD 6**

**ZONE: “G” – Local Commercial and Office District**

**AOP-13379-26** – Techmart & More, LLC, c/o Hussein Adel Mohsen, has applied to operate a convenience store with retail sales of phones, chargers, headphones and more. at:

**4346 Natural Bridge Ave.**

**WARD 12**

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

**AB--589403-26** – Jubilee Community Development, c/o Andy Krumsieg, has applied to make interior and exterior alterations, per plans (zoning only), for an addiction recovery and transitional housing facility, at:

**4202 N. Grand Blvd.**

**WARD 14**

**ZONE: “G” – Local Commercial and Office 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