



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](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
August 27, 2026, 8:30 a.m.

AOP-13698-26 – Superior Adult Day Care LLC, c/o Sara Mosley, has applied to operate an adult daycare, 42 adults, Monday-Friday, 9 a.m. to 12 a.m., with cooking on-site, at:

2299 N. Florissant Ave

Ward 14

**ZONE: “C” – Multiple-Family Dwelling District and
“G” – Local Commercial and Office District**

AOP-13794-26 – DBA The 1301, c/o Bret Schnitker, has applied to operate an event space with full liquor and outdoor summer garden, (no cooking), at:

1301 Gravois Ave.

WARD 8

ZONE: “G” – Local Commercial and Office District

AOP-13806-26 – Nelly’s Eat, c/o Joseph Katwala & Raphael Norm, has applied to operate a restaurant with 22% liquor (wine only), sidewalk and patio seating, at:

6254 Delmar Blvd.

WARD 10

ZONE: “F” – Neighborhood Commercial District

AOP-13818-26 – Dreamland, c/o Maria Enamorando, has applied to operate a tattoo studio, (no retail sales, no piercing services), at:

3334 Louisiana Ave.

WARD 7

ZONE: “G” – Local Commercial and Office District

AB-5674-26 – Khalid Badnay, has applied for a building permit, to construct a new gas station with convenience store, and four (4) gas dispensers and steel canopy, per plans, at

6709 S. Broadway

WARD 1

ZONE: “F” – Neighborhood Commercial District

AB-6298-26 – African Peoples Education and Defense, has applied for a building permit to do interior/exterior alterations, for a recording and broadcast studio, per plans, at:

4029 W. Florissant Ave.

WARD 11

ZONE: “G” – Local Commercial and Office District

cc:

Via Email

Zoning Staff
Tim Jeffries, Acting 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 II
Mike Wood, Building Inspection Manager I
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, Administrative Assistant, 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