



SHAWN DACE  
DIRECTOR OF PUBLIC SAFETY

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



TIMOTHY JEFFRIES  
ACTING 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.
- **If you wish to testify by phone**, at the start of the meeting please give the Meeting Administrator 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 press \*6 and wait for the Chairman to recognize you. Each person must state very clearly, their name, affiliation (if any), and address. Once you are done, please resume the mute functionality by pressing \*6.

**Agenda**  
**BOARD OF ADJUSTMENT OF THE CITY OF ST. LOUIS**  
**Regular Meeting**  
**July 8, 2026, 1:30 p.m.**

1. **Call to order.**

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

**APPEAL #20637** – Appeal filed by Dylan Kennedy, c/o Killeen Studio Architects, from the determination of the Building Commissioner in the denial of a building permit, authorizing the Petitioner to construct a new single-family residence, per plans (zoning only), at 5353 Wilson Ave.

**WARD 5                      #AB-5365-26                      ZONE: “F” – Neighborhood Commercial District**

**APPEAL #20638** – Appeal filed by Kong Propeties, LLC, c/o Lindsay Gallahue, from the determination of the Building Commissioner in the denial of an occupancy permit, authorizing the Petitioner to have outside storage to operate a parking lot, for employee parking for the business on the adjoining lot, at 5203 Windsor Parkway.

**WARD 2                      #AOP-13432-26                      ZONE: “A” – Single-Family Dwelling District**

**Appeal #20639** – Appeal filed by Mayokun Aiyelokun, c/o Beulah Properties, LLC, from the determination of the Building Commissioner in the denial of a building permit, authorizing the Petitioner to construct a two-family residence, per plans, at 1411 Dolman St.

**WARD 8                      #AB-5014-26                      ZONE: “B” – Two-Family Dwelling District**

**Appeal #20640** – Appeal filed by Joe Phillips, c/o Piros Signs, Inc., from the determination of the Building Commissioner in the denial of a building permit, authorizing the Petitioner to install (1) illuminated roof sign, per plans, at 900 Pestalozzi St.

**WARD 8                      #AB-5184-26                      ZONE: “K” – Unrestricted District**

3. **Deliberations on the above hearing.**

4. **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.

5. **Approval of Written Decisions, Findings of Fact and Conclusions of Law from hearings and deliberations held on July 1, 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  
Tim Jeffries, Acting Building Commissioner  
Dylan Mosier, Deputy Building Commissioner  
Shawn Dace, Director of Public Safety  
Bob Bettis, Director of Cultural Resources  
Jesse Speaks, Building Inspector Supervisor  
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