BOARD BILL NO. 163 INTRODUCED BY ALDERMAN JOSEPH VOLLMER

An Ordinance recommended by the Planning Commission on October 1, 2014, to change the zoning of property as indicated on the District Map, from "A" Single-Family Dwelling District to the "F" Neighborhood Commercial District, in City Block 4074 (a portion of 5213 Bischoff), so as to include the described parcel of land in City Block 4074; and containing an emergency clause.

BE IT ORDAINED BY THE CITY OF ST. LOUIS AS FOLLOWS:

SECTION ONE. The zoning designation of certain real property located in City Block 4074 is hereby changed to the "F" Neighborhood Commercial District, real property being particularly described and shown in Exhibit A as follows:

A tract of land in Lot 6 of Block 24 of Fairmont, a subdivision recorded Plat Book 8, Page 66, City of St. Louis records, and being in City Block 4074, City of St. Louis, Missouri, and being more particularly described as follows:

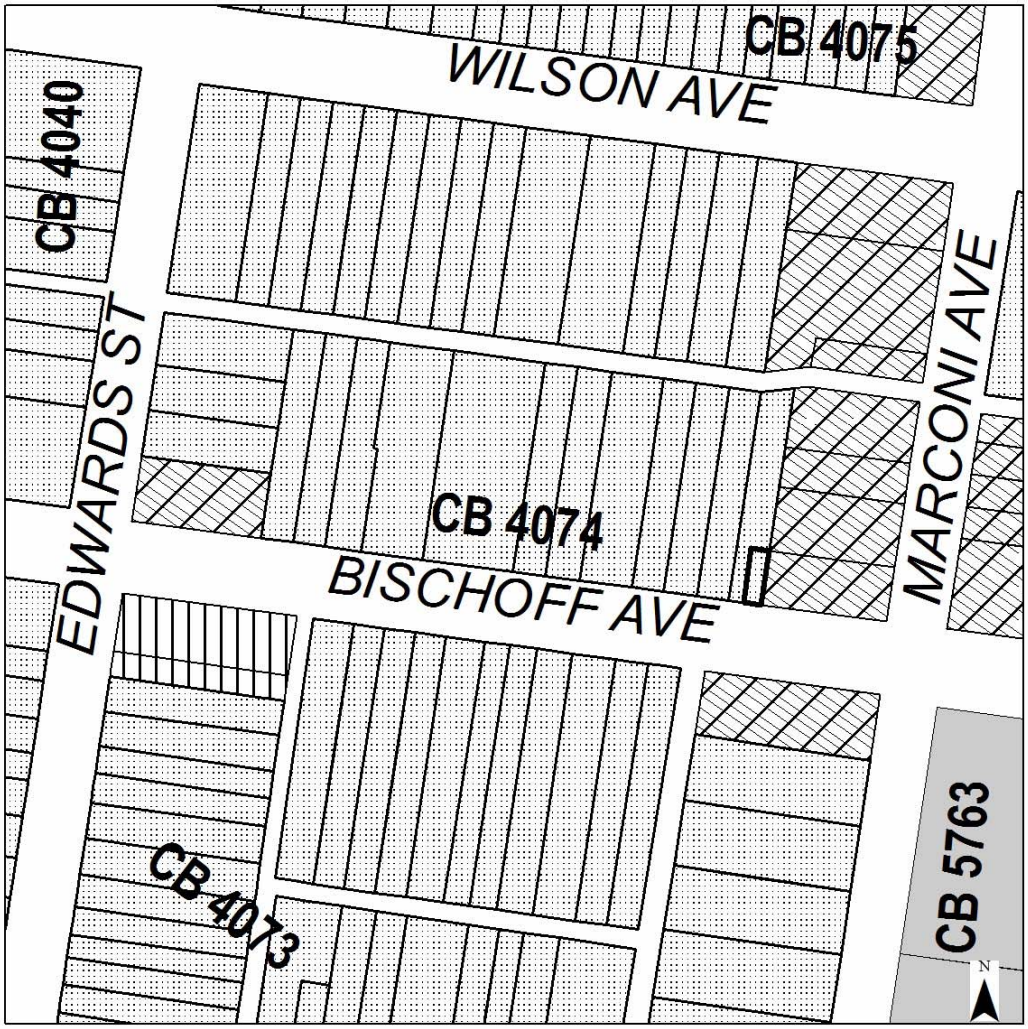
Commencing at a cross cut on an iron sill at the intersection of the westerly line of Marconi Avenue (formerly Cooper Street), 50 feet wide, and the northerly line of Bischoff Avenue, 60 feet wide; thence along said northerly line North 82 degrees 22 minutes 41 seconds West 96.96 feet to the **point of beginning** of this description; thence continuing along said northerly line North 82 degrees 22 minutes 41 seconds West 12.00 feet to an iron rod (set); thence leaving said northerly line and along a line parallel to the aforesaid westerly line of Marconi Avenue North 08 degrees 57 minutes 34 seconds East 42.00 feet to a point; thence along a line parallel to the aforesaid northerly line of Bischoff Street South 82 degrees 22 minutes 41 seconds East 12.00 feet to a point; thence along a line 96.96 feet westerly of and parallel to the aforesaid westerly line of Marconi

Avenue South 08 degrees 57 minutes 34 seconds West 42.00 feet to the **point of beginning** of this description, and containing 504 square feet (0.012 acres), more or less. SUBJECT TO all easements, conditions and restrictions of record, if any.

SECTION 2. This ordinance being necessary for the preservation of the health, safety and welfare shall take effect and be in full force immediately upon approval by the Mayor of the City of St. Louis.

EXHIBIT A

DISTRICT MAP



Current Zoning District

- A Single-Family Dwelling District
- B Two-Family Dwelling District
- C Multiple-Family Dwelling District
- D Multiple-Family Dwelling District
- E Multiple-Family Dwelling District
- F Neighborhood Commercial District
- G Local Commercial District
- H Area Commercial District
- I Central Business District
- J Industrial District
- K Unrestricted District
- L Jefferson Memorial District

Rezoning Area

Rezoning from "A" to "F"

PDA-123-14-REZ

CITY OF ST. LOUIS PLANNING & URBAN DESIGN AGENCY