



## REPORT TO CITY COUNCIL

### NO TAXES DUE

**TO:** The Honorable Mayor and Members of City Council

**FROM:** Debra Irvin, City Manager

**DATE:** August 7, 2018

**SUBJECT:** **Case # 18-10** – A request for a Special Use Permit by Barclenon Dixon and Henry Trinidad for operation of a Auto Repair Shop at 5814 North Hanley.

We have investigated the Subject item, above, and present the following as our findings:

### RECOMMENDATION

Staff recommends approval to commission, with conditions of the Special Use Permit for the operation of an Auto Repair Shop at 5814 North Hanley Road, in the City of Berkeley, St. Louis County, Missouri.

### BACKGROUND

The parcel built in 1968 contains a one story commercial property with several businesses (office/auto repair/warehouse space) located on the west side of North Hanley Road near Scudder Road. This property is presently zoned M-1, Industrial District. The surrounding properties are zoned C-2 and M-1.

### SUPPORTING DOCUMENTS

- Staff Report
- Special Use Application
- Tax Report
- Site Photograph

**Respectfully submitted,**

**TYPE OF APPLICATION**

(Please check all that apply)

**INITIAL FEE \$350**

<input type="checkbox"/> Preliminary (Plats)	<input checked="" type="checkbox"/> Special Use Permit
<input type="checkbox"/> Re-approval (Plats)	<input type="checkbox"/> Zoning Change
<input type="checkbox"/> Amending (Plats)	<input type="checkbox"/> Resubdivision/Reconsolidation
<input type="checkbox"/> Site Plan	<input type="checkbox"/> Business Name/Ownership Change
<input type="checkbox"/> Lot Consolidation	<input type="checkbox"/> Variance
<input type="checkbox"/> Street Name	<input type="checkbox"/> Other

**REQUIREMENTS:**

1. Prepare twenty (20) legible sets of drawings detailing interior & exterior of property.
2. Submit a completed application three (3) weeks prior to Planning meeting. (SEE attached Deadline & Meeting dates)
3. **DO NOT** destroy, tear down or remodel proposed business structure until 'FINAL' approval by City Council.
4. If you do not submit your application in a timely manner your request will be considered on the next meeting date.

APPLICANT(S) NAME(S) Barclan Dixon / Henry TrinidadAPPLICANT IS (CHECK ONE): OWNER \_\_\_\_\_ AGENT \_\_\_\_\_ PURCHASER OF CONTRACT \_\_\_\_\_ TENANT ☒APPLICANT(S) ADDRESS: STREET 6109 GARFIELD AVECITY Berkeley STATE MO ZIP 63134 PHONE 314 954-1374 E-MAIL TrinidadHenry@76Gmail.com**LOCATION OF PROPOSED USE**STREET ADDRESS, PROPERTY DESCRIPTION: 5814 NORTH HANLEY BERKELEY MO - 63134 (AUTO REPAIR)PRESENT ZONING DISTRICT: Light Industrial PROPOSED ZONING DISTRICT (If applicable) 314 484-5551THE PROPERTY IS PRESENTLY BEING USED AS FOLLOWS: AUTOMOTIVE REPAIRTHE PROPERTY IS TO USE IT FOR: (Type of Business) Automotive Repair(Days & Hours of operation etc.) Monday Thru Friday 8:00 TO 5:00 SAT 8:00 TO 2:30 PMPROPOSED NAME OF BUSINESS: Go Home Deal Automotive LLCAPPROXIMATE SIZE OF TRACT: \_\_\_\_\_ ACRES \_\_\_\_\_ SQ FT OF SPACE 3400 ft<sup>2</sup>IF APPLICANT IS NOT OWNER: OWNER(S) NAME: Ken YoungermanADDRESS: STREET: PO Box 2314 CITY FlorissantSTATE: MO ZIP: 63032 PHONE: ( ) 415-4005 E-MAIL \_\_\_\_\_I HAVE AUTHORITY TO ACT ON BEHALF OF THE OWNER: [Signature] SIGNATURE

By signing this application the owner(s) and applicant(s) attest that all information and facts provided on this form and attachments are complete and accurate and that any omission or incorrect fact or information may invalidate any notice or subsequent action taken by the City of Berkeley Board of Adjustments, City of Berkeley Planning &amp; Zoning Commission. (All applicants and owners shall sign the application. Attach additional name/address/signature/date pages as needed.)

APPLICANT(S) SIGNATURE [Signature] OWNER(S) SIGNATURE [Signature]DATE 8/6/18 DATE 8/6/18On this date 8/6/18, all items necessary for a technical review of the proposed special use permit plan have been submitted and constitute a COMPLETE APPLICATION. STAFF SIGNATURE: [Signature]DATE PAID 8/6/18 Cash ☐ Check ☐ Money Order ☐ Debit/Credit ☒ RECEIPT NO: 30877 CASE NO: 18-10



08/06/2018 13:33





ST. LOUIS COUNTY, MISSOURI



## Real Estate Tax History Statement

This information reflects the tax status for the account and tax year(s) indicated.

If you have any questions you can contact the Collection Division by calling (314) 615-5500.

Effective 8/7/2018.

**Locator Number:** 12K641211  
**Owner Name:** Youngermann Ken  
**Property Location:** 5814 N Hanley Rd  
**Subdivision:** Kinloch Park  
**Block Number:** 33  
**Lot Number:** 13  
**School Sub Code:** 111BP  
**Legal Description:** & Lot Pt 14 S Part 12 9 81  
**Assessed Value:** \$18,630.00

Office Use: 59TP1O1224144D69K42117PYV 8/7/2018 5:51:18 PM

17 12K641211 YOU-ALL PAID

## Real Estate Tax History:

Tax Year	Owner's Name	Tax Code	Sewer Lateral Fee	Total Assessed Value	Amount Due	Amount Paid	Date Paid
2017	Youngermann Ken	111BP	\$0.00	\$18,630.00	\$2,096.46	\$2,096.46	12/27/2017
2016	Youngermann Ken	111BP	\$0.00	\$17,220.00	\$2,000.03	\$2,000.03	12/8/2016
2015	Kyko Investments L L C	111BP	\$0.00	\$28,900.00	\$3,249.79	\$3,249.79	12/23/2015
2014	Kyko Investments L L C	111BP	\$0.00	\$28,900.00	\$3,276.68	\$3,276.68	12/17/2014
2013	Kyko Investments L L C	111BP	\$0.00	\$28,900.00	\$3,133.10	\$3,133.10	12/31/2013
2012	Kyko Investments L L C	111BP	\$0.00	\$38,150.00	\$3,937.55	\$3,937.55	12/18/2012
2011	Kyko Investments L L C	111BP	\$0.00	\$38,150.00	\$4,165.75	\$4,165.75	2/23/2012
2010	Kyko Investments L L C	111BP	\$0.00	\$38,150.00	\$4,693.72	\$4,693.72	2/23/2012
2009	Kyko Investments L L C	111BP	\$0.00	\$38,150.00	\$5,153.61	\$5,153.61	2/23/2012
2008	Kyko Investments L L C	111BP	\$0.00	\$37,830.00	\$5,629.74	\$5,629.74	8/12/2011
2007	Kyko Investments L L C	111BP	\$0.00	\$37,830.00	\$3,688.29	\$3,688.29	12/31/2007
2006	Kyko Investments L L C	111BP	\$0.00		\$3,443.98	\$3,443.98	2/9/2007
2005	Kyko Investments L L C	111BP	\$0.00		\$4,022.38	\$4,022.38	2/9/2007
2004	Anderson Donald M	111BP	\$0.00		\$2,791.69	\$2,791.69	12/31/2004
2003	Anderson Donald M	111BP	\$0.00		\$2,757.60	\$2,757.60	12/31/2003
2002	Anderson Donald M	111BP	\$0.00		\$2,795.14	\$2,795.14	12/31/2002
2001	Anderson Donald M	111BP	\$0.00		\$2,295.50	\$2,295.50	2/6/2002
2000	Anderson Donald M	111BP	\$0.00		\$1,760.25	\$1,760.25	12/31/2000
1999	Anderson Donald M	111BP	\$0.00		\$1,783.87	\$1,783.87	12/31/1999

Note that commercial surcharges are not included in the tax Amount Due column for tax years prior to 2002.

Close Window