

REPORT TO CITY COUNCIL

TO: The Honorable Mayor and Members of the City Council

FROM: Debra Irvin, Interim City Manager

DATE: August 7, 2018

SUBJECT: Case # **18-11** – A request for a Special Use Permit to Derek Willyard, to operate Paintless Debt Removal and Minor Repairs shop located on 5832 Garfield Avenue, in the City of Berkeley, St. Louis County, Missouri.

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

RECOMMENDATION

Staff recommends referral to Plan Commission to review and consider Special Use Permit for Derek Willyard, to operate an automotive repair shop located on 5832 Garfield Avenue, in the City of Berkeley, St. Louis County, Missouri.

BACKGROUND

The property is currently vacant, and has always been an automotive repair shop at this locations. The building is a one-story, brick building, with a one car repair bay. The property is zoned “M-1” Industrial District, and is owned by Elco Missouri Corporation. There are two additional automotive repair shops within one block of this location.

SUPPORTING DOCUMENTS

- Staff Report
- SUP Application
- Tax History
- Realtor Listing

Respectfully submitted,



**TYPE OF APPLICATION**

(Please check all that apply)

<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) DEREK WILLYARDAPPLICANT IS (CHECK ONE): OWNER X AGENT _____ PURCHASER OF CONTRACT X TENANT _____APPLICANT(S) ADDRESS: STREET PO BOX 521CITY ST ALBANS STATE MO ZIP 63073 PHONE 934.439.4598 E-MAIL derekwillyard@gmail.com

LOCATION OF PROPOSED USE

STREET ADDRESS, PROPERTY DESCRIPTION: 5832 GARFIELD AVE.

PRESENT ZONING DISTRICT: _____ PROPOSED ZONING DISTRICT (If applicable) _____

THE PROPERTY IS PRESENTLY BEING USED AS FOLLOWS: EMPTYTHE PROPERTY IS TO USE IT FOR: PAINTLESS DENT REMOVAL AND MINOR REPAIRSTIME & DAYS OF OPERATION: MONDAY - FRIDAY 9:00 a.m. to 5:00 p.m.PROPOSED NAME OF BUSINESS: ELITE DENT GROUPAPPROXIMATE SIZE OF TRACT: _____ ACRES .13 SQ FT OF SPACE 1950 sqIF APPLICANT IS NOT OWNER: OWNER(S) NAME: Elco Missouri Corporation (Walter T. Leonard)ADDRESS: STREET: 240 Chesterfield Ind Blvd CITY ChesterfieldSTATE: MO ZIP: 63005 PHONE: (636) 530-4674 E-MAIL Walter.L Leonard @ wtlc.com

I HAVE AUTHORITY TO ACT ON BEHALF OF THE OWNER: _____

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 & 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 Walter T LeonardDATE 8-27-18DATE 8-1-18On this date 8/1/2018, 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 8/7/2018 CheckRECEIPT NO: 30932CASE NO: 18-11

Scale 1" = 20'

3/4" O.I.P.
0.26° N
0.10° W

Set I.P.

50.00'

100'

21

20

110.00'

Proposed Building

65'

110.00'

34

BLOCK

Set I.P.

33° 59' 36"

100.0

30'

25'

50.00'

25'

25'

22.5'

3/4" O.I.P. Bent
0.02° N
0.21° W

240.4' - 8" @ 4.24%

GARFIELD AVE

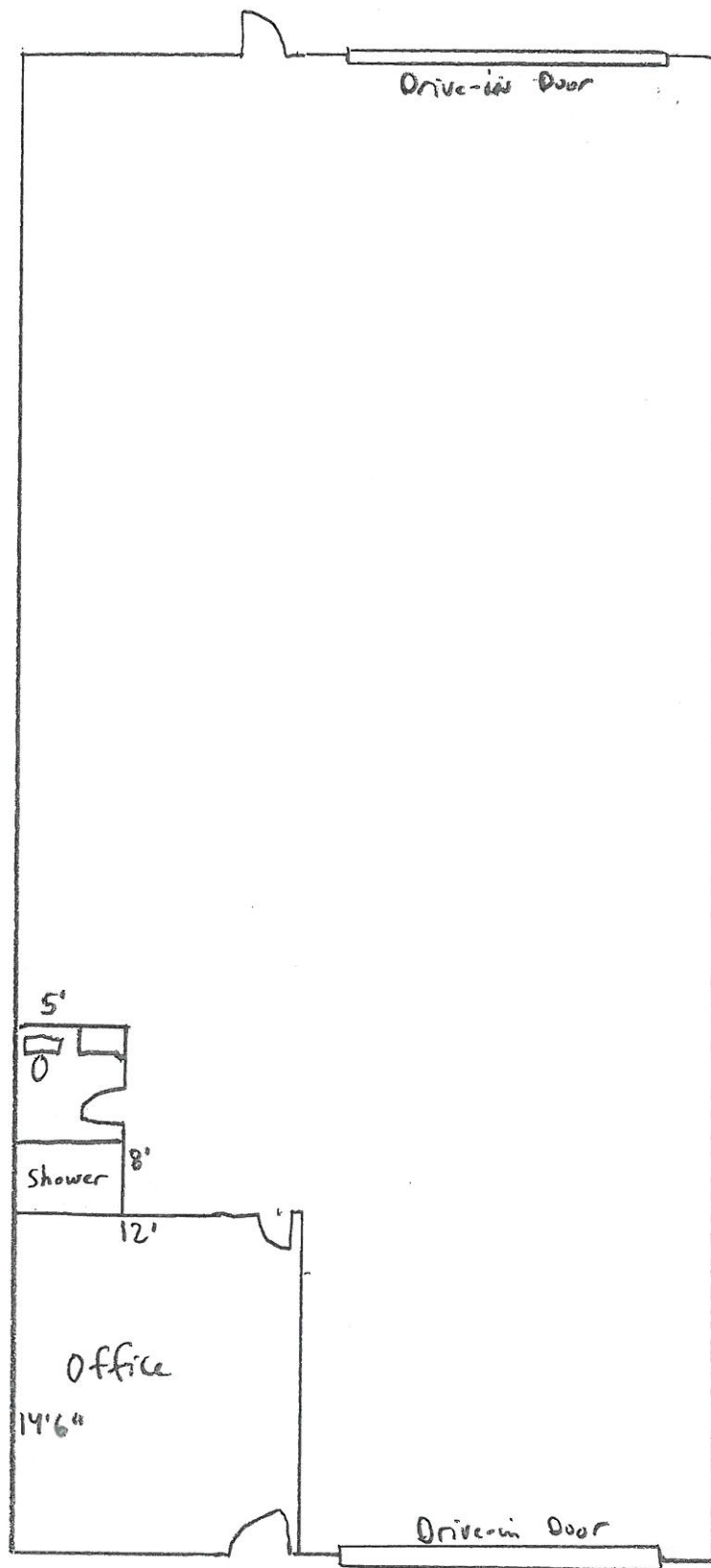
O.P.K. #27 by Others
Assumed 100.00'

Cecil Hancock

MISSOURI
NO.
L S - 237
RONNIE D. BOLES

Runnere D. Boles L. 6 227

5832 Garfield Ave
Floor Plan



Source: <https://www.dentwizard.com/how-painless-dent-removal-works-our-process.aspx>

What Is Painless Dent Repair?

Painless Dent Repair (PDR), also known as Painless Dent Removal, is an environmentally-friendly repair method that restores a vehicle's body to factory-like condition in a fraction of the time at a fraction of the cost. PDR can be used to remove dings and dents from vehicles, as well as body creases and hail damage. The paintless dent repair process involves four primary steps, outlined below:

1. Assess the damage
2. Gain entry to the dent
3. Get a better look at the dent
4. Apply slow pressure to work out the dent

Learn more about these four steps below.

How Does Painless Dent Repair Work?

PDR Process and Techniques

Each day, hundreds of Dent Wizard's PDR technicians across the country safely restore vehicles to their original factory condition without compromising a vehicle's original painted finish, or a consumer's wallet.

Read on to learn how Dent Wizard's paintless dent repair process—which we pioneered more than 32 years ago—works to restore vehicles to their pre-damage condition.

Assess the Damage

The first step to any repair process is to assess the damage. Where is the dent? How big is the dent? How do we get to the dent? After assessing the damage, and determining if it can be effectively removed through PDR (as 80-90% of all dents are), we prepare the area around the dent for the repair.



Gain Entry to the Dent

In most cases, PDR requires you to access the back side of the dent, which means carefully removing body panels, tail lights, or in some cases, interior panels. To perform PDR, you need a pathway to the dent.

Once we have access to a dent, it's time to perform the PDR repair. This is where the precision and expertise of our trained technicians comes into play.

Get a Better Look at the Dent

Dent Wizard uses a special light board to give our technician a better look at the offending dent from his or her point of view. The board displays a shadow of the dent, telling the tech where to precisely place tools on the back end of the dent to massage the body back to its original condition.

Apply Slow Pressure to Work out the Dent

Special tools are then utilized to carefully massage the exterior back to its original position. The PDR process can be completed with same-day service, depending on a dent's severity, and the results are amazing; even more so considering how non-invasive and quick the process really is.

Want to see how paintless dent removal works with your own eyes? View the entire PDR process step-by-step performed by a Dent Wizard PDR tech in this video:



Differences between Painless Dent Repair and Traditional Dent Repair

Traditional dent repair fills in auto body dents with paint or body filler, which is then matched to the rest of the vehicle's exterior. While this process can make a vehicle look as good as new, it doesn't address the actual dent in a way that is a sustainable, long-term solution. It's also time-consuming, expensive and can impact the re-sale value of your vehicle. Painless Dent Repair, on the other hand, requires no fillers and no sanding. More and more consumers are finding PDR to be an effective and inexpensive alternative to getting minor repairs done at a body shop. PDR offers more "bang for your buck" than traditional dent repair methods and is a great way to care for the condition of your vehicle's exterior affordably.

NAIDESCO

Office/Warehouse
Building for Sale/Lease
1,950 SF



5832 Garfield Ave

Berkeley, MO 63140

Property Features

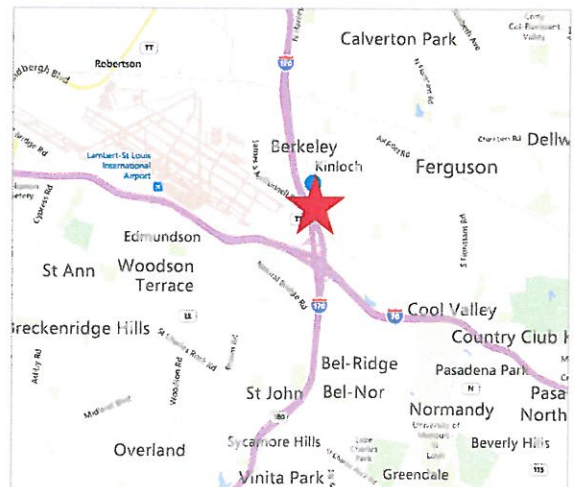
- Clear span building (30' x 65')
- 12'4" ceiling
- 2 drive-in doors (10'h x 14'w) with ability to drive through the building
- Floor drain
- .13 acre site; built 1980
- Adjacent to North Park; close accessibility to I-170 & I-70
- 2017 Real Estate Taxes: \$3,143

Sale Price:

\$145,000

Lease Rate:

\$1,500 per month, NNN



For more information:

John J. Sheahan, Jr., SIOR

314 994 4176 Direct

314 402 1031 Mobile

jsheahan@naidesco.com

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to lease or purchase.

101 S. Hanley Rd, Suite 1900 | St. Louis MO 63105
314 994 4444 | info@naidesco.com | naidesco.com

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: 12J430683
Owner Name: Elco Missouri Corporation
Property Location: 5832 Garfield Ave
Subdivision: Kinloch Park
Block Number: 34
Lot Number:
School Sub Code: 111ND
Legal Description: Lots 20 & 21
Assessed Value: \$27,930.00

Office Use: 4TP83D8162033348JS201KTQ7 8/7/2018 6:15:37 PM

17 12J430683 ELC-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	Elco Missouri Corporation	111ND	\$0.00	\$27,930.00	\$3,142.99	\$3,142.99	12/21/2017
2016	Elco Missouri Corporation	111ND	\$0.00	\$28,130.00	\$3,267.15	\$3,267.15	12/21/2016
2015	Elco Missouri Corporation	111ND	\$0.00	\$28,130.00	\$3,163.19	\$3,163.19	12/21/2015
2014	Imports Tech Inc	111ND	\$0.00	\$30,850.00	\$3,781.81	\$3,781.81	4/2/2015
2013	Imports Tech Inc	111ND	\$0.00	\$30,850.00	\$4,226.38	\$4,226.38	4/2/2015
2012	Imports Tech Inc	111ND	\$0.00	\$31,290.00	\$4,677.64	\$4,677.64	4/2/2015
2011	Imports Tech Inc	111ND	\$0.00	\$31,290.00	\$3,350.97	\$3,350.97	1/17/2012
2010	Imports Tech Inc	111ND	\$0.00	\$31,520.00	\$3,103.09	\$3,103.09	12/31/2010
2009	Imports Tech Inc	111ND	\$0.00	\$31,520.00	\$3,163.08	\$3,163.08	3/3/2010
2008	Imports Tech Inc	111ND	\$0.00	\$26,880.00	\$2,580.10	\$2,580.10	12/23/2008
2007	Imports Tech Inc	111ND	\$0.00	\$26,880.00	\$2,620.69	\$2,620.69	12/19/2007
2006	Imports Tech Inc	111ND	\$0.00		\$2,716.45	\$2,716.45	3/30/2007
2005	Imports Tech Inc	111ND	\$0.00		\$2,602.50	\$2,602.50	1/26/2006
2004	Imports Tech Inc	111ND	\$0.00		\$2,524.02	\$2,524.02	12/30/2004
2003	Imports Tech Inc	111ND	\$0.00		\$2,493.19	\$2,493.19	12/26/2003
2002	Imports Tech Inc	111ND	\$0.00		\$1,684.61	\$1,684.61	2/5/2003
2001	Hancock Cecil E Josephine L	111ND	\$0.00		\$1,329.76	\$1,329.76	12/31/2001
2000	Hancock Cecil E Josephine L	111ND	\$0.00		\$1,026.75	\$1,026.75	12/27/2000
1999	Hancock Cecil E Josephine L	111ND	\$0.00		\$1,040.52	\$1,040.52	12/29/1999

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

Close Window