

# MEMORANDUM



## BOARD OF ADJUSTMENT

### CITY OF BERKELEY – ECONOMIC DEVELOPMENT DIVISION

*"Preserve and improve the health, safety, and welfare of our citizens, businesses and the general public in the City of Berkeley' while at the same time maintaining property values and improving the quality of life in the City of Berkeley."*

TO: City Manager DATE: August 04, 2025

FROM: Jeremy Taylor, Economic Development Coordinator c: City Manager's Office  
City Clerk's Office  
Planning & Zoning  
Public Works Secretary  
Applicant  
File

THROUGH: April Walton, City Manager

SUBJECT: Thermo Fisher Scientific request for replat. (WARD 4)

## STAFF REPORT

### CASE NUMBER BOA25-03

#### I. PROJECT DESCRIPTION:

This request comes before the Board from Thermo Fisher Scientific requesting a replat of three lots involved in a land swap.

#### II. EXISTING SITE CONDITIONS:

The existing property has been kept in excellent condition and in compliance with all local, county, state, and federal codes/regulations. Business has not been a nuisance and continues to contribute positively to the Berkeley community.

#### III. SURROUNDING PROPERTIES:

All surrounding properties are zones "M-1" Industrial District and in compliance as well.

#### IV. STAFF ANALYSIS:

The applicant/petitioner has done an excellent job at presenting a "but-for analysis". Evidence has presented that applicant would continue operations without change or

requesting the variance if it were not for genuine safety concerns, production efficiency, and overarching regulations.

**V. STAFF RECOMMENDATIONS:**

**Suggested Motion:**

1. No current recommendations from Economic Development Staff.



## PLANNING & DEVELOPMENT APPLICATION

(Please check all that apply)

INITIAL FEE: \$350 (non-refundable)

|   |   |
|---|---|
| <input type="checkbox"/> Preliminary (Plats)                          | <input type="checkbox"/> Special Use Permit                           |
| <input type="checkbox"/> Re-Approval (Plats)                          | <input type="checkbox"/> Zoning Change                                |
| <input type="checkbox"/> Amending (Plats)                             | <input checked="" 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 (Land Use)                          |
| <input type="checkbox"/> Street Name (New, Change)                    | <input type="checkbox"/> Variance (Building Code)                     |
| <input type="checkbox"/> Street Vacation                              | <input type="checkbox"/> Liquor/Lottery/Financials (Money Grams/Order |
| <input type="checkbox"/> Medical Marijuana (Dispensary)               | <input type="checkbox"/> Medical Marijuana (Grow Facility)            |
| <input type="checkbox"/> Medical Marijuana (Researching/Testing)      | <input type="checkbox"/> Building Code Appeal                         |
| <input type="checkbox"/> Food Truck - SUP \$100.00 (City Events Only) | <input type="checkbox"/> Food Truck - Fire Inspection \$75.00         |
| <input type="checkbox"/> Food Truck Business License \$75.00          | <input type="checkbox"/> Other  |

### REQUIREMENTS:

1. Prepare one (1) legible set of drawings and one (1) PDF High Resolution copy on a USB drive detailing interior & exterior of property.
2. Submit a completed application three (3) weeks prior to Plan Commission Meeting.
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) LEGAL NAME(S): The Sterling Company - Jamey A. Henson, P.L.S., Vice PreseidentAPPLICANT IS (check one): ☐ PROPERTY OWNER ☒ AGENT ☐ PURCHASER OF CONTRACT ☐ TENANTAPPLICANT(S) ADDRESS: [REDACTED]

Street St. Louis MO 63129  
City State Zip

PHONE: [REDACTED]EMAIL: [REDACTED]

### LOCATION OF PROPOSED USE

STREET ADDRESS: 9451 Natural Bridge, 4709 La Guadia and 4700 Le BourgetLEGAL DESCRIPTION: See attachedPRESENT ZONING DISTRICT: M-1 IndustrialPROPOSED ZONING DISTRICT (IF APPLICABLE): same

PROPERTY IS PRESENTLY BEING USED AS FOLLOWS: \_\_\_\_\_

PROPERTY TO BE USED FOR (TYPE OF BUSINESS): same

DAYS &amp; HOURS OF OPERATION ETC: \_\_\_\_\_

PROPOSED NAME OF BUSINESS: \_\_\_\_\_

APPROXIMATE SIZE OF TRACT: ACRES 15.5 SQ. FT. OF SPACE (UNDER ROOF) \_\_\_\_\_

**IF APPLICANT IS NOT THE PROPERTY OWNER:**

PROPERTY OWNER(S) NAME: \_\_\_\_\_

PROPERTY OWNER(S) ADDRESS: \_\_\_\_\_

STREET

CITY

STATE

ZIP

PHONE: (\_\_\_\_) \_\_\_\_ - \_\_\_\_ EMAIL: \_\_\_\_\_

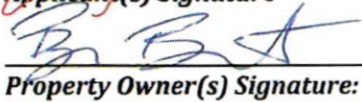
I HAVE AUTHORITY TO ACT ON BEHALF OF THE PROPERTY OWNER: \_\_\_\_\_

Applicant(s) 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

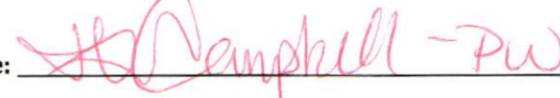
Date: 07 / 31 / 2025

  
Property Owner(s) Signature:

Date: 08 / 01 / 2025

**OFFICE USE ONLY**

All items necessary for a technical review of the proposed special use permit plan have been submitted and constitute a COMPLETE APPLICATION.

Staff Signature:  - PW

Date: 8 / 1 / 25

Date Paid: 8 / 1 / 25

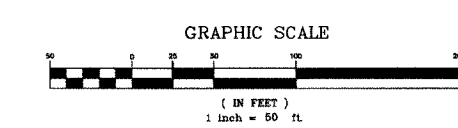
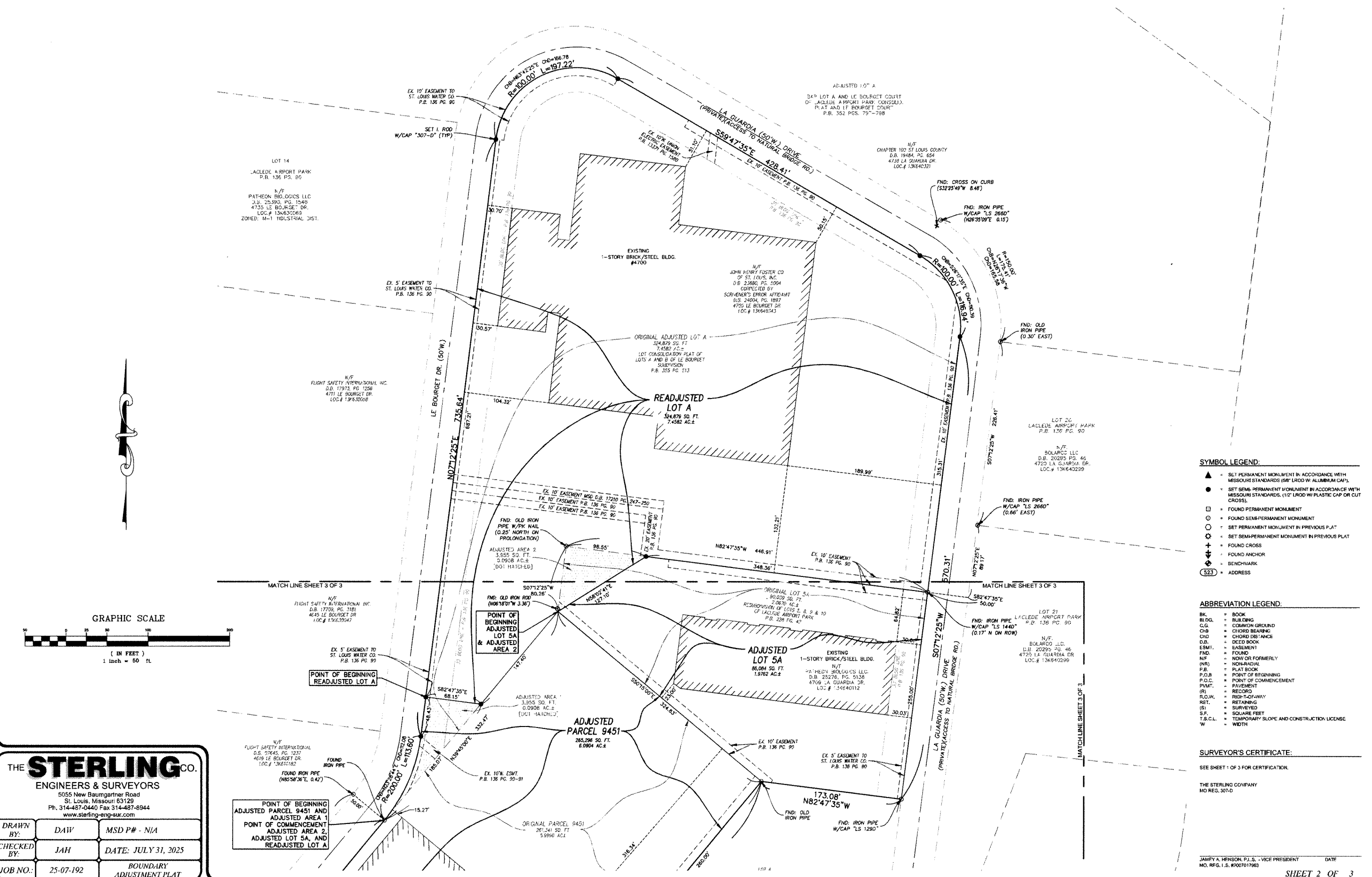
☐ Cash☐ Check☐ Money Order☒ Debit/Credit  
online

Receipt No: 74376 Case No: \_\_\_\_\_





# BOUNDARY ADJUSTMENT PLAT



- SYMBOL LEGEND:**
- ▲ SET PERMANENT MONUMENT IN ACCORDANCE WITH MISSOURI STANDARDS (1/2" ROD W/ ALUMINUM CAP)
  - SET SEMI-PERMANENT MONUMENT IN ACCORDANCE WITH MISSOURI STANDARDS (1/2" ROD W/ PLASTIC CAP OR CUT CROSS)
  - FOUND PERMANENT MONUMENT
  - FOUND SEMI-PERMANENT MONUMENT
  - SET PERMANENT MONUMENT IN PREVIOUS PLAT
  - ⊕ SET SEMI-PERMANENT MONUMENT IN PREVIOUS PLAT
  - ✕ FOUND CROSS
  - ⬮ FOUND ANCHOR
  - ⬮ BENCHMARK
  - 523 ADDRESS

- ABBREVIATION LEGEND:**
- BK. BOOK
  - BLDG. BUILDING
  - CG. COMMON GROUND
  - CHB. CHORD BEARING
  - CHD. CHORD DISTANCE
  - D.B. DEED BOOK
  - ESMT. EASEMENT
  - FND. FOUND
  - HF. NON OR FORMERLY
  - INR. NON-RADIAL
  - P.B. POINT OF BEGINNING
  - P.O.B. POINT OF BEGINNING
  - P.O.C. POINT OF COMMENCEMENT
  - P.V.M. POINT OF BEGINNING
  - R. RECORD
  - R.O.W. RIGHT-OF-WAY
  - RET. RETAINING
  - S. SURVEYED
  - S.F. SQUARE FEET
  - T.S.C.L. TEMPORARY SLOPE AND CONSTRUCTION LICENSE
  - W. WIDTH

**SURVEYOR'S CERTIFICATE:**

SEE SHEET 1 OF 3 FOR CERTIFICATION.

THE STERLING COMPANY  
MO REG. 307-D

JAMIE A. HENSON, P.L.S., VICE PRESIDENT DATE  
MO. REG. 1, S. #007017983

SHEET 2 OF 3

**THE STERLING CO.**  
ENGINEERS & SURVEYORS  
5055 New Baumgartner Road  
St. Louis, Missouri 63129  
Ph. 314-487-0440 Fax 314-487-8944  
www.sterling-eng-sur.com

|             |           |                          |
|-------------|-----------|--------------------------|
| DRAWN BY:   | DAW       | MSD P# - N/A             |
| CHECKED BY: | JAH       | DATE: JULY 31, 2025      |
| JOB NO.:    | 25-07-192 | BOUNDARY ADJUSTMENT PLAT |

**SYMBOL LEGEND:**

- ▲ = SET PERMANENT MONUMENT IN ACCORDANCE WITH MISSOURI STANDARDS (5/8" ROD W/ ALUMINUM CAP)
- = SET SEMI-PERMANENT MONUMENT IN ACCORDANCE WITH MISSOURI STANDARDS (1/2" ROD W/ PLASTIC CAP OR CUT CROSS)
- = FOUND PERMANENT MONUMENT
- = FOUND SEMI-PERMANENT MONUMENT
- = SET PERMANENT MONUMENT IN PREVIOUS PLAT
- ⊕ = SET SEMI-PERMANENT MONUMENT IN PREVIOUS PLAT
- ⊕ = FOUND CROSS
- ⊕ = FOUND ANCHOR
- ⊕ = BENCHMARK
- 523 = ADDRESS

**ABBREVIATION LEGEND:**

- BK. = BOOK
- BLDG. = BUILDING
- C.G. = COMMON GROUND
- CHB = CHORD BEARING
- CHD = CHORD DISTANCE
- D.B. = DECOR BOOK
- ESMT. = EASEMENT
- FND. = FOUND
- N/F. = NOW OR FORMERLY
- (NR) = NON-RADIAL
- P.B. = PLAT BOOK
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- P.M.T. = PAVEMENT
- (R) = RECORD
- R.O.W. = RIGHT-OF-WAY
- RET. = RETAINING
- (S) = SURVEYED
- S.F. = SQUARE FEET
- T.S.C.L. = TEMPORARY SLOPE AND CONSTRUCTION LICENSE
- W. = WIDTH

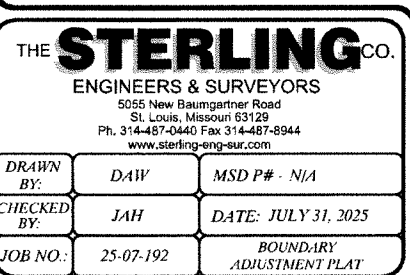
**SURVEYOR'S CERTIFICATE:**

SEE SHEET 1 OF 3 FOR CERTIFICATION.

THE STERLING COMPANY  
MO REG. 307-D

JAMES A. HENSON, P.L.S., - VICE PRESIDENT  
MO. REG. I.S. #007017963

DATE



### ABBREVIATION LEGEND:

|          |  |
|----------|--|
| BK.      | = BOOK                                     |
| B.D.G.   | = BUILDING                                 |
| C.G.     | = COMMON GROUND                            |
| CHB      | = CHORD BEARING                            |
| CHD      | = CHORD DISTANCE                           |
| D.B.     | = DEED BOOK                                |
| ESMT.    | = EASEMENT                                 |
| FND.     | = FOUND                                    |
| NF       | = NOW OR FORMERLY                          |
| (NR)     | = NON-RADIAL                               |
| P.B.     | = PLAT BOOK                                |
| P.O.B    | = POINT OF BEGINNING                       |
| P.O.C.   | = POINT OF COMMENCEMENT                    |
| P.V.M.T. | = PAYMENT                                  |
| REC.     | = RECORD                                   |
| R.O.W.   | = RIGHT-OF-WAY                             |
| RET.     | = RETAINING                                |
| (S)      | = SURVEYED                                 |
| S.F.     | = SQUARE FEET                              |
| T.S.C.L. | = TEMPORARY SLOPE AND CONSTRUCTION LICENSE |
|          | = WIDTH                                    |

JAMEY A. HENSON, P.I.S. - VICE PRESIDENT      DATE  
MO, REG. I.S. #2007017953

SHEET 3 OF 3