



**City of St. Louis**  
**DEPARTMENT OF PUBLIC SAFETY**  
DIVISION OF BUILDING AND INSPECTION  
**FRANCIS G. SLAY**  
MAYOR



CHARLES BRYSON  
DIRECTOR OF PUBLIC SAFETY

FRANK OSWALD  
ACTING BUILDING COMMISSIONER  
DEPUTY BUILDING COMMISSIONER

**CONDITIONAL USE HEARING RECORD**  
**CITY HALL - ROOM 208**  
**July 28, 2011**

**117747**

**ADDRESS:** 3130 Gravois Ave.

**APPL. #:** AO-490571-11

**ZONING:** F – Neighborhood Commercial District

**WARD:** 20

**PROPOSAL:** Educ. Safety Seminars/Inside Storage of Main. Supplies/2 Trailers

**APPLICANT:** COTB, LLC  
C/O Joseph Kriegesmann  
3130 Gravois Ave.  
St. Louis, MO 63118

**ALDERMAN:** Craig Schmid – Letter and Testimony of Opposition

**APPLICANT'S STATEMENT:** Joseph Kriegesmann, the applicant, testified at the hearing proposing to start a business to conduct educational safety seminars with inside storage of maintenance supplies and 2 trailers. The applicant stated that there is 46,000 plus square feet of space on the main floor at this location of which he will use about 75% for the educational area. The applicant stated that the name of his business is COTB (Clan of the Barbarian). He stated that the maximum occupancy for the front of the building is about 227 people, but about 1,500 people for the rear of the building. He said that he plans to keep the occupancy under 200 people, though. He stated that he will teach BDSM (bondage, discipline, sadomasochism), safety procedures at the seminars. He stated that instructors will use manuals, handouts, and a textbook written by an accredited educator for

instruction. He stated that there will be presenters, some of whom are teachers outside of the proposed establishment. He stated that there will be 2 EMT's (emergency medical technicians) to conduct safety courses and a registered nurse who will provide CPR certifications. He stated that he and instructors will use every method possible, including demonstrations and the use of texts and manuals, to teach at the seminars. He stated that he will allow no sex or nudity during the demonstrations. He stated that attendees of the seminars will be allowed to practice the procedures after the classes and that there will be someone to direct them during the practices so that nobody gets hurt. He stated that he will allow no nudity and that instructors and participants will stay within the Blue Laws. He stated that there are hundreds of different items that are used such as paddles, cuffs, cages, spanking benches, crosses, and electro-violet wands, none of which requires participants to pull off any items of clothing. (He stated that he will allow no penetration of any kind or nature.) The applicant stated that he will sell no books, magazines, periodicals, or novelties, but that there might be vendors who come in to sell items for the school. He stated that he will use no videos for instruction because he believes such videos might be considered pornography. He stated that there will be almost 20 instructors, who will be volunteers starting out before becoming employees. He stated that many of the instructors have been involved in BDSM for over 20 to 30 years by practice and by doing accredited college lectures. He stated that he will post no signs outside or distribute no publications to advertise but that he will advertise on the internet and by word-of-mouth. He stated that the hours of operation starting off will be from 7:00 P.M. until 3:00 A.M. or 4:00 A.M. on Thursday, Friday, and Saturday but that he plans to eventually be open these hours 5 to 6 days a week (closed on Sundays). He stated that he wants to be open these hours because some of those who attend the seminars are professionals such as doctors and lawyers who don't want their pictures taken. He stated that the

minimum age requirement for a couple of open classes (such as the CPR class) will be 18 years of age and that the minimum age for all other classes will be 21. He stated that he will store maintenance supplies for the upkeep of the building and the premises, not for the seminars. He stated that he will use the trailers for personal use such as camping trips. He stated that the building has 8 usable exits in all and is handicap accessible. He stated that the building has passed all of its major inspections. He stated that when he hires the volunteers of the establishment, he will hire them as his employees and not as independent contractors. He stated that there will be attendants (2 of which are TSA agents) who will check ID's to prevent those who are under the age of 21 from entering the establishment and that all of the windows are 10' to 12' high and covered up out so that no one can see inside. He stated that the book that will be used in the seminar will be handed out to participants for instruction at the seminars and then collected when participants are done using them. He stated that the class sizes will usually be 15 to 20 people and that there are 30 books to hand out. He stated that there are pictures of bondage and sadomasochism in the book and that there will be no fees to participants to use the books. The applicant stated that there are 5 buildings directly behind the building at this address, 2 of which are nuisance properties for drugs. He stated that on the other side of the alley are 6 vacant buildings. He stated that there are several businesses in the area: Gravois Milling and Planing, an asbestos abatement company, Triple-A Metal Fabrication, and Signature Ironworks that does some of the cages for the establishment. However, he stated that he is not aware of any schools or churches within the limits of the area. He stated that the area where his building is located is close to being blighted with 66 homes in a nearby block that are either abandoned or run-down.

Response to Standards: 1. the use will not be detrimental to the public health, safety, morals or general welfare: **No, Sir.**  
2. the use will not cause serious injury to the neighboring property by hindering use or reducing or impairing property

values: No, Sir.

**Dan Coplin, a City of St. Louis building inspector, testified at the hearing but stated that he neither disapproved or approved. Mr. Coplin stated that he went to observe the educational aspect of a three-day event at this establishment and stated that the event was very educational and informative, but strictly educational.**

**Johnny Bruce, also a City of St. Louis building inspector, testified at the hearing, neither approved or disapproved of the proposed business. He stated that he attended and observed 2 of the classes at this location and found everything as the applicant testified.**

**SUPPORT:**

**Jim Gallagher, one of the instructors of the proposed business, testified in support. He stated that he will teach the safe way of doing things to prevent personal injuries and to get the most satisfaction for all parties involved.**

**OPPOSITION:**

**Alderman Craig Schmid of the 20<sup>th</sup> Ward testified in opposition of the proposed business. He said that the applicant applied for an occupancy permit for educational safety seminars and inside storage of maintenance supplies and 2 trailers. However, he stated that he cannot reasonably ignore what publicly has been presented as the actual use of these facilities and help to fulfill the obligation to address the conditional use standards. He stated that Mr. Kriegesmann already considers the business to be a legitimate venue and has been having events and public assemblies with nothing other than an office occupancy. He stated that for the last 3 events here he was assuming that the applicant was on pretty good behavior since the applicant suspected someone might be there to see what was**

going on. The Alderman stated that it would have been fine if the applicant was having educational classes but that was not what was happening there from all accounts the Alderman was hearing. The Alderman stated that initially the applicant applied for an occupancy for an office use with indoor storage and a banquet hall, but he stated that the applicant revised his application for just an office and indoor storage after he found that he had to go to a conditional use hearing for a banquet hall. The Alderman stated that, nevertheless, events, outdoor storage of trailers, and public assemblies allegedly occurred at 3130 Gravois. (He stated that there was parking on the lot across the street and that there were people there parked all night.) He also stated that there were indications of events put out on the internet as Mr. Kriegesmann suggested. The Alderman stated that considering the lack of accurate and consistent description of the actual use, he finds it difficult to find any reason to support this conditional use. He stated that the said building is across the street from Roosevelt High School.

Linda Hennigh, President of the Benton Park West Neighborhood Association, testified in opposition to the business. She stated that she encourages new businesses. However, she stated that the owner and proprietor, Mr. Kriegesmann, has made no request to present a business plan to the Board to insure the best combination of space and use of the property. She stated that due to the applicant's lack of cooperation and information regarding his business, the Benton Park West Neighborhood Association is opposed to the applicant's business. She stated that she does not consider the neighborhood blighted but on the up-path.

Barbara Potts, the neighborhood stabilization officer of the 20<sup>th</sup> Ward, testified at the hearing stating that she is not necessarily opposed to the business but that she is opposed to the way the business has come about. She stated that Mr. Kriegesmann is his own worst enemy indicating that he started out on the wrong path. She

stated that some of the things that he testified goes against what is posted on his website. She said that he identifies himself as Joe Kriegesmann, Satan's Master. She stated that on the Clan of the Barbarians (COTB) website, he talks of private 24/7 torture chambers, high protocol dinners, play parties, and discreet play area. She also stated that on his website he says that he moved to an 80,000 plus square feet play space and educational and social area. She stated that she believes that Mr. Kriegesmann has been his own worst enemy because he has misled. She stated that based on pictures from his website, she would question his definition of nudity. She stated that she would also question the safety aspect of the facility since there are chains and ropes that are hanging from what appears to be pipes. She stated that such a facility would be a concern for the safety and welfare. She also stated that the facility would be a concern that it would be detrimental to the neighborhood. (She stated that if there is an accident, it would be listed as being Benton Park West.) She stated that she wants to make sure that what he has here is safe. She stated that she wants the ability of getting people in there who can see for sure that there are safe ways that the applicant is doing the educational seminars. She stated that this property brought attention to itself since activity at this address became obvious with the increase of cars parked in the neighborhood on parking lots, on streets, and in front of residences until all hours.

**REBUTTAL:**

Mr. Kriegesmann testified in rebuttal stating that Alderman Schmid would not talk to him. He stated that Alderman Schmid accused him of not having an agreement to park on an adjacent lot at 3136-38 Gravois (Clowder House Foundation), but the applicant stated that he did have the owner's permission. He stated that the City of St. Louis does not have any category for him to fit under. He felt that he is legal for the front part of the building. He stated that 67 cars can park in the back

and that he has no more than 30 or 40 cars parked on the lot in back. He stated that there are abandoned buildings all around this location.

**REBUTTAL:**

Alderman Craig Schmid testified in rebuttal to Mr. Kriegesmann's testimony that the only legal occupancy permit on file for this location is for office use. The Alderman stated that he returned Mr. Kriegesmann's initial call but, due to a threat that was made, the Alderman did not want to meet with Mr. Kriegesmann in person but would have met with the applicant at a neighborhood meeting. He stated that educational seminars are one thing but that conditions regarding the health, safety, and welfare are relevant if pipes will support people and items suspended from the ceiling in the facility. He stated that Mr. Kriegesmann is his own worst enemy. He stated that there has to be a partnership in working together with the neighborhood.

**SUPPORT:** Testimony of support from Jim Gallagher, one of the instructors of the proposed business  
Letters of support from 7 occupants of neighborhood businesses

**OPPOSITION:** Letter and Testimony of Opposition from Alderman Craig Schmid  
Letter of Opposition from Alderman Kenneth Ortmann  
Letter of Opposition from the Benton Park West Neighborhood Association, Ms. Linda Hennigh President  
Testimony of Opposition from Ms. Linda Hennigh  
Testimony of Opposition from Ms. Barbara Potts

**RECOMMENDATION:** Approval with conditions

**CONDITIONS:** 1. Hours of operation limited to 7 P.M. to 12 A.M on Sunday through Thursday and from 7 P.M. until 3:00 A.M. on Friday and Saturday.

2. **Parking area on premises must be paved; striped; fenced with a sturdy, good quality, 6 foot high black ornamental fence; and meet all parking lot requirements of the City of St. Louis. No parking on any other property without written permission from the owner of the property.**
3. **Only signage with proper City permits limited to the educational, office and material storage purposes of the building.**
4. **No noise audible beyond the inside premises of 3130 Gravois.**
5. **Premises at 3130 Gravois shall not become designated a nuisance property pursuant to Ordinance 68535.**
6. **No outside storage of any kind.**
7. **The applicant shall provide a concealed commercial dumpster for which he will establish a trash removal contract through a private source, schedule for regular pick-ups, and maintain the entire premises in a clean and orderly appearance at all times.**

Under the powers vested by Board of Public Service Order #766, it is determined that the applicant **has** met the standards for a conditional use as defined in Chapter 26.80.010 of the Revised Code of the City of St. Louis, 1994.

*Terrill Eiland* \_\_\_\_\_ 8/19/11  
Terrill Eiland \_\_\_\_\_ Date  
Zoning Plan Examiner



**City of St. Louis**  
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**June 29, 2011**

**COTB, LLC**  
**C/o Joseph Kriegesmann**  
**3130 Gravois**  
**St. Louis, Mo. 63118**

**Re:** AO-490571-11-COTB, LLC  
**Address:** 3130 Gravois  
**Use:** Educ. Safety Seminars/Inside Storage of  
Main. Supplies/2 Trailers  
**Zone:** "F" Neighborhood Commercial District

Dear Mr. Kriegesmann,

This is to inform you that you have been scheduled to attend a Conditional Use Hearing being held on **Thursday, July 28, 2011, at 8:30 A.M., in Room 208 City Hall** for your application for education safety seminars and inside storage.

The reason for this hearing is that the use you have requested a permit for is not allowed by right in the above-noted zoning district. However, the proposed use may be determined to be compatible or appropriate by a public hearing review. At this hearing testimony and evidence will be accepted from you and other parties with an interest in your intended use. As a result of this hearing your application may be approved as you requested, approved with certain conditions, or denied.

In determining whether a conditional use permit may be approved, the Hearing Officer at this hearing must find the proposed use conforms to the following standards:

1. The use will not be detrimental to the public health, safety, morals, or general welfare.
2. The use will not cause serious injury to the neighboring property by hindering use or reducing or impairing property values.
3. The use will contribute to, enhance, and promote the general welfare and convenience of the specific location.

4. The use will complement or be compatible with surrounding uses and will not have a negative impact on the adjacent uses or community facilities.
5. The use shall, in all other respects, conform to the applicable zoning regulations and standards, including without limitation the particular regulations and standards stated for particular conditional uses in the various zoning districts.

In preparing for your Conditional Use Hearing, it is recommended that you contact the Alderman of the Ward in which your site is located. You may also contact any neighbors or neighborhood organizations within the area. A letter from the Alderman, neighbors, and the neighborhood organizations expressing their views on the proposed Conditional Use will aid in the evaluation of your application.

To reach the Alderman, you may call the Board of Aldermen at 622-3287. If you need assistance in contacting the appropriate neighborhood groups, please call the Neighborhood Stabilization Office at 314-657-1392.

Your failure to appear at the hearing on time or your failure to reschedule your hearing date will result in an automatic denial and abandonment of your application.

If you need additional information or assistance, please contact the Zoning Office at 622-3666.

Sincerely,

*Mary Hart Burton*

Mary Hart Burton  
Zoning Administrator

cc: Alderman Craig Schmid  
Neighborhood Stabilization Officer – Ward 20



CHARLES BRYSON  
DIRECTOR OF PUBLIC SAFETY

**City of St. Louis**  
**DEPARTMENT OF PUBLIC SAFETY**  
**DIVISION OF BUILDING AND INSPECTION**  
**FRANCIS G. SLAY**  
**MAYOR**



FRANK OSWALD  
ACTING BUILDING COMMISSIONER  
DEPUTY BUILDING COMMISSIONER

**June 7, 2011**

**COTB, LLC**  
**C/o Joseph Kriegesmann**  
**3130 Gravois**  
**St. Louis, Mo. 63118**

**Re:** **AO-490571-11-COTB, LLC**  
**Address:** **3130 Gravois**  
**Use:** **Educ. Safety Seminars/Inside Storage of**  
**Main. Supplies/2 Trailers**  
**Zone:** **“F” Neighborhood Commercial District**

Dear Mr. Kriegesmann,

This is to inform you that you have been scheduled to attend a Conditional Use Hearing being held on **Thursday, June 30, 2011, at 8:30 A.M., in Room 208 City Hall** for your application for education safety seminars and inside storage.

The reason for this hearing is that the use you have requested a permit for is not allowed by right in the above-noted zoning district. However, the proposed use may be determined to be compatible or appropriate by a public hearing review. At this hearing testimony and evidence will be accepted from you and other parties with an interest in your intended use. As a result of this hearing your application may be approved as you requested, approved with certain conditions, or denied.

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Sincerely,

*Mary Hart Burton*  
Mary Hart Burton  
Zoning Administrator

cc: Alderman Craig Schmid  
Neighborhood Stabilization Officer – Ward 20



**Division of Building and Inspection  
City of St. Louis  
Basis for Conditional Use Hearing**

**#AO-490571-11**

**Application for: EDUCATIONAL SAFETY SEMINARS/ INSIDE  
STORAGE OF MAINTENANCE SUPPLIES &  
TWO TRAILERS**

**Address: 3130 GRAVOIS**

**The present Zoning for this address is: F – NEIGHBORHOOD  
COMMERCIAL DISTRICT**

**Zoning Specialist's Remarks:**

Conditional use approval is required for educational safety seminars/ inside storage of maintenance supplies and two trailers in Zone "F" – Neighborhood Commercial District. An occupancy permit was recently issued on 4/20/11 for an office in Suite 100 (COTB, LLC: AO-488494-11). An application was also submitted for stone, marble, and granite fabrications and inside storage in Suite 100A (Kingdom Stone Fabrication: AO-489452-11) for which Board of Adjustment Approval is required. Previous uses at this address were for an office space for recovery support service (Swim Ministers – AO-480432-10) and before that, for an office, warehouse of cleaning supplies, and inside storage (ABM Janitorial Services – AO-310693-04).

Prepared by:

Terrill Eiland  
Terrill Eiland  
Zoning Specialist

Soha Studio & Gallery (Art Studio/Gallery/Art Sales/Classes) "F" Neighborhood Commercial District. Te **Ward 16**

**6520 Chippewa** - #AO-490553-11-  
Somney Snow Cones (Snow Cone Trailer) "F"  
Neighborhood Commercial District. Te **Ward 16**

**✓ 3130 Gravois** - #AO-490571-11-COTB, LLC (Educ. Safety Seminars/Inside Storage of Main Supplies/2 Trailers) "F" Neighborhood Commercial District. Te **Ward 20**

**4633 Gravois** - #AO-490640-11-  
Valentina Ferizi Vegetable Stand (Open Air Produce Stand/June 2011-Oct.-30-2011) "F"  
Neighborhood Commercial District. Te **Ward 14**

**2639 Miami** - #AO-490683-11-Young in Spirit Day Care (Adult Day Care/59 Adults/7am to 6pm/M-F/rms 200-08/216-19 Expand) "G" Local Commercial and Office District. Te **Ward 20**

**2900 Prairie** - #AO-490676-11-Jamaa Learning Center (School/KG-3<sup>rd</sup> & 6<sup>th</sup> Grades/Parenting Classes/North Wing "F"-Neighborhood Commercial District. Te **Ward 3**

**2900 Prairie** - #AO-489767-11-K-Life Ministry Center (Community Center/Teaching Wing Northeast Hallway) "F" Neighborhood Commercial District. Te **Ward 3**

## REQUEST FOR PROPOSALS

### CITY OF ST. LOUIS PARKS, RECREATION & FORESTRY

The City of St. Louis is seeking qualified bidders to submit Proposals for the Operation of a Concession Stand and Boat Rental facility in O'Fallon Park.

Bid documents may be obtained at the Parks, Recreation & Forestry Administration Building, 5600 Clayton Road in Forest Park, St. Louis, MO 63110 or downloaded from the City's website at <http://stlouis-mo.gov/government>.

A Facility Walk-through can be scheduled by any prospective bidder by making a written request no later than **June 15, 2011** to Mr. Gary Bess, Director of Parks, Recreation and Forestry, 5600 Clayton Avenue in Forest Park, St. Louis, MO 63110.

**Sealed Bids will be received until 5:00 P.M., St. Louis, MO time, June 30, 2011, at the Department of Parks,**

### Recreation & Forestry.

The City of St. Louis is an Equal Opportunity Employer, and Bidders shall comply with Mayor's Executive Order #28, as amended.

The City of St. Louis reserves the right to accept or reject any or all responses or to cancel this concession bid in part or in its entirety.

## INVITATION TO BID

### Board of Police Commissioners Metropolitan Police Department City of St. Louis, Missouri

**160-001743** – Janitorial Supplies

**160-001749** – Flares w/o Spikes

**160-001750** – Office/Computer Supplies

**462-2010-12** –

Canine Veterinarian Services

**720-11-0096** – Cholestech Start Me Up Kits/Lipi Profile-Glucose boxes

**160-001725** –

Winter Gloves Finger Fashion #7314

Sealed bids of the above will be received at the St. Louis Metropolitan Police Department, Office of the Director of Purchasing, 1200 Clark Avenue, Room 605, St. Louis, Missouri 63103, until 11:00 a.m. local time, **Friday, June 24, 2011** when they will be opened publicly and announced. Official bid forms on which bids must be submitted may be obtained from the Office of the Director of Purchasing by prospective bidders upon request in person or by telephone during regular business hours.

Contractor shall not discriminate in matters of employment, upgrading, transfer, rates of pay selection or otherwise, against any employee or applicant for employment because of race, creed, color, sex or national origin. Noncompliance shall be sufficient cause to reject any bid or terminate the contract, and the Board of Police Commissioners of the St. Louis Metropolitan Police Department shall be entitled to recover any damages resulting from termination.

The Board of Police Commissioners reserves the right to waive any formalities and to reject any and all bids. The Board also reserves the right to consider criteria other than the low bid in the award of a contract. Among other factors, the Board will consider the location of the business, minority interest in the business, prior performance and the bid submitted in relation to the needs of the St. Louis Metropolitan Police Department.

Bidders are hereby advised that the St. Louis Living Wage Ordinance #65597 and associated Regulations could apply to the service for which bids are being sought herein. This Ordinance requires that, unless specific exemptions apply, all individuals who perform work pursuant to a contract executed between the successful bidder and the City must be paid a minimum of the applicable Living Wage rates and if rates are adjusted during the term of the contract pursuant to the Ordinance, applicable rates after such adjustment is made. Each bidder must submit the "Living Wage Acknowledgment and Acceptance Declaration with the bid. Failure to submit this Declaration with the bid will result in rejection of the bid. A successful bidder's failure to comply with the contract provisions related to the Living Wage Ordinance may result in termination of the contract and the imposition of additional penalties as set for in the Ordinance and Regulations.

Copies of the Ordinance and Regulations are available upon request from Carol Shepard, at 314-444-5608 or can be accessed at <http://www.stlouiscity.com/livingwage>.

Bidders are also advised that the State of Missouri requires workers on all public works projects to be paid prevailing wages. The contractor will forfeit a penalty to the contracting public body of \$100 per day (or portion of a day) if a worker is paid less than the prevailing rate for any work done under the contract by the contractor or by any subcontractor (Section 290.250, RSMo.). Also, if a vendor would like to receive a bid please email a request to [bnturner@slmpd.org](mailto:bnturner@slmpd.org). Email must include vendor's company name, address, and description of bid.

Purchasing Division  
PHONE# 314-444-5608

## INVITATION TO BID

### Board of Police Commissioners Metropolitan Police Department City of St. Louis, Missouri

**720-11-0092** – Tuff Kelly 150lb dummy including replacement parts & coveralls for the dummy

**720-11-0069** –

Trainer Cycle Ops 300 Pro (8)

Sealed bids of the above will be received at the St. Louis Metropolitan Police Department, Office of the Director of Purchasing, 1200 Clark Avenue, Room 605, St. Louis, Missouri 63103, until 11:00 a.m. local time, **Friday, June 24, 2011** when they will be opened publicly and announced. Official bid forms on which bids must be

**11 ZONE: "C" – Multiple Family Dwelling District**

**APPEAL #9761** – Appeal filed by Divine Dragon Auto Care LLC, from the determination of the Building Commissioner in the denial of an occupancy permit authorizing the Appellant to operate a new & used tire sales business with repair & installation and outdoor car wash and detailing at 7516-18 Michigan. (Cont) **WARD 11 #AO489101-11 ZONE: "F" – Neighborhood Commercial District**

In accordance with the provisions of Ordinance 59981, effective July 31, 1986.

By authority of the Board of Adjustment.

S. Cunningham, Chairman

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## PUBLIC NOTICE

There will be **no** public hearing held by the Board of Adjustment at 1:30 p.m. on **Wednesday, July 6, 2011** in Room 208 City Hall.

In accordance with the provisions of Ordinance 59981, effective July 31, 1986.

By authority of the Board of Adjustment.

S. Cunningham, Chairman

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## PUBLIC NOTICE

A Conditional Use Hearing will be held in Room 208 City Hall at 8:30 a.m. on **Thursday, June 30, 2011** on the following conditional uses:

**2819 Semple** - Home Occupancy Waiver - J N J Rentals & Rehabbing, LLC (General Contractor/Prop. Management/Office Use Only) "A"-Single Family Dwelling District. Te Ward 22

**7149 Coronado** - Home Occupancy Waiver - Browning Home Remodeling & Repair (General Contractor/Office Use Only) "A" Single Family Dwelling District. Te Ward 12

**444 Wilmington Ave.** - Home Occupancy Waiver - New Life Landscaping (Landscaping/Office Use Only) "F" Neighborhood Commercial District. Lf Ward 11

**4981 Fairview** - Home Occupancy Waiver - Detail Cleaning (Cleaning Co./Res. & Comm./Office Use Only) "A" Single Family Dwelling District. Lf Ward 10

**1013 McCausland** - #AO-490472-11 -

Pairing Catering (Catering Company/Cooking Onsite) "G" Local Commercial and Office District. Te Ward 24

**4915-17 Macklind** - #AO-490516-11- Soha Studio & Gallery (Art Studio/Gallery/ Art Sales/Classes) "F" Neighborhood Commercial District. Te Ward 16

**6520 Chippewa** - #AO-490553-11- Somney Snow Cones (Snow Cone Trailer) "F" Neighborhood Commercial District. Te Ward 16

**✓3130 Gravois** - #AO-490571-11- COTB, LLC (Educ. Safety Seminars/ Inside Storage of Main. Supplies/2 Trailers) "F" Neighborhood Commercial District. Te Ward 20

**4633 Gravois** - #AO-490640-11- Valentina Ferizi Vegetable Stand (Open Air Produce Stand/June 2011-Oct.-30-2011) "F" Neighborhood Commercial District. Te Ward 14

**2639 Miami** - #AO-490683-11-Young in Spirit Day Care (Adult Day Care/59 Adults/ 7am to 6pm/M-F/rms 200-08/216-19 Expand) "G" Local Commercial and Office District. Te Ward 20

**2900 Prairie** - #AO-490676-11-Jamaa Learning Center (School/KG-3<sup>rd</sup> & 6<sup>th</sup> Grades/ Parenting Classes/North Wing "F"- Neighborhood Commercial District. Te Ward 3

**2900 Prairie** - #AO-489767-11 - K-Life Ministry Center (Community Center/ Teaching Wing Northeast Hallway) "F" Neighborhood Commercial District. Te Ward 3

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## PUBLIC NOTICE

There will **not** be a Conditional Use Hearing held in Room 208 City Hall at 8:30 a.m. on **Thursday, July 7, 2011**.

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## NOTICE OF OPEN MEETING

June 14, 2011

12:00 pm

Notice is hereby given that the **Human Development Corporation of Metropolitan St. Louis** will conduct a meeting at **12:00 noon, on Friday, June 24, 2011, at 929 N. Spring Avenue, St. Louis, MO.**

A tentative agenda of the meeting includes:

- I. Roll Call of Members Present
- II. Review of Minutes:

• *April 29, 2011 Board Meeting*

**III. Correspondence**

**IV. Reports**

- 1) Chairman's Report
- 2) Budget and Audit Committee Report
- 3) President/CEO's Report

**V. Old Business**

**VI. New Business**

Representatives of the news media may obtain copies of this notice by contacting:

Mrs. Ruth A. Smith  
929 North Spring Avenue  
St. Louis, MO 63108  
(314) 613-2200

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## REQUEST FOR PROPOSALS

**CITY OF ST. LOUIS  
PARKS, RECREATION & FORESTRY**

The City of St. Louis is seeking qualified bidders to submit Proposals for the Operation of a Concession Stand and Boat Rental facility in O'Fallon Park.

Bid documents may be obtained at the Parks, Recreation & Forestry Administration Building, 5600 Clayton Road in Forest Park, St. Louis, MO 63110 or downloaded from the City's website at <http://stlouis-mo.gov/government>.

A Facility Walk-through can be scheduled by any prospective bidder by making a written request no later than **June 15, 2011** to Mr. Gary Bess, Director of Parks, Recreation and Forestry, 5600 Clayton Avenue in Forest Park, St. Louis, MO 63110.

**Sealed Bids will be received until 5:00 P.M., St. Louis, MO time, June 30, 2011, at the Department of Parks, Recreation & Forestry.**

The City of St. Louis is an Equal Opportunity Employer, and Bidders shall comply with Mayor's Executive Order #28, as amended.

The City of St. Louis reserves the right to accept or reject any or all responses or to cancel this concession bid in part or in its entirety.



07.01.2011





**11**-The Filling Station (Interior & Exterior Alterations/Sit down/Carryout Restaurant per plans) "F"- Neighborhood Commercial District. Bl Ward 13

**4061 Dr. M. L. King - #AO-490707-11**- SBD's Variety Shop (Convenience Store/ No Liquor/No Cooking/Ste. B) "G" Local Commercial and Office District. Te Ward 4

## PUBLIC NOTICE

A Conditional Use Hearing will be held in Room 208 City Hall at 8:30 a.m. on **Thursday, July 28, 2011** on the following conditional uses:

**✓ 3130 Gravois - #AO-490571-11 -** COTB, LLC (Educ. Safety Seminars/Inside Storage of Main. Supplies/2 Trailers) "F" Neighborhood Commercial District. Te Ward 20

**2819 Semple - Home Occupancy Waiver - J N J Rentals & Rehabbing, LLC** (General Contractor/Prop. Management/Office Use Only) "A" Single Family Dwelling District. Te Ward 22

**7149 Coronado - Home Occupancy Waiver - Browning Home Remodeling & Repair** (General Contractor/Office Use Only) "A" Single Family Dwelling District. Te Ward 12

**444 Wilmington Ave. - Home Occupancy Waiver - New Life Landscaping** (Landscaping/Office Use Only) "F" Neighborhood Commercial District. Lf Ward 11

**4981 Fairview - Home Occupancy Waiver - Detail Cleaning** (Cleaning Co./Res. & Comm./Office Use Only) "A" Single Family Dwelling District. Lf Ward 10

**1013 McCausland - #AO-490472-11-11**- Pairing Catering (Catering Company/Cooking Onsite) "G" Local Commercial and Office District. Te Ward 24

**4915-17 Macklind - #AO-490516-11-11**- Soha Studio & Gallery (Art Studio/Gallery/ Art Sales/Classes) "F" Neighborhood Commercial District. Te Ward 16

**6520 Chippewa - #AO-490553-11-11**- Somney Snow Cones (Snow Cone Trailer) "F" Neighborhood Commercial District. Te Ward 16

**4633 Gravois - #AO-490640-11-11**- Valentina Ferizi Vegetable Stand (Open Air Produce Stand/June 2011-Oct.-30-2011) "F" Neighborhood Commercial District. Te Ward 14

**2639 Miami- #AO-490683-11 - Young**

in Spirit Day Care (Adult Day Care/59 Adults/ 7am to 6pm/M-F/rms 200-08/216-19 Expand) "G" Local Commercial and Office District. Te Ward 20

**2900 Prairie - #AO-489767-11 - K-Life Ministry Center** (Community Center/ Teaching Wing Northeast Hallway) "F" Neighborhood Commercial District. Te Ward 3

rates as defined in the Ordinance).

3) Wages required under Chapter 6.20 of the Revised Code of the City of St. Louis: **\$3.50** per hour.

These rates are based upon federal poverty level income guidelines as defined in the Ordinance and these rates are effective as of **April 1, 2011**. These rates will be further adjusted periodically when the federal poverty level income guideline is adjusted by the U.S. Department of Health and Human Services or pursuant to Chapter 6.20 of the Revised Code of the City of St. Louis.

The Ordinance applies to employers who are covered by the Ordinance as defined in the Ordinance, where the contract or grant is entered into or renewed after the effective date of the Ordinance, which is November 3, 2002. A copy of the Ordinance may be viewed online at <http://www.mwdbe.org/livingwage> or obtained from:

City Compliance Official  
Lambert-St. Louis International Airport  
Certification and Compliance Office  
P.O. Box 10212  
St. Louis, Mo 63145  
(314) 426-8111

Dated: January 31, 2011

## REQUEST FOR PROPOSALS

### ST. LOUIS DRUG COURTS 22<sup>nd</sup> JUDICIAL CIRCUIT CITY OF ST. LOUIS, MISSOURI

St. Louis Drug Courts are seeking proposals for professional services of a Trauma Specialist to work with participants of the St. Louis Drug Courts. A copy of the RFP can be obtained by writing to: Drug Court Administrator, Room 526, 1114 Market Street, St. Louis, Missouri 63101, by fax 314-552-7667, or by calling 314-589-6702 for a mail out copy. Interested providers may obtain the proposal specifications by accessing [www.courts.mo.gov/hosted/circuit22/](http://www.courts.mo.gov/hosted/circuit22/) on that website click on Drug Court to find the RFP. Response proposals should be submitted no later than 4 p.m. **August 17, 2011** in Room 526, 1114 Market Street, St. Louis, Missouri 63101.

### ST. LOUIS LIVING WAGE ORDINANCE

### LIVING WAGE ADJUSTMENT BULLETIN

#### NOTICE OF ST. LOUIS LIVING WAGE RATES

**EFFECTIVE APRIL 1, 2011**

In accordance with Ordinance No. 65597, the St. Louis Living Wage Ordinance ("Ordinance") and the Regulations associated therewith, the City Compliance Official for the City of St. Louis has determined that the following living wage rates are now in effect for employees of covered contracts:

- 1) Where health benefits as defined in the Ordinance are provided to the employee, the living wage rate is **\$11.58** per hour (130% of the federal poverty level income guideline for a family of three); and
- 2) Where health benefits as defined in the Ordinance are not provided to the employee, the living wage rate is **\$15.08** per hour (130% of the federal poverty level income guideline for a family of three, plus fringe benefit

## DEPARTMENT OF PERSONNEL

### NOTICE OF EXAMINATIONS

The City of St. Louis, Department of Personnel, 1114 Market Street, Room 700, announces competitive Civil Service examinations to fill vacancies in the Municipal Service.

The last date for filing an application for the following examinations is **JULY 22, 2011**.

### PUBLIC HEALTH PROGRAM REPRESENTATIVE

Perm./O.C. 1721

\$36,400 to \$54,132 (Starting Annual Salary)

Vacation, Holidays, Medical Leave, Social Security, and Employee Retirement System Benefits privileges are provided in addition to salary.

Application forms and further information concerning duties of positions, desirable and necessary qualifications, relative weights of examination components, and duration of eligible lists may be secured at the office of the Department of Personnel, 1114 Market Street, Room 700, St. Louis MO

**Business District**

**APPEAL #9814** – Appeal filed by Allman Builders LLC, from the determination of the Building Commissioner in the denial of a building permit authorizing the Appellant to complete interior and exterior alterations, per plans, for a six family dwelling at 2609 Rauschenbach. **WARD 5 #AB491108-11 ZONE: "A" – Single Family Dwelling District**

In accordance with the provisions of Ordinance 59981, effective July 31, 1986.

By authority of the Board of Adjustment.

S. Cunningham, Chairman

**PUBLIC NOTICE**

A Conditional Use Hearing will be held in Room 208 City Hall at 8:30 a.m. on **Thursday, July 28, 2011** on the following conditional uses:

**3130 Gravois - #AO-490571-11** - COTB, LLC (Educ. Safety Seminars/Inside Storage of Main. Supplies/2 Trailers) "F" Neighborhood Commercial District. Te Ward 20

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**4981 Fairview - Home Occupancy Waiver** - Detail Cleaning (Cleaning Co./Res. & Comm./Office Use Only) "A" Single Family Dwelling District. Lf Ward 10

**1013 McCausland - #AO-490472-11** - Pairing Catering (Catering Company/Cooking Onsite) "G" Local Commercial and Office District. Te Ward 24

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**6520 Chippewa - #AO-490553-11** - Sonney Snow Cones (Snow Cone Trailer) "F" Neighborhood Commercial District. Te Ward

## 16

**4633 Gravois - #AO-490640-11** - Valentina Ferizi Vegetable Stand (Open Air Produce Stand/June 2011-Oct.-30-2011) "F" Neighborhood Commercial District. Te Ward 14

**2639 Miami - #AO-490683-11** - Young in Spirit Day Care (Adult Day Care/59 Adults/7am to 6pm/M-F/rms 200-08/216-19 Expand) "G" Local Commercial and Office District. Te Ward 20

**2900 Prairie - #AO-489767-11** - K-Life Ministry Center (Community Center/Teaching Wing Northeast Hallway) "F" Neighborhood Commercial District. Te Ward 3

**PUBLIC NOTICE**

A Conditional Use Hearing will be held in Room 208 City Hall at 8:30 a.m. on **Thursday, August 4, 2011** on the following conditional uses:

**4818 Maffitt - Home Occupancy Waiver** - Unity Construction (Contractor/Office Use Only) "B"-Two Family Dwelling District. Te Ward 4

**2900 Prairie - #AO-490676-11** - Jamaa Learning Center (School/KG-3<sup>rd</sup> & 6<sup>th</sup> grades/Parenting Classes/North Wing) "F" Neighborhood Commercial District. Te Ward 3

**2802 N. Grand - #AO-490875-11** - Tattoo Store (Tattoo Parlor) "H" Area Commercial District. Te Ward 3

**3265 S. Jefferson - #AB-490613-11** - Something Special By Lillian (Construct Rear Deck per plans for commercial & residential) "F" Neighborhood Commercial District. Bl Ward 9

**5249-55 Delmar - #AO-490880-11** - Legacy Books & Café (Bookstore/Café w/ Cooking/Liquor/Summer garden/Expanding 5255) "H" Area Commercial District. Te Ward 18

**4044 N. Grand - #AO-490948-11** - The Love Joy & Success Learning Center, LLC (Daycare/24 Children/4Infants/20 2 1/2 to 13 yrs./M-F/6am to 6pm/northside Bldg) "G" Local Commercial and Office District. Te Ward 3

**5935 Horton Pl. - #AO-490951-11** - West End Mt. Carmel Community Outreach (AfterSchool/45 Children/6-18 yrs./M-F/6am to 6pm/Basement/2 class rooms/Gym) "F" Neighborhood Commercial District. Te "B" Two Family Dwelling District Ward 26

**620 N. Grand - #AO-490870-11** - Preclarus Mastery Academy (School/Floors-Ground, 2, 3, 4, & Gym) "H"- Area Commercial District. Te Ward 19

**2029-31 E. Grand - #AB-491035-11** - Obama Meat Market & Restaurant (Inter Alterations as per plans for Grocery Store & Restaurant) "F" Neighborhood Commercial District. Bl Ward 3

**5400 Nottingham - #AO-491067-11** - Emerging Wisdom, LLC (Educ./Motivation/Fitness Classes/Rental Hall/No Cooking/No Liquor/Expanding Business) "F" Neighborhood Commercial District. Bl Ward 16

**4341 Manchester - #AO-490723-11** - Sameem Afghan Restaurant (Sit Down Restaurant 1<sup>st</sup> fl/Banquet Rm 2<sup>nd</sup> fl/Mobile Concsn & BBQ Rear) "G"-Local Commercial & Office District. Te Ward 17

**3900 Lexington - #AO-490797-11** - Tim's Mini Market (Convenience Store/Cooking/No Liquor/Change of Ownership) "F" Neighborhood Commercial District. Te Ward 21

**REQUEST FOR PROPOSALS**

**ST. LOUIS DRUG COURTS**  
**22<sup>nd</sup> JUDICIAL CIRCUIT**  
**CITY OF ST. LOUIS, MISSOURI**

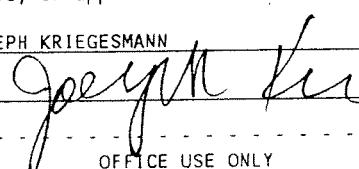
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**CITY OF ST. LOUIS**  
**LAMBERT-ST. LOUIS**  
**INTERNATIONAL AIRPORT®**  
**Solicitation For Bids (SFB) for**  
**ELECTRICAL SYSTEMS SERVICES**

**BIDS WANTED**

Bid documents may be obtained at



1	20 8 7 45 1478.06 Ward Prc Dist SDist City Blk No Application # AO490571-11 Date 05/27/11	APPLICATION FOR PERMIT DIVISION OF BUILDING AND INSPECTION DEPARTMENT OF PUBLIC SAFETY CITY OF ST LOUIS	12 ROUTING Y Bldg. _____ Y Elec. _____ Y Mech. _____ Y Plumb. _____ Y Air Pol. _____ Y Fire Mar. _____ - Street _____ - Fire Safe _____ - Plan Exam _____ - C.R.O. _____ Y H Zoning 6/1/11 ICE - A.D.A. _____ - 353 _____ - 99/100 _____	DATE INIT
2	Project Address: 3130 GRAVOIS OCCUPANT Name: COTB LLC Address: 3130 GRAVOIS SUITE 100C		Unit No.: Phone: 216-0114 C/O : JOSEPH KRIEGESMANN City : ST. LOUIS ST: MO ZIP: 63118	
3	SEND ALL CORRESPONDENCE TO: Name: COTB LLC Address: 3130 GRAVOIS SUITE 100C		Phone: 216-0114 C/O : JOSEPH KRIEGESMANN City : ST. LOUIS ST: MO ZIP: 63118	
4	OWNER Name: JANMANN INVESTMENTS LLC Address: P O BOX 179		Phone: 636-329-8261 C/O : JAMES JANVRIN City : DENVER ST: IA ZIP: 50622	
5	APPLICATION FOR: EDUC SAFTY SEMINRS/INS STRAGE OF MAINT SUPPLIES&TWO TRAILERS			
6	TYPE OF PROJECT: Occupancy	9 TYPE OF STRUCTURE: Commercial Class: 0 Units: 1	13 BUILDING INFORMATION New Use: EDUC/STORAGE Group: E,S2 Old Use: OFFICE Group: B Fire Cons Type: Floor Location: 0 Room/Apt #: # of Plans : Specifications: Length : ft Width : ft Area : sqft Height : ft Volume : cuft Stories: Live Load: Occ Load: Fire Grade: 0 Constr Type: Basement: 3500+ sqft:Y Permit Fee = \$ 0.00	
7	SPECIAL REQUIREMENTS: CONDITIONAL USE HOUSING CONS. CFO SPECIAL NOTIFICATION: PG 23	10 CURRENT ZONING: F/ Non-Conforming:		
8	APPOINTMENT Date: 06/03/2011	11 PERMIT INFO Date Issued: Permit No. : - Expiration : 0	14 PROJECT COST: \$0.00	
15-18	REQUIRED INSPECTIONS			
	Code Qty Description 100 1 Gen Build Insp 140 1 Fire Marshal	Code Qty Description 300 1 Gen Elec Insp 400 1 Gen Plumb Insp	Code Qty Description 700 1 Gen Mech Insp	
19	PERMIT DATA Processed by: KIMBERLY MALONEY Approved by: Issued by:	21 ARCHITECT OR ENGINEER License #: 0 Phone: Name :	22 FEES Building \$ 0.00 Blasting \$ 0.00 Demolition \$ 0.00 Electrical \$ 0.00 Mechanical \$ 0.00 Plumbing \$ 0.00 Occupancy \$ 160.00 LRF \$ 0.00 Signs \$ 0.00 Appl. Fee \$ 0.00 SDF \$ 0.00 Surcharge \$ 0.00 TOTAL \$ 160.00 PAID \$ 0.00	
20	REMARKS: APPROVED STAFFED AND RECOMMENDED FOR APPROVAL BY THE REVIEWER AND APPROVED BY THE RECOVERY SUPPORT TEAM ON 05-27-2011 AND CANICAL (AL-2011-05-27-04).	23 CONTRACTOR License #: 0 Phone: Name : Address : City : ST. LOUIS ST: MO ZIP: 63118		
24	I the undersigned do hereby affirm: the above statements are true and correct and also agree to comply with the provision of the ordinances of the City of St. Louis. The proposed work is authorized by the owner in fee and I have obtained the authorization to make this application. Upon notification of approval permit fee must be paid and permit obtained within thirty (30) days, or application will be cancelled.			
	[ ] Owner [X] Owner Rep. [ ] Contractor	PRINT NAME: JOSEPH KRIEGESMANN SIGNATURE: 	OFFICE USE ONLY	
INSPECTION REPORT	[ ] O.K., No Violations	[ ] Issue w/ minor violations	[ ] Hold, Major Violations	[ ] No Entry
INSPECTOR NAME	ID #	DATE OF INSPECTION	Annual Inspection [ ] Accessibilty Not Required [ ]	



## BOARD OF ALDERMEN CITY OF SAINT LOUIS MISSOURI

**CRAIG SCHMID**  
Alderman  
20th Ward

July 27, 2011

Ms. Mary Hart Burton  
Zoning Administrator  
City Hall, Room 400  
1200 Market St.  
St. Louis, MO 63103

**RE: AO-490571-11; COTB, LLC; 3130 Gravois; Educational Safety Seminars/Inside Storage of Maintenance Supplies/2 Trailers.**

Dear Ms. Mary Hart-Burton:

I am opposed to the application by the Clan of the Barbarians (COTB, LLC) c/o Joseph Kriegesmann, 3130 Gravois to use 3130 Gravois. Ostensibly the purported usage is for educational safety seminars/inside storage of maintenance supplies and 2 trailers. However, I cannot reasonably ignore what publicly has been presented as the actual use of these facilities and help to fulfill our obligation to address the following conditional use standards:

1. Whether the use will be detrimental to the public health, safety, morals, or general welfare.
2. Whether the use will cause serious injury to the neighboring property by hindering use or reducing or impairing property values.
3. Whether the use will contribute to, enhance, and promote the general welfare and convenience of the specific location.\
4. Whether the use will complement or be compatible with surrounding uses and will not have a negative impact on the adjacent uses or community facilities.
5. Whether the use shall, in all other respects, conform to the applicable zoning regulations and standards, including without limitation the particular regulations and standards stated for particular conditional uses in the various zoning districts.

There have been media accounts that this has been being operated as bondage, discipline, sadomasochism club that has opened the "Facility" at 3130 Gravois. Based



upon what I hear and see, one might ask why we're even having this hearing, because Mr. Kriegesmann (a/k/a "Satan's Master") already considers it to be a legitimate venue and has been having events and public assemblies with nothing other than an office occupancy.

As background, I received a letter, dated March 8, 2011, from Zoning scheduling a conditional use hearing on March 31, 2011, for COTB, LLC, c/o Joseph Kriegesmann (AO-488494-11) to operate an Office/Banquet Hall/Inside Storage of Furniture/Office Equipment in an F Neighborhood Commercial District. That hearing never happened.

In my discussion with Mr. Kriegesmann by phone on March 17, 2011, he admitted he didn't plan to operate a banquet hall here, but that his wife put that on the application. He said he would have a construction company here known at General Construction Concepts out of Dittmer, Missouri with 37 employees and up to 60 people in the building. But, as we talked he admitted that there would be a BDSM educational group (he didn't elaborate on what that meant). He said they would have no food or drink, but would have 2 nurses and 3 paramedics, so they could play safely. He said they planned to create a striped parking lot in the rear for 57 cars and that the building was already sprinkled. He claimed he had permission from Diane Hurwitz to park in the former Midas Muffler location across the street at 3136-38 Gravois.

I asked him at least three different ways at three different times in the conversation whether he had owned or rented any other property in the City of St. Louis in the last 5 years. He said the only place he had rented was 108 Cerre. It is my understanding that he was located in the Lemp Brewery Complex. I have a note to that effect as well.

The latest hearing for 3130 Gravois was on May 19, 2011, for inside storage of stone/marble/granite and an office use, which I supported with conditions.

Certainly we do not want to endanger people's lives by having a place of assembly or living spaces at all hours of the day and night in a building inspected for an office or storage location. Nor do we want to mislead people in the neighborhood about the nature and intensity of use. The purpose of a conditional use hearing is to determine whether a particular use, which is not a use allowable by right in a particular zoning category, may yet be compatible or appropriate with conditions, could be compatible or appropriate without conditions, or would be inappropriate or incompatible regardless of what conditions might be applied. The determination is based on the standards I set forth earlier -- not anyone's preferences.

This determination relies heavily on the accuracy of what use the applicant lists. Initially the applicant applied for an office use, indoor storage, and a banquet hall. After it was determined that a banquet hall would require a conditional use hearing, the applicant sought only the office use and indoor storage. Nevertheless, events, outdoor storage of trailers and public assemblies allegedly occurred at 3130 Gravois. The applicant has also at various times made reference to his construction business possibly being located at 3130 Gravois. Again, the latest hearing was for inside storage of stone/marble/granite.

Without an accurate description of what the use will be and what combination of uses might be implemented, it is difficult to fairly determine what conditions may be

appropriate for the use at that location. Furthermore, conditions are only effective when there is compliance with them by the applicant. Considering the apparent veracity gap and lack of accurate and consistent descriptions of the actual use, I find it difficult to find any reason to support this conditional use.

Ten years ago there was a car wash operation nearby at 3210 S. Compton, less than one block south of 3130 Gravois. In fact, it was a pool hall, bar, barbecue stand, and general place for loitering and nuisance behavior. Over time with the assistance of the neighborhood and police we were able to shut down that operation. We discovered a gun in the ceiling, piles of dog manure, the pool tables and illicit bar.

I have supported the nearby efforts of Clowder House (home for cats), Advanced Environmental Services rehab, and public gardens surrounding 3130 Gravois and forming a presentable entrance from Gravois to Benton Park West Neighborhood. This location at 3130 Gravois is also right across Gravois from Roosevelt High School. So, given its location, it is critical that uses have conditions that will help to assure that they are not detrimental to the public health, safety and welfare; won't cause serious injury to neighboring property by hindering use or reducing or impairing property value; will contribute to, enhance and promote the general welfare and convenience of the location; and will complement or be compatible with surrounding uses.

Educational Safety Seminars may suggest one level of scrutiny and conditions, because it sounds like there might be a limited number of people coming together to learn during reasonable hours. A club with events, catering to numerous attendees and operating at all hours of the day and night deserves another level of scrutiny and conditions.

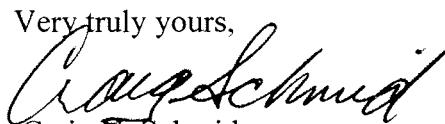
I do not support the applicant's request for conditional use occupancy. But, if you are inclined to grant the occupancy, limited to educational services, I would urge the following conditions:

1. Office, educational seminars, and inside storage of noncombustible materials only to the extent that a structural engineer certifies that materials and number of people can be reasonably supported by the building, and confirmed by inspection of the Building Division as necessary. No other uses permitted.
2. Hours of operation limited to 7 a.m. to 10 p.m. daily, no living quarters and no persons on site between 10 p.m. to 7 a.m.
3. Parking area on premises must be paved; striped; fenced with a sturdy, good quality, 6 foot high black ornamental fence; and meet all parking lot requirements of the City of St. Louis. No parking on any other property without written permission from the owner of the property.
4. Only signage with proper City permits limited to the educational, office and material storage purposes of the building.
5. No noise audible beyond the inside premises of 3130 Gravois.
6. Premises at 3130 Gravois shall not become designated a nuisance property pursuant to ordinance 68535 or its successors.
7. Support letter from Benton Park West Neighborhood Association.
8. Occupancy limited to 100 people.

Page 3  
3130 Gravois

9. No outside storage of any kind.

If these are truly educational seminars only with these conditions, I believe that such a conditional use would not be detrimental to the public health, safety, or general welfare. And, it would seem that as conditioned the use would not cause serious injury to neighboring property by hindering use or reducing or impairing property values.

Very truly yours,  
  
Craig N. Schmid  
Alderman, 20<sup>th</sup> Ward

Cc: Terrell Eiland



ELLIOTT  
ERWITT  
(PERSONAL BEST)

May 20 - August 28

International Center of Photography

1103 Avenue of the Americas at 43rd Street  
212.857.0000 [www.icp.org](http://www.icp.org)

## BDSM Club "The Facility" Now Open in South City

By Melissa Meinzer

published: Tue., May 17 2011 @ 11:26AM



photo by Melissa Meinzer

### Cages at The Facility

If you were to visit one of the newest businesses licensed to operate in St. Louis, you wouldn't see people having sex. Not that.

But you might see a person getting florentined: They'd be cuffed standing, facing a wall, with a person behind them wielding a pair of multi-stranded leather implements called floggers hitting them -- hard, yes -- in a pattern of interlocking ellipses. It's possible you'd see a woman bound to a pillar in the middle of the room with Saran wrap, her every curve hugged close by the cling. You might see people taking turns shocking each other with an ultraviolet wand. And you might leave with bruises on your ass that take weeks to heal -- but not if you don't ask for them.

BDSM -- which stands for bondage, discipline, submission and dominance, also known as sadomasochism -- is nothing new to St. Louis. The city has a sizable population of BDSM enthusiasts: folks who practice consensual exchanges of power or pain, or other forms of extreme physical sensation.

The news here is that these kinksters are coming out of the shadows and into your neighborhood. And that's a good thing, proponents say -- for the community, for the economy and for society at large. After all, they're already *in* your neighborhood. They just want to be aboveboard about it.

There are at least four groups around the city, if not more, who routinely host play parties. The parties follow strict codes of behavior: There is no sex and no nudity. Party guests compare notes on bondage techniques, pleasure and pain, and they demonstrate what they've figured out. Participants show identification at the door, and parties require guests to be of-age -- 18 years old at some parties, 21 at others.



But despite the strict rules, such gatherings have long operated in a legal gray area. One group had operated in a residential home out near the airport, drawing participants via word-of-mouth and FetLife.com, a kink-oriented social networking site. Other groups rent out halls for their parties. Some parties are hosted in back rooms of established venues like bars. All of them operate at the risk of running afoul of city codes, in terms of safety and occupancy permits.



photo by Melissa Meinzer

#### Joe Kriegesmann: "Satan's Master"

Joe Kriegesmann, also known as "Satan's Master," is tired of being in the shadows. After considerable work, he's opened The Facility, a legal, fully legitimate venue dedicated to BDSM educational workshops and gatherings off Gravois Avenue in St. Louis City. The unassuming and unheralded space is surrounded by empty buildings and lots, along with a few businesses, most of whom support his endeavors.

His business is operating as COTB LLC, which stands for Clan of The Barbarian, a decades-old national BDSM group dedicated to safety and standards in play. He's reviving the group after it had gone underground, and its new home is actually its second location in St. Louis.

Kriegesmann's previous landlord wasn't on board with the club seeking out proper inspections and permits, which led to a parting of ways this winter, he says. (The other landlord also never got around to turning the heat up very high, which put quite a damper on the corsets, miniskirts and shirtless leather vests favored by many guests.)

Kriegesmann is tired of the secrecy and misinformation surrounding the BDSM lifestyle, and has taken months untangling the decidedly unsexy red tape around getting a BDSM club to operate wholly within city codes. He estimates that in setting up the south-city location for fully legal educational workshops, he's been to city hall more than 30 times.

"We're not a sex club," Kriegesmann says. "We're a private educational business. We're trying to educate the community."

In order to open the space officially, he appears to have ferreted out all the legal loopholes and has closed them. He's got an up-to-date occupancy permit with a building inspection and a business license -- they're framed and hang proudly in his office.

Kara Bowlin, a spokeswoman for Mayor Francis Slay, says that to the best of her knowledge, Kriegesmann is now operating within the letter of the law. "As far as I know we haven't gotten any resident complaints about it," she says. (And, in fact, several neighboring businesses have given Kriegesmann "to whom it may concern" letters saying they're in support.)

The building is in the city's 20th ward, which is represented by Alderman Craig Schmid. Kriegesmann says that Schmid has been less than helpful in the process -- which he suspects is related to fear and mistrust toward the BDSM community.

But Schmid says kink has nothing to do with it: "I don't deal in speculation. The issue we always have to deal with is health, safety and welfare, how people are going to get in and out."

With the permits Kriegesmann has for the space, that shouldn't be a concern. The public areas are all on the first floor, which circumvents the need for elevators. The sprinkler systems are in good working order, and exits are clearly marked.



photo by Melissa Meinzer

#### One of the Facility's racks

The building has themed rooms for different sorts of role-playing and kink: There are human-sized birdcages, racks for lashing wrists and ankles apart, and a "littles" room full of toys for folks who enjoy role-playing as children. There's also space for socialization and business, decorated with tasteful photography of pinup-styled women -- complete with bright-red ball-gags in their mouths.

But Kriegesmann wants it to make it clear that this isn't a sex club. There is no nudity, and no penetration of any sort. Sexy? Sure. But not sex.

That said, it's not a typical classroom. During workshops and social events, groups might bring in a DJ to spin some tunes. Social areas are comfortable and welcoming, and the lights might be just a little lower near, for instance, the rack.

Certainly participants aren't dressed for church. You might see a man in a dog collar with custom-made vinyl ears, or women with electrical tape covering their nipples. Surely you'll see a lot of leather and vertiginous stiletto heels. Most folks are fully dressed most of the time, though.

"It's not what you see in pornography," Kriegesmann says.

Or, for that matter, in a bar. Alcohol is not for sale, and visitors aren't welcome to bring it along to the Facility, despite its presence in other BDSM play venues around town. Not only does booze complicate the heck out of permitting, but, says Kriegesmann, it runs counter to long-accepted tenets of power and pain exchange: These acts might hurt like hell, but everyone is on the same page, and their consent is of the utmost importance. Alcohol clouds this.

"What we'd really like to do is start pushing our educational workshops so we can educate not just people in the lifestyle, but vanilla people as well," he says.

Just last weekend, for instance, The Facility hosted a workshop for Generation Kink. Scheduled for the evening were a BDSM Social Etiquette Class, an Intro to Dungeon Equipment demonstration and a Scene Negotiation discussion. One of the post-events comments on FetLife said "Thanks to everyone for making my guests (first timers to the scene entirely) feel welcome and at home."

And if that's not enough to make the Facility a good citizen, consider the private guard they hire to patrol the grounds at night, and the drug dealers and prostitutes Kriegesmann says he's scared off.

"This area is bad...maybe blighted," says Kriegesmann. "We've cleaned up a whole city block. What we're doing here is good for the neighborhood."

You are using an older browser. In order to comment, please upgrade to either Flash 10 or Internet Explorer 8.

**Benton Park West Neighborhood Association**  
P.O. Box 18671  
St. Louis, MO 63118  
Phone: (314) 771-0803  
E-mail: bpwna@yahoo.com

June 28, 2011

Ms. Mary Hart Burton, Zoning Administrator  
City Hall, Room 400  
1200 Market Street  
St. Louis, MO 63103  
Re: AO-490571-11-COTB, LLC at 3130 Gravois

Dear Ms. Burton:

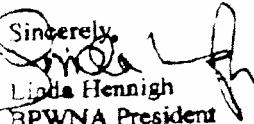
The Benton Park West Neighborhood Association (BPWNA) board was notified by Alderman Craig Schmid of a Conditional Use Hearing to be held on Thursday, June 30, 2011, at 8:30 am, in Room 208 City Hall for COTB, LLC, 3130 Gravois for Education Safety Seminars/Inside Storage of Maintenance Supplies/2 trailers.

While the BPWNA board always encourages and is happy to see new businesses wishing to be part of our neighborhood, we do however take great care to monitor all businesses to ensure that they are productive and beneficial to the residents and consistent with our mission which challenges us to "advocate for recognition, renewal, and sustainability of Benton Park West's unique human and physical resources, to serve as a voice for the neighborhood, and to help ensure quality living."

New businesses are always encouraged to attend a board meeting to present a business plan and answer any questions we might have as to general use, compatibility and impact on surrounding properties. I also invited Mr. Kriegemann personally to attend a meeting in May of this year when he informed me that he had purchased the building for his construction business. We understood that the original intent for this property was office space and storage and therefore there was no conditional use hearing at that time. However, we have observed on several occasions cars parked in the back lot and on adjacent property all night which is not consistent with the normal activities of a construction company and infers that it is possibly being used as a place of assembly. Certain type of assembly would possibly be detrimental to the health, safety, morals and general welfare of the neighborhood...

Our concern is to ensure the best combination of space and use of the property. We have received no request from either the proprietor or the owner of the building to present a business plan to our board. We have been in close contact with our alderman and fully support his concerns. Due to the lack of cooperation and information from this business, we would like to express our opposition to COTB, LLC remaining in our neighborhood.

Thanks you for your consideration. Please feel free to contact me with any questions regarding this matter.

Sincerely,  
  
Linda Hennigh  
BPWNA President

cc: Alderman Schmid, 20<sup>th</sup> Ward  
Neighborhood Stabilization Officer, 20<sup>th</sup> Ward



#### Board Officers

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Carrie Sleep  
(314) 803-0152  
cesleep@yahoo.com

#### Collaborating Partners



# Historic Lemp Brewery, LLC

3500 Lemp Avenue • St. Louis, Missouri 63118  
Tel: 314-577-0405 • Fax: 314-577-0402

May 18, 2011

## TO WHOM IT MAY CONCERN

Joe Kriegesmann, dba General Construction Concepts LLC, was a tenant at the Lemp Brewery Complex between September 2010 and December 2010.

On January 4, 2011 Mr. Kriegesmann came to our office and stated that he would be moving out of his premises by February 1, 2011 as he had found another place for his business. We accepted his decision to end his occupancy of our space and agreed to allow him the rest of the month of January 2011 to move out.

It did take more than a month for Mr. Kriegesmann to move out of the space, but he has now completely moved out of the Lemp Brewery. He is no longer a tenant here and we consider the lease between Mr. Kriegesmann dba General Construction Concepts LLC and Historic Lemp Brewery LLC to be terminated.

As for heat, we did not represent to Mr. Kriegesmann that we would be providing heat to any particular level other than that needed to prevent our sprinkler lines from freezing. Any supplemental heat he may have needed was to be provided at his cost.

Sincerely,



Rao Palamand



## BOARD OF ALDERMEN CITY OF SAINT LOUIS MISSOURI

**KEN ORTMANN**  
ALDERMAN - 9TH WARD

776-0161 (home)  
773-7090 (ward)  
622-4273 (FAX)

August 8, 2011

Mary Hart-Burton, Zoning Commissioner  
Building Division  
City Hall-Room 400  
1200 Market Street  
St. Louis, Missouri 63103

**Re: 3130 Gravois**

Dear Commissioner Burton:

Please be advised that I am writing this letter in opposition for a Conditional Use Permit to be issued to the above referenced address. I agree with the Neighborhood Association and the community that this type of business could possibly be detrimental to the health, safety, morals and general welfare of the neighborhood.

The business owner has not presented a business plan and threatened one of the neighborhood leaders at a neighborhood meeting. Please respect the wishes of the neighborhood, Alderman Craig Schmid and myself.

Should you have any questions or need additional information, please feel free to contact me at (314) 776-0161. Thank you for your assistance in this matter.

Sincerely,

*Kenneth Ortmann*  
Kenneth Ortmann  
9<sup>th</sup> Ward Alderman

KO/tb

Cc: Frank Oswald, Building Division  
Mary Ellen Ponder, Mayor's Office  
Jeff Rainford, Mayor's Office  
Craig Schmid, 20<sup>th</sup> Ward Alderman  
Charles Bryson, Public Safety

## Benton Park West Neighborhood Association

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June 28, 2011



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City Hall, Room 400  
1200 Market Street  
St. Louis, MO 63103  
Re: AO-490571-11-COTB, LLC at 3130 Gravois

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Thanks you for your consideration. Please feel free to contact me with any questions regarding this matter.

Sincerely,  
  
Linda Hennigh  
BPWNA President

cc: Alderman Schmid, 20<sup>th</sup> Ward  
Neighborhood Stabilization Officer, 20<sup>th</sup> Ward

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### Collaborating Partners

