



April 24, 2020

[Redacted]

Subject Property: 8131 Page Avenue, Vinita Park MO 63114
Zoning Code Section: 405-070 - "B" Commercial District

Mr. [Redacted],

In response to your request for information regarding the above-referenced property, we have researched our files and present the following:

The current zoning classification for the subject property is commercial; and the parcel is used as a commercial office building with parking. The parcel conforms to the City's current zoning ordinances and regulations applicable to the subject property; and, the current structure(s) legally complies, with applicable zoning regulations, including parking lot. The City approved by Special Use Permit the erection of a cell tower on March 19, 2018 by Ordinance 1344, as attached.

In the event of casualty, in whole or in part, the structure located on the subject property may be rebuilt in its current form (i.e. no loss of square footage, same footprint, if applicable).

There are no outstanding/open zoning or building code violations that apply to the subject property. However, when there is a change of ownership/occupancy, a new inspection and occupancy permit is required.

The city's zoning information can be found at:
<https://ecode360.com/29129863?highlight=zoning%20map,zoned,map#29129862>

This information was researched on April 24, 2020, by the undersigned, per request and as a public service. The undersigned certifies that the above information contained herein is believed to be accurate and is based upon or relates to the information supplied by the requestor. The Authority assumes no liability for errors and omissions. All information was obtained from public records, which may be inspected during regular business hours.

ZONING AUTHORITY:

By: Debra M. Irvin

Municipality: Vinita Park

Title: Building Commissioner

Department: Public Works

Printed Name: Debra M. Irvin

Phone: 314-428-7373