10.05.2026: SaZon – Draft Response to City / Patio Diagram

From: M Bret Blackford (bret_blackford@yahoo.com)
To: criscoe@rosemann.com; bret_blackford@yahoo.com
Date: Monday, October 5, 2026 at 09:25 PM CDT

Thanks Cora.
Well, it is with Christian now.
--- dad

----- Forwarded Message -----
From: M Bret Blackford <bret_blackford@yahoo.com>
To: Sazon St Charles <sazonstl@hotmail.com>
Sent: Monday, October 5, 2026 at 09:15:48 PM CDT
Subject: SaZon – Draft Response to City / Patio Diagram

Christian,

I think we now have what you need to respond to the City.

Attached is the patio diagram showing the patio dimensions, four tables, seating layout, railing, and the 36-inch clear accessible path to the main entrance. The City specifically asked for the number of tables and chairs, a table/chair layout, and confirmation of accessible access.

I would suggest replying directly to Madelyn Brown's email (**madelynp.brown@stcharlescitymo.gov**) and attaching the patio diagram. Below is a draft you can use.

Also, since you mentioned that Dan may already have submitted information to the Landmarks Board, I would continue coordinating that portion with Dan. The City's letter says the patio expansion is still subject to Landmarks Board site-plan review, and Engineering may send additional comments separately.

Draft email to the City:

Subject: RE: CU-2026-32 – 416 S. 5th Street Comment Letter

Madelyn,

Thank you for the October 2 comment letter regarding CU-2026-32 for 416 S. 5th Street.

In response to the comments:

1. **Patio seating:** The patio will contain four tables with four chairs at each table, for a total of **4 tables and 16 chairs**.

2. **Table and chair layout:** Attached is a patio diagram showing the proposed table and chair arrangement. The tables are approximately 36" × 36", and the patio is approximately 16' × 20'.

3. **Accessible access:** The attached diagram also shows a **36-inch clear accessible path** to the main entrance. This path will be maintained clear of tables, chairs, and other obstructions.

4. **Landmarks Board/site plan review:** We understand that the patio expansion remains subject to Landmarks Board site-plan review. Our property representative, Dan Flaiz, is coordinating the applicable site-plan/Landmarks matters.

We understand that additional Engineering Department comments may be forthcoming and will respond to those when received.

We also understand that a representative of the project will need to attend the October 19 Planning and Zoning Commission meeting and the November 3 City Council meeting.

Please let me know if the attached diagram and information adequately address the current comments or if anything additional is needed before the October 9 response deadline.

Thank you,

Christian Sanchez Gavier
SaZon
416 S. 5th Street
St. Charles, MO 63301

On Sunday, October 4, 2026 at 12:39:24 PM CDT, Sazon St Charles <sazonstl@hotmail.com> wrote:

Bret
I'm sure that Dan already presents some type of drawing to the landmarks board but I don't have access to that.(I can ask for it).Regarding to the tables all rectangular 3ft by 3ft.The dimensions of the patio are 16 ft (wide) by 20 ft (long).

Thanks

From: M Bret Blackford <bret_blackford@yahoo.com>
Sent: Sunday, October 4, 2026 1:19 PM
To: Sazon St Charles <sazonstl@hotmail.com>
Cc: Bret Blackford <bret_blackford@yahoo.com>
Subject: Fw: 416 S 5th Street Comment Letter

Christian**,**
Sure, I can help you with this.
A couple of quick questions:

1. Did your landlord or Dan prepare a drawing/site plan of the patio showing its dimensions and its location in relation to the restaurant? If so, please send me a copy.
2. What type of tables do you plan to use — **round or rectangular**?
3. What are the **dimensions of each table**? If you don’t know the exact dimensions, a photo or approximate size would help.

No worries if there is not already a drawing. I can put something together showing the patio, four tables and 16 chairs, along with the required accessible path. Having the patio dimensions and table sizes will help me make the layout reasonably accurate.

---- Bret

----- Forwarded Message -----
From: Sazon St Charles <sazonstl@hotmail.com>
To: M Bret Blackford <bret_blackford@yahoo.com>
Sent: Saturday, October 3, 2026 at 05:01:44 PM CDT
Subject: Fw: 416 S 5th Street Comment Letter

Bret
I got this email from the City of Saint Charles and I was wondering if you can help me with the response. We will have four tables and 16 chairs for outside seating.

Thanks

From: Madelyn P. Brown <MadelynP.Brown@stcharlescitymo.gov>
Sent: Friday, October 2, 2026 8:54 PM
To: 'sazonstl@hotmail.com' <sazonstl@hotmail.com>
Subject: 416 S 5th Street Comment Letter

Good Afternoon,

The comment letter in association with your application is attached.

Please provide a response by the end of the day, Friday October 9th to be placed on the October 19th Planning and Zoning Commission agenda. Please note, you or a representative of the project will need to be present at the meeting to answer any questions the commission may have.

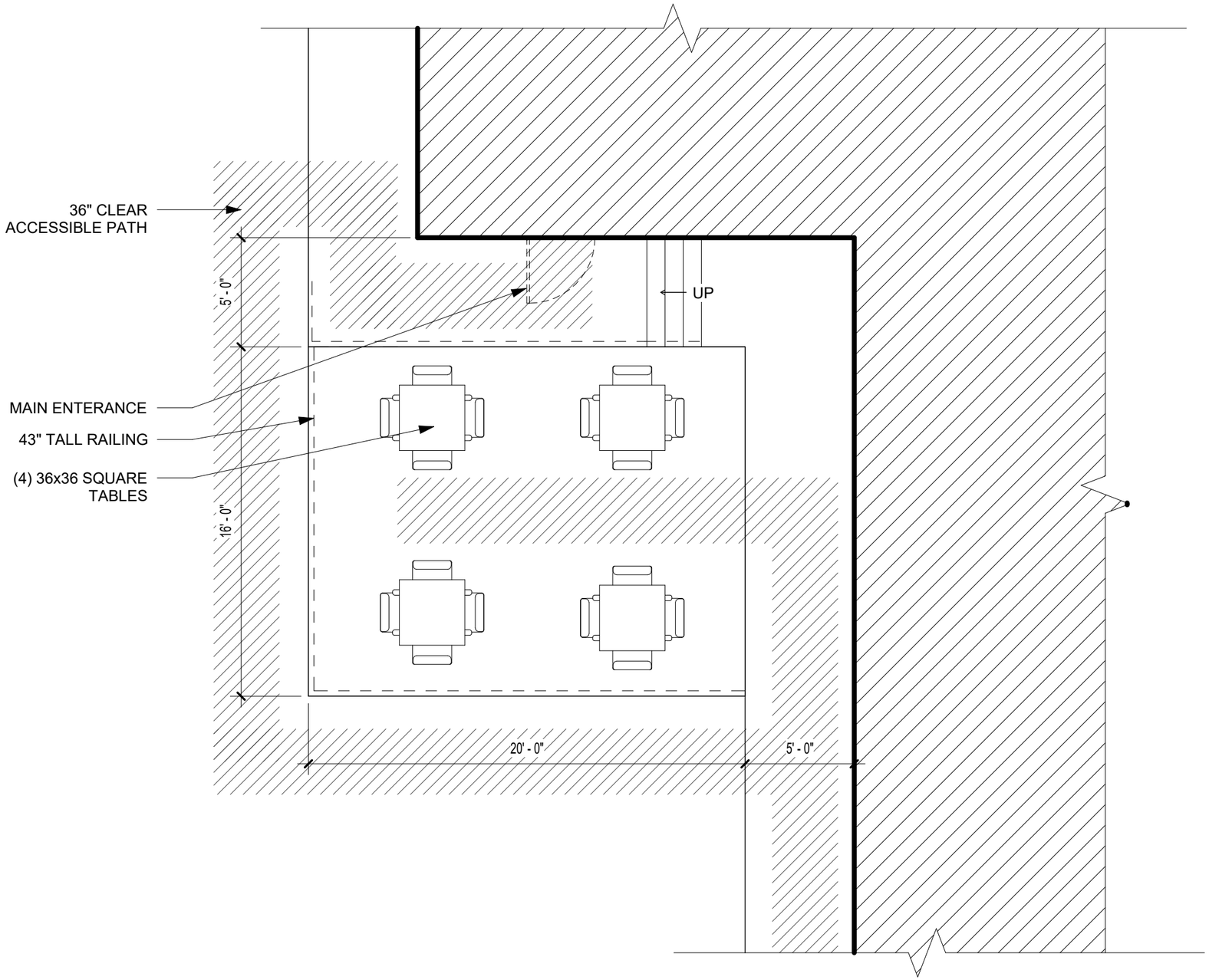
Additionally, please be aware of fraudulent payment requests. Any request for payment by wire transfer or ACH should be considered fraudulent and **should not be paid**. If you receive a suspicious payment request, please contact the Department of Community Development directly at 636.949.3200.

Please let me know if you have any questions.
Thank you,

Madelyn P. Brown
Planner
City of Saint Charles, Missouri
200 N. Second Street
St. Charles, MO 63301
PH: 636-949-3205

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416 S 5th Street Comment Letter.pdf
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SAZON TACOS AND MARG



October 2, 2026

Cristrian Sanchez Gavier
416 S 5th Street
Saint Charles, MO 63301

Sent via Electronic Mail Only to: sazonstl@hotmail.com

Re: CU-2026-32 416 S 5th Street

To Whom It May Concern,

The Department of Community Development is in receipt of the conditional use application associated with a liquor sales use and has the following comments:

1. How many additional tables and chairs are located on the patio?
2. Please note, the patio expansion is subject to site plan review through the Landmarks Board prior to final approval. Additional comments are forthcoming in association with the site plan review.
3. Please note, the applicant or a representative of the project will be required to attend the October 19th Planning and Zoning Commission meeting and the November 3rd City Council meeting to answer any questions the boards may have.
4. **PAYMENT FRAUD WARNING:** The City will only request payment by **check or credit card**. The City will **never request payment by wire transfer or ACH**. Any request for payment by wire transfer or ACH should be considered fraudulent and **should not be paid**. If you receive a suspicious payment request, please contact the Department of Community Development directly at 636.949.3200.

Upon review of the above referenced project, the Fire Department provides the following comments. Please direct any questions to James Hill at james.hill@stcharlescitymo.gov or 636- 949-3250.

1. Please provide a table and chair layout.

Upon review of the above referenced project, the Engineering Department provides the following comments. Please direct any questions to Jim Gillam at james.gillam@stcharlescitymo.gov or 636- 949-3243.

1. Additional comments may be forthcoming next week through a separate correspondence.

Upon review of the above referenced project, the Building Commissioner provides the following comments. Please direct any questions to Brad Kearns at bradley.kerans@stcharlescitymo.gov or 636- 949-3593.

1. Accessible access is required.

A response letter must be received by the Department of Community Development by 5:00pm on Friday, October 9, 2026 for the October 19, 2026 Planning and Zoning Commission. A representative should be available at the meeting, which will be held at City Hall, on the 4th floor in the Council Chambers. Please feel free to contact me at 636-949-3205 or via email at madelynp.brown@stcharlescitymo.gov if you have any questions.

Sincerely,

Madelyn P. Brown
Planner
Department of Community Development