



Kirtis Orendorff &lt;kirtis.orendorff@como.gov&gt;

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**Case # 188-2025**

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**Jessica Baker** <shakerj43@gmail.com>

Fri, May 2, 2025 at 5:40 PM

To: "kirtis.orendorff@como.gov" &lt;kirtis.orendorff@como.gov&gt;

May 2, 2025

Re: Case # 188-2025

Dear Mr. Orendorff and the Planning and Zoning Commission:

My name is Jessica Baker and I am a resident of 208 Alexander Ave. My home is directly across the street from 209 Alexander Ave. I am writing to you in regards to Jamie Kroll's request to use his property, 209 Alexander Ave, as a short term rental property. I am fully in support of Jamie's short term rental business at this property.

I have resided at 208 Alexander for over 19 years, well before the Kroll family purchased the 209 property. Because I have lived in my home for nearly 20 years, I'm well positioned to understand the impact that the Kroll's have had on our street. Since they purchased the property and moved their family into the home, this house has been in a continuous state of improvement. The house sitting on this lot today is vastly different from the original home. The grounds, particularly the backyard, have been greatly improved, too. The beautification, expansion, and modernization of the property has happened because of Jamie and Erica's tireless work. The Kroll's are very talented, skilled, and creative and they have developed this property with their own hands.

I was devastated to learn that the Krolls were moving from their home as they were such wonderful and generous neighbors. I was also apprehensive about 209 becoming a short term rental, as well. However, I have never experienced a single inconvenience because of this short term rental. I know that many people have a number of complaints about short term rentals, but we have never experienced those issues. No noise complaints, no concern about the individuals using the home, no concerns about running out of street parking, and no degradation to the property.

In fact, having a short term rental across the street has been very beneficial to my family. Jamie and Erica have opened their home to my family when my parents came to town to assist my sister after she had surgery; the home was available for my family to stay in while we needed to make final arrangements when my grandmother passed away; and we have had our family Christmas celebration in this home the last three years. And, as a true testament to their kindness and generosity, they offered their basement to my household when the F1 tornado passed over downtown Columbia in late April of 2025.

The success of the Krolls' short term rental business is directly related to the time and attention they devote to running the business. This short term rental is not owned by someone living elsewhere in the country who has no vested interest in our community. Jamie and/or Erica are at the 209 property nearly every day, tending to maintenance, cleaning, and the grounds. They are doing the work themselves, not hiring out the maintenance and cleaning to someone else. Their personal attention to this property differentiates it from other short term rental situations across the country. I have no concerns about short term tenants because Jamie and Erica have established time and again that they are attentive to their property and able to manage the property in a safe and responsible manner.

The Krolls are a benefit to our community and devote their time to supporting many people and activities in our community. They have been active volunteers with the True/False film festival, they have hosted local artists' displays in the 209 home, and they support other small businesses owners in our neighborhood. Jamie is a skilled builder and craftsman and has made improvements to other homes on our street, too! (It really was a loss when Jamie and Erica left our neighborhood but having them involved with the 209 short term rental is the next best thing to having them as actual neighbors!)

Thank you for your time and consideration on this matter. I truly hope the commission rules in favor of Jamie Kroll. The Krolls and their business ventures are an asset to our community. If you have any questions or need clarification, please do not hesitate to reach out.

Sincerely,  
Jessica Baker  
Middle and High School Media Specialist

Hallsville R-IV School District

TL;DR

- Jamie and Erica Kroll are fantastic humans.
- Their short term rental is well managed and maintained.
- Their short term rental has never been an inconvenience to my household, which is directly across the street.
- Please allow the Krolls to continue to operate their small business.