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**Fwd: Protest against ANY changes at property 504 Parkade Blvd(case #152-2021)**

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**missy Blocher** <mbspoyld@msn.com>  
To: "Brad.kelley@como.gov" <Brad.kelley@como.gov>

Thu, Jun 10, 2021 at 2:09 PM

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**From:** missy Blocher <mbspoyld@msn.com>  
**Sent:** Thursday, June 10, 2021, 2:14 AM  
**To:** Brad.kelley@como.hov  
**Subject:** Protest against ANY changes at property [504 Parkade Blvd\(case #152-2021\)](#)

Dear Mr. Kelley, This is a protest to ANY changes of Any kind to [504 Parkade Blvd\(case # 152-2021\)](#) There is already a garage that has been enclosed on that property that could be an Art Studio. The retaining wall is in rough shape holding her property off the road. The curve is already dangerous and having vehicles parked on either side make it almost impassable if you have a large vehicle. The driveway was the way it is now when they purchased the house. This neighborhood is single professionals, families with kids and retired couples. It is not a neighborhood for college students. The vacant lot that she owns with a neighbor I was told could not be built on years ago. Can you clarify that? I along with my other neighbors do not want Any changes to that property. This is Home owner at [415 Parkade Blvd Columbia,MO 65202](#) . Thank you for voicing our opinion. Charlotte Blocher and her daughter Melissa Blocher .(573)881-2129

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**Concerning Case #152-2021**

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andrea.weingartner@yahoo.com <andrea.weingartner@yahoo.com>  
To: "brad.kelley@como.gov" <brad.kelley@como.gov>

Thu, Aug 12, 2021 at 9:44 PM

Jeremy and Andrea Weingartner

503 Parkade Blvd.

Columbia, MO 65202

8/12/2021

701 E. Broadway

P.O. Box 6015

Columbia, MO 65205

Dear Mr. Kelley & the Planning and Zoning Commission,

We are writing to you regarding the application for 504 Parkade Blvd—Conditional Use Permit, Case # 152-2021. We own the property at [503 Parkade Blvd](#), which is across the street from the subject site, and we have major concerns regarding the proposed Accessory Dwelling Unit (ADU).

Our primary concern is that the property will be used to rent to multiple individuals. This year there have been several renters at the residence. If an ADU is constructed, it seems more likely that the property will be occupied by multiple renters, as the home and the ADU could both be used as separate rental units, rather than the residence be occupied by a single family.

Based on previous conversations with the owner last year, we believe that she does not intend to maintain this property as her primary residence. She is a graduate student at the University of Missouri and lives in Reno, Nevada with her husband, whom she told us cannot move to Columbia due to his job. Another concern for us is what will happen when she finishes her degree program and graduates. From what she has said, it is not a possibility that her husband will move here with

her, so it is reasonable to assume she will move back to Nevada, either renting out the property or selling it.

The approval of the ADU permit will only serve to change the nature of the property from a primary residence of the homeowner to a continuous rental property. Even if the current homeowner does not intend to rent the ADU and/or home, we are worried about the next homeowner's intentions when the property is sold. Once an ADU is approved and constructed on the property, any future owner of the property may have different intentions than the current owner and could rent both the home and ADU, thus establishing a cycle of continuous renters in this college town. Furthermore, we do not want the construction of an ADU at this property to serve as a precedent that would encourage the building of other similar units in the neighborhood which would facilitate a shift in residence from property owners to renters.

Our past experience with having multiple renters living across the streets serves as a cautionary tale of how multiple renters can be detrimental to our neighborhood. The previous owners of 504 Parkade rented the property from approximately 2009-2020. The multiple renters, usually 3-4 unrelated individuals at a time, created traffic obstructions by parking their cars in the street, made excessive noise, had domestic disputes, and occasionally littered the street with trash. Parkade Hills is a quiet family neighborhood where homeowners take pride in the safety, family-friendly environment, and aesthetic quality of our homes. It is our desire and that of our neighbors to maintain this quality.

We had asked to have a discussion with the property owner about her intentions, but she has been out of town since May and has not yet returned as of the writing of this letter. We do not know if she plans to keep renting the property or what will happen when she finishes school and leaves Columbia.

Therefore, we are opposed to the approval of the ADU permit for [504 Parkade Blvd](#). Our main concern is to maintain the integrity of the neighborhood. We hope the Planning and Zoning Commission will take our concerns into consideration as they review the permit.

Thank you for your time,

Jeremy and Andrea Weingartner

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## ADU at 504 Parkade Blvd

1 message

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**Hinkelman, Kirk L.** <[hinkelmank@umsystem.edu](mailto:hinkelmank@umsystem.edu)>  
To: Brad Kelley <[brad.kelley@como.gov](mailto:brad.kelley@como.gov)>

Fri, Aug 13, 2021 at 6:27 AM

Dear Brad Kelley & the Planning and Zoning Commission,

I am writing to you regarding the application for conditional use permit at [504 Parkade Blvd](#)—Case # 152-2021. I am a trustee for the property at 508 Parkade Blvd, which is directly next door to the property mentioned above. My family and I are highly opposed to the building of the Accessory Dwelling Unit (ADU).

Firstly, we have had no issues with the current owner she seems like a wonderful person and has been a quiet and courteous neighbor. My main concern is the future intention of the property's use. We have had problems in the past with renters using the house as a party pad—beer cans in our yard, trash in the back yard, very late night loud music, people shouting and shooting air guns in the backyard late at night, etc.

The current owner and her family are already into owning and flipping real estate. There are already people renting rooms while the owner is living there. She has listed 504 Parkade as an Air B&B in the past.

Another concern is that the current owner doesn't even currently live at 504 Parkade. To my knowledge, she has no family in the area—her spouse definitely doesn't live there—I've never even seen or met him, from what I understand he lives in Arizona. She has only been living at 504 Parkade when school is in session to finish her doctoral degree. She doesn't really live there and has been away, literally, all summer. This hearing was postponed because she has been out of town since May or early June.

Having an ADU on the property will simply allow the owner to rent more of the house while she finishes school. She will then either rent out the ADU too or sell the property and future owners will rent the space out as an apartment. I also have concerns that property is too small for the proposed unit.

In conclusion, I would like to say again that my family and I are opposed to building an ADU at [504 Parkade Blvd](#).

Sincerely,  
Kirk Hinkelman  
Laurie Mayuiers  
Lillian Hinkelman  
[508 Parkade Blvd](#)  
573-268-5065

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Dear Planning & Zoning Commission,

I am writing to voice my lack of support of the rezoning request at 504 Parkade Blvd #152-2021. I am a neighbor to that property for the past 20 years now. I have a financial and emotional investment of about 40 years total in this neighborhood as I have raised my children in this neighborhood and also grew up in this neighborhood just two blocks away. When I bought this home to raise my children here, it was a single family neighborhood and remains zoned for single family dwellings only. This makes it impossible for residents of our neighborhood to rent out their basements as "mother in law" apartments although there have been occasions this has taken place in which we then experience multiple cars parking on the streets and causing traffic problems at various junctures which then causes complaints to the Office of Neighborhood Services.

Most recently we have also had several of the homes on the street become vacant and which have caused significant problems for all the neighbors, the Columbia Police & Boone County Sheriff Departments and again the Office of Neighborhood Services. While these agencies are fabulous to work with, they are also very limited in how much they can solve through direct interventions with sometimes daily contacts. With the increased rental properties we get an increased traffic problem with people who are not financially invested in the long term care of our neighborhood and I personally have experienced many cars driving in front of my home at speeds of excess 40-50 mph without much recourse.

There are also several properties within a few blocks that a local owner has purchased and just leaves the properties vacant to basically rot, until again, we complain about the soffits falling off or grass not cut or various other problems which arise. Most recently I returned home on a Friday evening a few minutes after 5 to find a large tree top had fallen out of a rental property onto Parkade Blvd and after researching and trying to contact the out of town homeowner/company by phone to inform them of the issue, I had to quit after three disconnected numbers and then had to give up totally as it was a weekend and the city offices were all closed by then. Thankfully that Saturday morning the homeowner behind this particular rental property was able to get the large tree removed and cleared out of the roadway. As a homeowner of the past two decades on Parkade Blvd I have much equity and labor invested in my single family dwelling and hate to continue to watch the neighborhood and street continue to fall behind with lack of upkeep and direct oversight by out of town &/or out of state property owners.

It is my understanding that when Ms. Hatjakes and Mr. Bowman purchased their property they would have been informed that it was historically and remains now a single family neighborhood and if they were interested in investing in primarily investment rental property there are hundreds of investment rental properties in various other neighborhoods zoned as such and available in Columbia. This is why I am against the rezoning request for 504 Parkade Blvd at this time as it could affect the entire single family dwelling status of not only our neighborhood but others that could follow as well by setting this type of a precedence.

Karla Jackson  
2005 Parkade Blvd.