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**Case # 84-20**

2 messages

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**Matthew Arthur** <matthewleearthur@gmail.com>  
To: Rachel.bacon@como.gov

Mon, May 11, 2020 at 9:45 AM

Hi Rachel -

I am writing to submit concerns about the permit application and future use of a property in my neighborhood -- 507 S Greenwood.

Our primary concern is that the goal is to develop this lot for commercial use rather than to be occupied by the owners as a single-family dwelling. Our secondary concern is that the size and style of the garage and future building on the lot will negatively impact the character of the neighborhood.

Reasons for concern:

- the property is owned by JSAE Enterprises LLC which has the stated business purpose of "to engage in the business of acquiring real estate of every kind". Although the garage permit request was submitted by Stacy Bryant-Wimp, the Organizer of the LLC is an attorney with no other connection to the property

- the permit filer currently owns a 4500 sq ft house southwest of Columbia and while the permit claims the additional living space is required to host her family, her current house is sufficient to host several entire families. We are concerned that the permit was filed with misleading intent and would like to get clarity on the intended uses of the lot.

- the house is currently vacant and there is no sign that the house has been or will be occupied, again suggesting that the goal is to develop the house or use it as an income-generating property.

- the garage is substantially larger than every other garage on the street and appears equal in size to the residence. The structure is incongruous and visually disruptive to the sightline of the street, which is compromised of attractive older homes dating to the middle of the 20th century.

Please confirm receipt of these concerns and include them in the zoning review.

Thank you,  
Matt Arthyr

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**Rachel Bacon** <rachel.bacon@como.gov>  
To: Matthew Arthur <matthewleearthur@gmail.com>

Mon, May 11, 2020 at 11:40 AM

Good morning,

Thank you for providing input on Case #84-2020. Your correspondence will be provided to the Planning and Zoning Commission and City Council for their consideration in this case.

The Planning and Zoning Commission is presently anticipated to hear this case on Thursday, May 21. The agenda packet will be posted by the end of day on Friday of this week online [here](#).

Please let me know if I may provide any additional information.

Rachel

[Quoted text hidden]

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Rachel Bacon, AICP, Senior Planner  
City of Columbia - Community Development Department  
701 E. Broadway  
Columbia, MO 65201  
[\(573\) 874-7682](tel:(573)874-7682)

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**Case #84-20 Public Hearing May 21, 2020**

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**margeveum@yahoo.com** <margeveum@yahoo.com>  
To: Rachel.bacon@como.gov

Tue, May 19, 2020 at 9:18 AM

To: Rachel.bacon@como.gov

From: veumt@missouri.edu; [margeveum@yahoo.com](mailto:margeveum@yahoo.com)

Re: Case #84-20 Public Hearing May 21, 2020

Dear Rachel,

We are writing this letter to **oppose** the Conditional Use permit application for the construction of an apartment above a 3-car garage at 507 S. Greenwood (at the intersection of West Lathrop Rd) in our neighborhood.

The garage has been under construction since March 2020. We understand that this hearing is to allow the owners to add utilities for an apartment above the garage "after the fact" that the apartment is already included in the garage construction.

Our concerns are as follows:

- This appears to be a realtor 'backdoor approach' to later apply for rezoning to R-2 for future commercial use of this property.
- It appears that the development company that owns this property has no real intent to occupy this residence even though that is stated in their permit application.
- Once this Use Permit application is approved, there is no city oversight to monitor owner accountability regarding the commercial use of this apartment.
- The garage/apartment is out of scale with the home, and is about the same size as the home. The orientation is not in keeping with the other structures in this neighborhood. It is a separate building rather than a garage adjacent the house.
- We were not notified of the public information meeting on March 17, 2020, even though we live just three lots west of the 507 S. Greenwood lot on Lathrop Rd., the same street the proposed garage/apartment faces.

Please confirm the receipt of our letter to oppose the Conditional Use permit application submitted for 507 S. Greenwood, and include our letter in the review.

Thank you.

Trygve and Margie Veum

916 West Lathrop Road