



Housing & Neighborhood Services Department
Neighborhood Services
11 N. Seventh Street
P.O. Box 6015
Columbia, MO 65205
573-817-5050 neighborhood@CoMo.gov

June 27, 2025

MARMAR ATALLAH & HANA SHEHADEH
3408 EASTHAM DR
COLUMBIA, MO 65203

RE: 3408 EASTHAM

Dear M Atallah & H Shehadeh :

We are writing as we believe you may be operating a short term rental property in the City of Columbia, based on ownership or utility information, an advertisement for your property or a citizen complaint. Starting June 1, 2025, City of Columbia ordinances went into effect requiring short term rentals (STR) to obtain a certificate of compliance and business license, collect local lodging tax, and in some cases obtain a Conditional Use Permit (CUP). Short-term rentals accommodate transient guests for less than 31 consecutive days.

Enclosed is additional information on Columbia's short-term rental ordinance and instructions on how to access the application and required forms.

Your compliance is requested no later than **7/28/2025** . Failure to comply may result in prosecution in municipal court.

If you have any questions or need more information, please contact us at 573.874.7239. If you have already submitted your application, please disregard this notice. **This case will not be closed until we receive a response from you.**

Thank you for your attention and cooperation - it is appreciated!

Sincerely,

Housing & Neighborhood Services



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RE:

SECOND REQUEST

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Housing & Neighborhood Services

Parcel 20-300-00-01-140.00 01

Property Location 5304 E TAYSIDE CIR

City COLUMBIA (01)

Road COMMON ROAD DIST (CO)

School COLUMBIA (C1)

Library COL BC LIBRARY (L4)

Fire

Owner SHEHADEH HANA & MARMAR ATALLAH

Address 5304 E TAYSIDE CIR

Care Of

City, State, Zip COLUMBIA, MO 65203

Subdivision Plat Book/Page 0024 0010

Section/Township/Range 2 47 13

Legal Description THE HIGHLANDS PLAT 10-C
LOT 1032

Lot Size 105.00 × 205.00

Irregular Shape Y

Deeded Acreage .00

Calculated Acreage .00

Deed Book/Page 5601 0182 1651 0507 1606 0164 0875 0246

Effective Date of Value 1/1/2025

CURRENT APPRAISED

Type	Total
RESIDENTIAL	423,300
Totals	423,300

CURRENT ASSESSED

Type	Total
RESIDENTIAL	80,427
Totals	80,427

PROPERTY DESCRIPTION

Year Built 1992

Basement FULL (4) **Attic** NONE (1)

Bedrooms 4 **Main Area** 3,202

Full Bath 2 **Finished Basement Area** 0

Half Bath 1

Total Rooms 8 **Total Square Feet** 3,202

**In the Circuit Court of Boone County
City of Columbia Municipal Division
600 East Broadway, Columbia, Missouri 65201
Court Phone No. 573-874-7230**

Complaint and Notice of Violation

I, Leigh Kottwitz, knowing that false statements on this form are punishable by law, state that I have probable cause to believe that the following information is true:

Marmar Atallah and Hana Shehadeh are the owners and Jessica Simpson is the manager of 3408 Eastham Drive in Columbia Missouri that is not in compliance with 29-3.3 (vv)(2)(i) of the City of Columbia Code of Ordinances because the property is not in compliance to operate as a short term rental. No business license or short-term rental certificate has been issued for this property.

This violation is punishable by section 29-6.6 of the code. Other legal penalties prescribed by law may be imposed for failure to appear in court and dispose of the violation.

Please serve:

Marmar Atallah
3408 Eastham Drive
Columbia, MO 65203

Hana Shehadeh
3408 Eastham Drive
Columbia, MO 65203

Jessica Simpson
c/o Russell Boyt Real Estate Group
23 N 10th Street
Columbia, MO 65201

Based on these facts, I ask the Prosecutor of the City of Columbia, Missouri, to pursue all appropriate legal actions on behalf of the City of Columbia.

Signed: _____

Name: Leigh Kottwitz

Title: Neighborhood Services Manager

Sept. 5, 2025
Date

Supporting documentation is submitted with this request. This includes:

☐ Inspection Reports

☒ Written Narrative

☐ Photographs

☐ Video and Audio Recordings

☒ Records of all communication with the person identified by this complaint, including letters, email and phone notes

☐ License, Permits or Certificates

☐ Applications for License, Permits or Certificates

☐ Account Records

☐ Building Diagrams

☒ Other - Warranty Deed

City personnel should deliver this form and supporting documentation to Administrative Supervisor, City Prosecutor's Office, at 600 E. Broadway, 2nd Floor.

Narrative:

- The City of Columbia received a citizen complaint on June 27, 2025 saying that 3408 Eastham Drive may be operating as a short term rental property.
- Neighborhood Services staff sent a letter to the owners per county records on June 27, 2025 asking for compliance with the City's short-term rental regulations. No response was received so a second letter was sent on July 30, 2025. No response was received.
- An email was sent by Jessica Simpson on September 5, 2025 indicating that the property was available as a short term rental for the coming weekend.
- A search of the Airbnb site shows this property is available to reserve as a short term rental.
- A quick search of the Airbnb website shows that Jessica Simpson is operating at least one other short term rental in the City of Columbia that is also not in compliance with City code.