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212 Hirth Avenue
Columbia, MO 65203

October 24, 2025

Mr. Clinton Smith
Community Development Director
City of Columbia
701 E. Broadway
Columbia, MO 65201

Dear Mr. Smith,

Janet "Kitty" Rogers, longtime owner of 105 S. Glenwood Ave., is seeking a Conditional Use Permit (CUP) to build an Accessory Dwelling Unit (ADU) on the property. Kitty, along with her son, Brian Rogers, and his fiancée, Erin Sehorn, are beginning the process of renovating and expanding the existing primary residence on the property per building permit #BLDR-000364-2026.

Brian, Erin, and their children plan to live in the primary residence. The family would like to build an age-in-place friendly ADU for Kitty, attached to a three-car garage. Both the garage and ADU would be detached from the primary residence.

The total habitable area of the main floor of the primary residence, when construction is complete, will be greater than the aggregate area of all main floor enclosed accessory spaces on the property. Because the existing home does not have a full basement, the Rogers are looking to gain some storage space above the new detached garage. The total area of proposed accessory spaces is less than the existing total habitable area of the primary residence. Responses to the UDC "approval criteria" are listed on the following page.

The Rogers are currently doing miscellaneous work related to the primary residence renovation; they plan to pour the foundation for the added main floor area when weather allows in the spring of 2026. Ideally, the ADU foundation would be constructed concurrently with the primary residence addition, so the owners can save on contractor mobilization costs.

Please feel free to reach out if you have any questions.

Respectfully,

Adrienne Stolwyk, R.A.

Section 29-6.4(m)(2)(i) of the UDC *Responses are Italicized*

(i) General Criteria

- (A) The proposed conditional use complies with all standards and provisions in this chapter applicable to the base and overlay zone district where the property is located; *The proposed ADU + garage complies with the standards for Accessory Dwelling Units and Accessory Structures. We request Fire Department review to see if adequate Fire Department access exists to support the ADU location as shown on the site plan.*
- (B) The proposed conditional use is consistent with the city's adopted comprehensive plan; *ADUs are explicitly mentioned in the comprehensive plan as a strategy Columbia should encourage to facilitate intergenerational living, aging in place, and affordable housing.*
- (C) The proposed conditional use will be in conformance with the character of the adjacent area, within the same zoning district, in which it is located. In making such a determination, consideration may be given to the location, type and height of buildings or structures and the type and extent of landscaping and screening on the site; *The Rogers' property exists in a neighborhood built prior to World War II, where detached accessory structures (carriage houses, mother-in-law units) were more common. Numerous detached garages with associated conditioned space already exist on Glenwood Ave. The proposed garage and ADU will be lower in height than the existing two-story home. Some accessory structures in the neighborhood have conditioned area above a garage, however the Rogers are looking to make an accessible ADU. Building the ADU at-grade is, therefore, more appropriate for their project.*
- (D) Adequate access is provided and is designed to prevent traffic hazards and minimize traffic congestion; *The proposed design increases the amount of garaged parking from what currently exists on the property, which should prevent any added traffic congestion.*
- (E) Sufficient infrastructure and services exist to support the proposed use, including, but not limited to, adequate utilities, storm drainage, water, sanitary sewer, electricity, and other infrastructure facilities are provided; and *We are not aware of any infrastructure that is insufficient for this ADU.*
- (F) The proposed conditional use will not cause significant adverse impacts to surrounding properties. *Permitting of this ADU will allow Kitty, the longtime owner, to live on the property and maintain it with the help of her family. We anticipate that the Rogers family's investment in the existing house and ADU will have a positive impact on the neighborhood.*