



Ross Halligan <ross.halligan@como.gov>

Fwd: Neighbor Support for 104 N Greenwood Short term rental

Michelle Mathews <michelle.c.mathews@gmail.com>

Thu, Jun 12, 2025 at 10:07 AM

To: Ross Halligan <ross.halligan@como.gov>

Michelle Mathews, PhD

104 N. Greenwood Avenue
Columbia, MO 65203
314-623-4679 (cell)
Michelle.C.Mathews@gmail.com

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From: **daniel bugnitz** <danielbugnitz@gmail.com>

Date: Thu, Jun 12, 2025 at 9:53 AM

Subject: Neighbor Support for 104 N Greenwood Short term rental

To: Michelle.C.Mathews@gmail.com <Michelle.C.Mathews@gmail.com>

To whom it may concern,

My name is Dan Bugnitz. I live at 102 N. Greenwood, next door to Michelle Matthews, who lives at 104 N. Greenland. My partner Molly Campbell owns this house. Her and I and our two children have lived her 10+ years.

I am writing in support of Michelle being licensed to operate her short term stay apartment. While I believe that it has been important to regulate the short term rentals in Columbia I also believe some should be allowed and Michelle's stands out as one that should be. Here's some of why:

Because Michelle lives at this address and has for many years so it doesn't affect the neighborly feeling of our street to have renters in her above the garage apartment.

There's plenty of parking in her expanded driveway and ours is a wide street anyway so on street parking has no impact.

In the number of years in which she has had her Airbnb, there has not been one negative incident that has bothered us as her next door neighbors.

Mostly just a pleasant friendly bunch that my children badger with questions as they walk to their cars.

It seems like mostly it has been parents of students coming to visit their kids and I'm glad for them to get a taste of the good feeling of our neighborhood versus staying at a hotel.

If you have any questions, please reach out at the number below.

Sincerely,
Dan Bugnitz
573.529.0026

Dorothy and Bradley Johnson

22 North Greenwood Ave
Columbia, MO 65203
dorothy.e.gill@gmail.com
773-580-2243
6/16/2025

City Planning Department
701 East Broadway
Columbia, MO 65201

Subject: Letter of Support for Neighbor's Short-Term Rental (Airbnb) Case #: 233-2025

Dear City Planning Department,

We are writing to express our full support for the continued operation of the short-term rental (Airbnb) located at 104 North Greenwood Ave, operated by Michelle Mathews.

Our family resides two doors south and we have had the opportunity to observe how this property has been managed, and we can confidently say that Michelle is a responsible and respectful host. The property is always well-maintained, and guests have consistently been quiet, courteous, and respectful of our neighborhood.

Short-term rentals like this one contribute positively to our community. They allow visitors to experience our area in a unique and personal way while also supporting local businesses and strengthening our local economy.

Importantly, we have never experienced any disturbances, safety concerns, or parking issues related to this rental. In fact, Michelle has gone above and beyond to ensure that guests understand and follow community guidelines, which we truly appreciate.

We respectfully ask the City Planning Department to approve and support the ongoing use of this property as a short-term rental. Responsible operators like Michelle are an asset to our community and help showcase the best of what our city has to offer.

Thank you for your time and consideration.

Sincerely,

Dorothy and Bradley Johnson

To whom it Concerns,

My name is Megan Kitson, and I live at 109 N. Greenwood Ave in the West Ash neighborhood. I am writing this letter in full support of my wonderful neighbor, Michelle Mathews. I have lived just a few houses away from Michelle for 13 years. During the time I've lived here and known her, she has proven to be a strong link in our neighborhood community. She is well known on our street for her dedication to her neighbors and community, often planning and hosting neighborhood get togethers and encouraging us all to connect!

Given the fact that Michelle is the definition of a kind, supportive, and caring neighbor I have absolutely zero issues with her owner-occupied Airbnb. In fact, I 100% support Michelle and I believe that *owner occupied* Airbnb's are critical tools to allow neighbors like mine to offset the cost of home ownership and maintenance costs, which are stacking up more and more these days. Michelle has operated her Airbnb for the last 6 years and I have noticed absolutely zero negative impact on our street and neighbors. I enthusiastically support her continued endeavor to run her owner-occupied Airbnb within our neighborhood!

Thank you for your time,

Megan D Kitson
109 N. Greenwood Ave
Columbia, MO



Ross Halligan <ross.halligan@como.gov>

Fwd: airbnb

Michelle Mathews <michelle.c.mathews@gmail.com>
To: Ross Halligan <ross.halligan@como.gov>

Thu, Jun 12, 2025 at 9:11 PM

Michelle Mathews, PhD

104 N. Greenwood Avenue
Columbia, MO 65203
314-623-4679 (cell)
Michelle.C.Mathews@gmail.com

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From: **Madsen, Richard** <madsenr@missouri.edu>
Date: Thu, Jun 12, 2025 at 8:40 PM
Subject: airbnb
To: Michelle Mathews <Michelle.C.Mathews@gmail.com>

Dear Planning and Zoning Commissioners.

I am writing to tell you about the effect of Michelle Matthews' Airbnb on me as an immediate neighbor. I live in the house north of Michelle. We have been neighbors since about 1997. She has had the Airbnb for about 5 years now. There has never been any real problem for me relative to guests staying with her. The guests park in front of her house and seldom if ever in front of mine. In those years I can think of one time when a guest parked their car blocking a foot or so of my driveway. I informed Michelle and the car was moved almost immediately. That is the only time I can think of when there was even a minor problem. Michelle was a great person to have as a neighbor before the Airbnb and that has not changed since she has started hosting guests. If you have any questions or concerns that I can address please feel free to contact me. Thank you.

Richard Madsen

106 North Greenwood Avenue
Columbia, Mo 65203-2656