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December 4th, 2025

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

Dear Mr. Smith,

This letter is to serve as a response to neighbors' concerns regarding the requested Conditional use Permit (CUP) to build an Accessory Dwelling Unit (ADU) at 105 S. Glenwood (Case #19-2026).

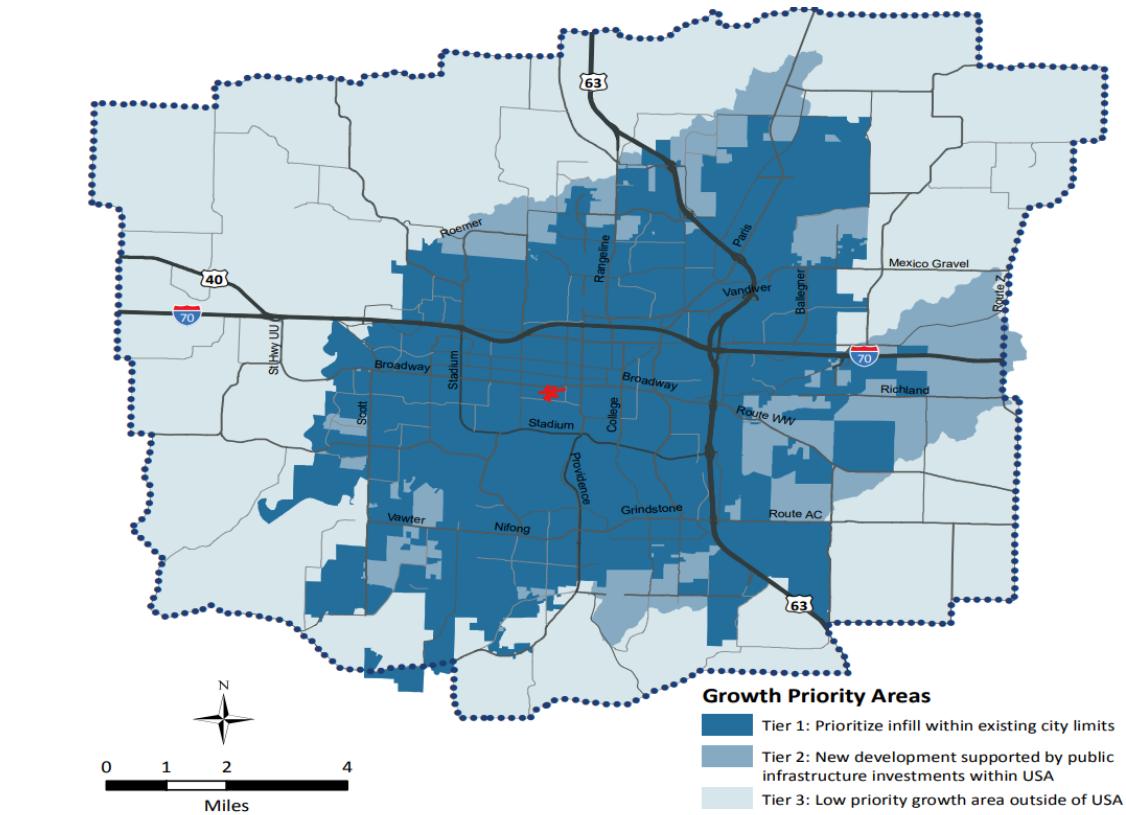
Janet "Kitty" Rogers and her family made a good faith effort to inform nearby neighbors of their plans to renovate the existing home at 105 S. Glenwood and build an age-in-place friendly ADU where Kitty could reside. They sent out letters and talked with some neighbors, but were only made aware of a few neighbors' opposition when we received a copy of two 12/1/25 letters to the Community Development Department.

We respectfully offer the following clarifications and responses, starting with overarching concerns:

- **Disruption to the character and nature of the Historic Old Southwest neighborhood** - The Rogers family is deeply rooted in this neighborhood and inspired to invest in the existing home and a new ADU. Historic neighborhoods may be the ideal places for ADUs, since they revive a historic tradition of detached structures sometimes called "carriage houses" or "mother-in-law suites." The Staff Report acknowledges that there are examples of existing legally non-conforming accessory structures in the neighborhood, which points to a precedent for this type of structure in the area.
- **The proposed ADU sets a precedent degrading R-1 protections across all R-1 districts** - The Rogers request for a CUP to build an ADU is not unique or precedent-setting; several CUPs for this purpose have been approved in recent years. As the Staff Report notes, "it has been customary practice to condition approval of the CUP [in an R-1 zone] such that only one of the dwellings on the lot may be placed into "long-term" rental status. We support this condition and believe it prevents Veum &

Veum's primary concern that the property's use would become that of an R-2 property (in which both dwellings can be "long-term" rentals).

- **'Policy 3' of "Columbia Imagined" does not explicitly encourage increased infill density within R-1 zoning districts** - It is true that Policy 3 does not reference zoning districts, however it explicitly states "Options should be considered to introduce density and alternative housing options in established neighborhoods. Strategies to achieve this goal may include accessory dwelling options..." Adjacent to this verbiage on page 129 is a map, copied below, that shows 105 S. Glenwood (see red star indicating approximate property location) centered within Tier 1 - an area that includes multiple zones prioritized for infill development.



The topics below are numbered in accordance with Holan & Veum's letter:

1. **Property Owner and Intended Occupants** - We apologize for the clerical error that listed Janet and James Rogers as the owners. The most recent beneficiary deed for the property lists Janet Rogers as the owner. In the last few years her husband, James, was diagnosed with cancer which prompted them to move out of the home. However, James still spent a lot of time at 105 S. Glenwood before he died in 2024. Janet "Kitty" plans to occupy the ADU. Her son, Brian, and his fiance, Erin plan to live in the primary residence with their children. Kitty plans to occupy the ADU. Erin and Brian plan to live in the primary residence with their children. A 10/2/25 letter from Brian to neighbors stated this general intent.

**2. ADU construction is premature until the main house addition is complete, allowing an increase in aggregate area of accessory structures on the property -** To avoid the time delays and overhead that would be involved in executing two separate construction projects, it makes financial and logistical sense for the Rogers to pursue both the home renovation / expansion and ADU construction simultaneously. A building permit for an addition to the main house (BLDR-000365-2026) has already been procured. The neighbors seem concerned that a situation could arise where the main house addition may not be fully attainable, but the ADU would already be constructed. In this scenario, I understand that the City could withhold a "Certificate of Occupancy" for the main house and ADU. This regulatory process should address the neighbor's concern and deter any builder from embarking on a project that they are not capable of completing.

It should also be noted that the Rogers family could avoid the 29-3.3 (a)(hh)(ii)(1)(i) zoning requirement that "aggregate first floor square footage of all accessory structures on a lot shall not exceed the first floor square footage of any principal structure on the lot" by building an ADU above the new garage, which would lessen the aggregate accessory structure footprint area to be under the footprint area of the existing house. However, it makes no sense for them to build a second story ADU, as the purpose of the ADU is for Kitty to have a ground floor, accessible home.

**3. Monarch Architecture's submitted site plan does not provide sufficient information to assess visual and privacy impacts to neighbors -** Monarch Architecture's submitted site plan was "reviewed by City staff, and found compliant with the regulatory requirements" (Staff Report for 12/4/25 P&Z Meeting). While neighbors may like to see detailed architectural drawings, I do not advise clients to finish design work on a project that may not be approved. It is not a requirement to apply for the CUP and would be a waste of money if the CUP were denied. As I understand it, the P&Z commission's charge is to evaluate if the ADU "use" is appropriate, not the ADU's "style".

**4. The architectural floor plan, including a staircase from the ADU to storage above the garage, was "discovered" by deleting colored overlays in the PDF -** The writers of this letter "unflattened" the PDF that Monarch submitted and deleted the colored diagrammatic boxes, which revealed a DRAFT plan below. This draft plan was not submitted because it was just that, a draft. The final design has not yet been determined as is not a requirement for the CUP application.

Moreover, Holan and Veum misinterpreted the draft stair design to be accessible from the ADU (it is actually shown as being accessible from the garage). In any case, the Rogers are entitled to put the stair accessing the storage above the garage wherever is convenient for them, so long as it complies with building code and zoning code for accessory structures.

The main floor ADU already essentially meets the 800sf max - it would not be permissible for them to expand into the storage area. It is unfair to accuse the Rogers of planning to illegally expand the ADU in the future.

Drivers licenses are not denied out of suspicion that a new driver might drive recklessly. Similarly, we ask that a CUP not be denied on the suspicion that the building could be occupied in ways for which it was not permitted.

- 5. It is presently unclear whether, or for how long, the owner, Janet Rogers, would reside in the ADU** - As stated in Brian's letter to neighbors "The ADU is designed as a separate living space for my now-retired mother...We have no intention of renting it out or using it as an Airbnb." The Rogers family, like any of us, cannot predict how long Kitty will live or live in the ADU.

It is evident that the neighbors care deeply about the neighborhood and its future, but it is also impossible to know how long the neighbors will live, or live at their current addresses. The Rogers 40 year ownership of the property combined with their plans to invest in the home and ADU demonstrate a significant commitment to the neighborhood. Building an ADU is a large financial investment and it is reasonable that the Rogers would consider multiple options for its use in the future. If Kitty were to leave the ADU, Erin or Brian's children might occupy it as they "leave the nest." It would be within their rights to rent out the ADU or the main house, but not both, if the City's recommendation (which we support) to approve the CUP "provided only one of the dwellings on the property may be registered as a rental unit" were enacted.

A 7/18/25 *Missourian* article written by a student journalist quoted Erin Sehorn's desire to build an ADU "to support an aging family member" and "showcase...how communities can start to build affordable housing...". The article seems to imply that renting the ADU to non-family members is part of her long term plan, however the Rogers have clearly stated their primary motivation is to house a family member. Creating affordable housing, whether for family or others, should be commended and supported.

The creation of an ADU may create an "intensification of use" as the letter writers note, but it is part of a long term vision for the Rogers family that may outlive the tenure or concerns of particular neighbors.

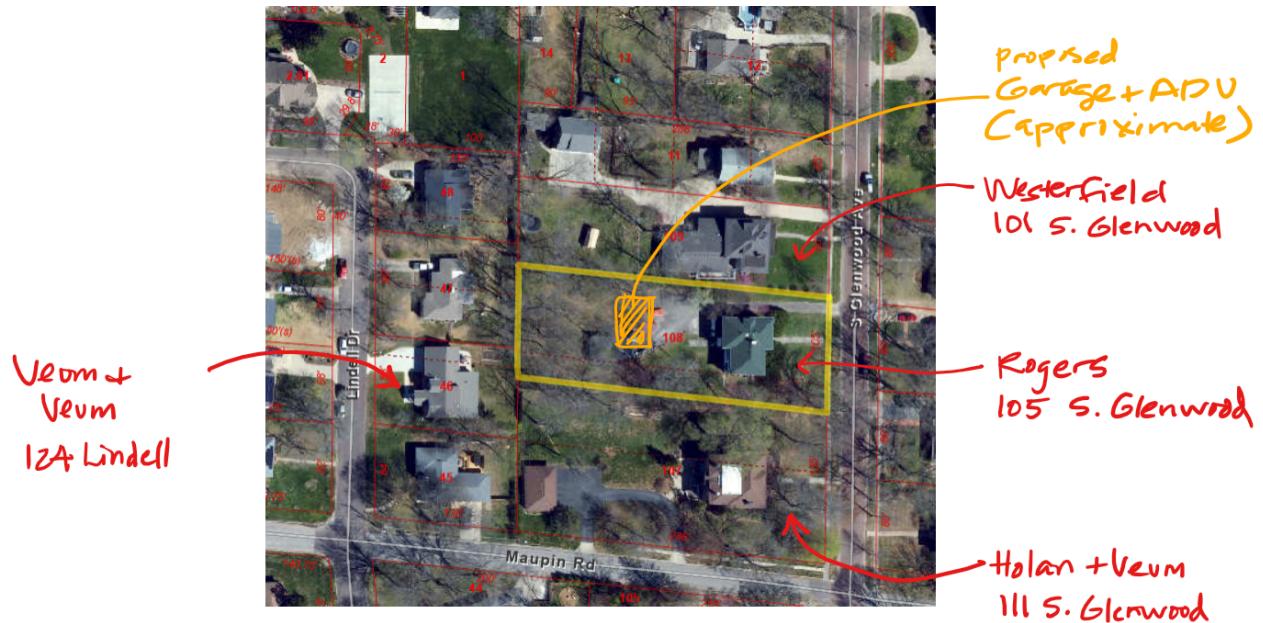
- 6. Sightlines from secondary streets (Maupin Rd) have not been adequately addressed** - We acknowledge that the letter writers' (Holan & Veum at 111 S. Glenwood and Veum & Veum at 124 Lindell Dr) properties abut 105 S. Glenwood and views from their property would change. However, per Table 4.4-4 Transitional Screening and Buffering in the Unified Development Code, no screen or landscape buffer (Level 0) would be required between single and two-family zones with residential uses.

The Rogers' plan to create a main floor ADU will prevent the "direct and clear view over our backyard and patio" that Holan & Veum are concerned with. The location of the ADU toward the middle of the Rogers property retains significant open space to the west, where Veum & Veum live.

While the neighbors express concern about trees being removed as part of ADU construction or establishment and maintenance of a utility line easement (that serves Holan & Veum's house), the Rogers have every intention of leaving as many trees as is

safe and practical. The mature trees in the Old Southwest neighborhood are something that the Rogers value.

It is worth noting that Mary ("Khaki") Westerfield at 101 S. Glenwood, adjacent to the Rogers to the north, has written a letter in support of the Rogers' ADU plans. Her house would be the closest of all neighbors to the proposed garage and ADU. See diagram below.



7. **The distance from the nearest street frontage to the center of the rear wall of the ADU is ~214 ft, whereas fire code requires  $\leq 150$  ft.** - Per the Staff Report the "Fire Department has determined there is sufficient fire apparatus access to all portions of the proposed new structure." Monarch defers to the Fire Department's assessment, as they have specific knowledge of their capabilities and city infrastructure at this location. Situating the ADU closer to the street frontage would prevent the Rogers from providing the significant amount of off-street parking that the site plan currently provides.
8. **Concern about connection to existing sewer** - The Staff Report notes "The existing dwelling on the lot is served by sufficient public infrastructure that must be extended to the proposed ADU before a certificate of occupancy can be issued." Working with their contractor and a plumber, the Rogers have confirmed that tying the ADU into the existing sewer line is feasible.
9. **Concerns regarding traffic and parking on the narrow brick street** - We sympathize with the neighbors' concerns about on-street parking. As the Staff Report notes, the "submitted plot plan shows adequate on-site parking for both the primary dwelling...and the maximum permissible ADU that could be constructed on the site." The Rogers' plan actually provides six parking spots (a three-car garage with three driveway parking spots in tandem with the garage spots). It is theoretically possible that an ADU occupant would increase traffic on the street, however studies show "ADU renters own fewer cars than traditional households"

(<https://shelterforce.org/2022/05/03/adus-laws-and-uses-dos-and-donts/>) and ADU construction contributes to more walkable neighborhoods, a goal frequently mentioned in *"Columbia Imagined."* ADUs are a popular housing solution for many aging adults precisely because they can continue to live and walk in their neighborhood, even after they may cease to drive.

We look forward to addressing any questions you may have during the public hearing this evening.

Respectfully,

A handwritten signature in black ink, appearing to read "Adrienne Stolwyk".

Adrienne Stolwyk, R.A.