
Short term rental compliance

Nancy Burdick <ncburdick46@gmail.com>
To: patrick.zenner@como.gov

Sun, Mar 9, 2025 at 8:22 AM

In support of Francee Gordon's application for compliance with ordinances/regulations for short-term rentals:

We live across the street for Ms. Gordon's short-term rental at #9 McBaine Avenue, Columbia, MO.

We very much appreciate the upgrades that she has done to the house, thereby enhancing our neighborhood. She keeps the lawn mowed regularly and the walks shoveled.

She is quick to respond to any inquiries we have, and very pleasant to deal with.

One other advantage for us is that if we have out-of-town guests, we can put them up right across the street from us.

--Nancy Burdick & Peter Haigh

12 McBaine Avenue

Support for 9 McBaine Airbnb

Susan Goudie <sugoudie@yahoo.com>

Thu, Mar 6, 2025 at 12:11 PM

Reply-To: Susan Goudie <sugoudie@yahoo.com>

To: "patrick.zenner@como.gov" <patrick.zenner@como.gov>

Pat,

We are writing today to support the Airbnb next door to us, expertly run by Francee at 9 McBaine!

We have owned our home at 7 McBaine since 2013. Our street is very quiet, with several homeowner-occupied mid-century (or earlier) homes. In the last few years, Francee has taken a home that was dangerously run-down and a significant eyesore and restored it into a delightful cottage next door. We couldn't be happier.

The key to a successful Airbnb in an established, quiet neighbourhood is communication with other homeowners! In the time that Francee has had 9 McBaine as an Airbnb, we have only had ONE noise issue. We alerted Francee and she was over at the house within 30 minutes reminding the tenants of the no-party rules. She took care of it for the neighbourhood's benefit, knowing that the tenants might even leave her a negative review for it! We were so impressed and continue to be.

Since Francee's ownership, the property is finally looked after. The yard is maintained. The outside of the house and porches are updated and lovely. It's a delight to see #9 go from an eyesore and abandoned property (that we had to contact the City about often!) to a wonderful addition to the street. It's fun to see her tenants come and go and enjoy our corner of the world. We would be very disappointed to lose Francee's place as an Airbnb because she really does care about our street vibe. I know that most people won't say that about an Airbnb next door in a college town, but we are saying it because Francee obviously isn't most people.

If you have any questions, please let us know!

Owen & Susan Goudie,
Homeowners at
7 McBaine Avenue



Ross Halligan <ross.halligan@como.gov>

Case #135-2025

Bruce Smith <cultural.renewal@gmail.com>

Wed, Apr 9, 2025 at 9:12 AM

To: "ross.halligan@como.gov" <ross.halligan@como.gov>

Good morning! I'm writing to register my opposition to the conditional use permit application for 9 McBaine Avenue, designated Case #135-2025. As a property owner within 185 feet of this address, I have significant concerns about the requested number of nights and number of tenants per night, both of which seem quite excessive.

Many of my neighbors and I chose to live in this area for its quiet, residential nature, which this proposed usage directly contradicts. I want my home to be surrounded by actual residents, people with a vested interest in being neighbors, not those visiting briefly. In addition, the apparent lack of redress for noise, parking, and messes is a glaring absence from this request. With no apparent consequences for bad behavior, I have no confidence that the likelihood of un-neighborly activity will be offset by any effective way to complain.

The fact that there is a second property seeking a similar conditional use permit just two doors down from this one only underscores my concerns. Thus, I object in the strongest possible terms to these attempts to seriously undermine the residential character of the neighborhood where I reside and in which I have invested substantial money and time.

Thank you for your consideration.

Bruce L. Smith
24 Aldeah Avenue

Paul Vernon 3 McBaine ave

old computer paul vernon <toptenwines@socket.net>
To: patrick.zenner@como.gov

Fri, Apr 4, 2025 at 4:48 PM

Hello,

I am writing this letter of support for Francee Gordon's short-term rental located at [9 McBaine Avenue](#). I have owned 3 McBaine Avenue for ___ years now. (I'm not sure if you want to say that it's a long-term rental or not, if so, you can include that here.) I am greatly pleased with the hard work that she has put into 9 McBaine, taking a sad, abandoned house and transforming it into such a beautiful place, improving the look of the whole street! I was aware when she bought it and what her plan was for it, as we discussed it on several occasions, and looked forward to seeing the changes. I am thoroughly impressed. She is an awesome and responsive host, as she has mentioned to me that she is "on-call" 24/7 when she has any guests. She put so much blood, sweat, and tears into that place, she is very concerned with its well being. I am in favor of her being able to rent it out for the maximum nights allowed, as I worry about what may happen if the house just sits unrented for any extended period of time. As a small business owner in downtown Columbia, I love how Francee advertises all things Columbia. She has a binder of places to go, things to do, and local places to eat/drink in her place, including recommending a visit to my establishment. And I think it is great to be able to offer an alternative to hotels, especially for families wanting to spend time together, not having to stay in three or four different rooms, perhaps even on different floors. I think Airbnbs bring value to Columbia and I hope we as a City do not lose too many travelers and too much business when so many have had to shut down and visitors won't have as many options for accommodations.

Please let me know if you have any questions.

Paul Vernon
3 McBaine Avenue