Patrick Zenner <patrick.zenner@como.gov>

Planning And Zoning Commission - Contact Form : 9-7-2026 10:18:44 pm

1 message

noreply@como.gov <noreply@como.gov> Mon, Sep 7, 2026 at 10:18 PM
Reply-To: beccazray@gmail.com
To: Patrick.Zenner@como.gov

The following form submission was received on the City of Columbia website. The sender has been notified of the successful receipt of this request. Recipients should respond to this request within a reasonable time frame, normally within 1 to 3 business days. For more information regarding origin of this message or to report spam contact the Webmaster at webmaster@como.gov

Below are the results of a Web form submitted on: September 7th, 2026 at 10:18PM (CDT).

Name: Becca Ray
Email Address: beccazray@gmail.com
Comments: I'm writing to express concern about parking issues connected to the short-term rental property on Glenwood Ave (#7). I live at 115 N. Glenwood and pass this property daily on foot, by bike, and by car.

There's a recurring, if not constant, problem with parking overflow from this property. While it has a driveway, guests frequently park on the street as well. That's manageable to a degree, but because of the property's location, many guests don't pull far enough down the street to clear the No Parking signage on the western side and so park on that side. On numerous occasions, vehicles have ended up parked on both sides of the narrow street near the Broadway intersection, creating conflicts between cars turning onto the street and cars turning off onto Broadway.
This is especially concerning for my family. Any added obstruction near the Broadway end of the street creates confusion for drivers and real danger for cyclists -- including my own children, ages 6 and 8, who bike this route to school most weekdays.
I haven't filed a formal complaint before now, partly because I wasn't sure if this was simply a house with frequent guests, and I've generally been willing to overlook occasional poor parking from a neighbor's friends. But creating a genuine safety hazard on my street so that an absentee owner can profit is something I'm less that thrilled about.
I'd suggest considering a model where one side of the duplex is rented long-term, with that tenant serving as an on-site host for the short-term side. That way, someone is always present and able to address parking and other issues as they come up, rather than putting the burden on neighbors to file complaints.
Besides these specific concerns I'd ask Planning and Zoning Commissioners to remember that neighborhoods exist for neighbors. Glenwood is a lovely little street filled with kind people who know, respect, and care for one another. Using up available housing for profitable schemes like Airbnb deprives families of affordable housing and neighbors of connection.

Thank you for your consideration,
Becca Ray
115 N. Glenwood Ave.

IP:154.36.223.130
Form: City of Columbia Contact Form

city of Columbia

Josiah Bonifant <josiah.bonifant@como.gov>

Case #226-26

Fred parry <fparry61@gmail.com> Sun, Sep 13, 2026 at 10:25 PM
To: josiah.bonifant@como.gov, Patrick Zenner <patrick.zenner@como.gov>

Josiah-

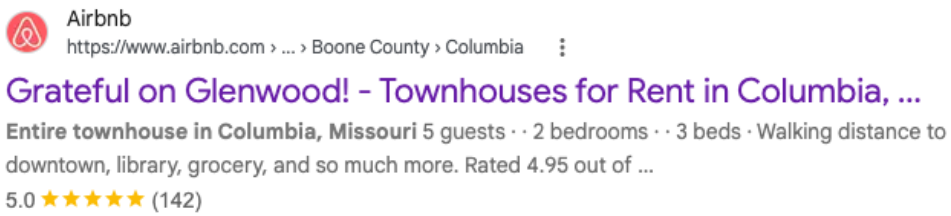
I was unable to attend the public hearing last week but I wanted to see if you would be able to answer a few questions?

I am not offering comments in support or opposition to the proposed short-term rental, but simply seeking some clarification. I was able to listen to the recording of the meeting and review the transcript of comments made.

I recently purchased the home at 703 West Broadway. The subject property is in a very convoluted condominium association agreement with the house I purchased

A few questions:

1) I noticed that the unit is still being rented out as a VRBO as of this weekend. Can you clarify if the city is going to allow this property to be operated as a short-term rental until this is reviewed by the City Council? I see it already has 142 reviews which means this has been operating illegally for quite some time.



2) When do you expect the City Council to hear this request?

3) the lady who testified on behalf of the West Ash Neighborhood Association (Doris O'Hara) was told by Hunter Wenger (the owner's rep for 7 N. Glenwood) that they had recently purchased the garage and driveway that I share with 7 N. Glenwood. This information was then shared with the Planning and Zoning Commission to alleviate their concerns regarding parking. This information is NOT correct. There has been no discussion with the owners of 7 N. Glenwood. Is there an opportunity to set the record straight on this issue before it moves to the City Council?

4) The existing driveway is 70 feet long but only 15 feet wide as it tapers down to the street. It would be impossible for a vehicle to access my portion of the driveway and garage if there were three cars parked on that side of the driveway. Was any consideration given by city staff on this issue?

5) Several of the commissioners commented that they were surprised that there was no neighbor opposition to this proposal. I am wondering if the sign announcing the meeting was part of the problem. See photo below. Initially, city staff posted the sign on my property at 703 West Broadway. I asked them to move it to 7-9 N. Glenwood since that was the subject property. They complied, but inadvertently made the sign very difficult to see due to all of the overgrowth in that particular yard.

6) It was mentioned that the parking problems along Glenwood were mainly attributable to the construction work being done at 703 West Broadway. Please know that this is likely incorrect due to the fact that work on that house has not yet begun. Workers were there for less than one day removing all the garbage and debris left in the house by the previous owner.

Attachments:
1) Image 5952 shows how the sign notifying of the public hearing is displayed on the property.
2) Image 5954 shows the out-of-state vehicle of the individuals renting the unit this weekend. As you can see, they are illegally parked on my side of the driveway.
3) A copy of the plat that shows the dividing line through the middle of the existing garage and driveway.

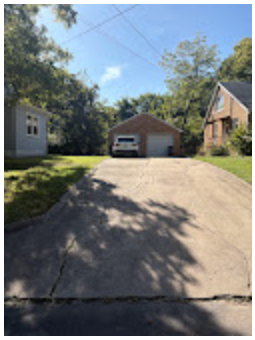
I will look forward to your responses.

Thanks,

Fred Parry

Fred J. Parry
709 West Broadway
Columbia, MO 65203
Cell 573-489-1831
Email fparry61@gmail.com

3 attachments



IMG_5954.HEIC
4898K

IMG_5952.HEIC
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7 N Glenwood and 703 West Broadway Plat.pdf
1947K

Patrick Zenner <patrick.zenner@como.gov>

Case #226-26

Josiah Bonifant <josiah.bonifant@como.gov> Wed, Sep 16, 2026 at 10:16 AM
To: Fred parry <fparry61@gmail.com>
Cc: Patrick Zenner <Patrick.Zenner@como.gov>

Fred,

Yes, 7 N Glenwood has been operating as a short-term rental since March 2023 and illegally (based on Columbia's adoption of regulations) since June 2025. Based on the deadlines and hearing schedule, the case for a Conditional Use Permit (CUP) to continue operations as an STR will be introduced to City Council on October 5, and a second reading with a vote will be held on October 19. If the Council decision results in a denial on the 19th and the dwelling remains to be offered as a short-term rental, prosecution for such an illegal use will be initiated by the Office of Neighborhood Services. Prosecution will not happen before the 19th and will not happen at all if Mr. Wenger and the property owner fulfill their licensure obligations as stated within the City Code, which mandate acquiring both a STR Certificate of Compliance and Business License. Failure to procure these additional approvals would also trigger prosecution for operation of an illegal STR.

I appreciate your clarification about the shared driveway and garage. Rest assured, your entire email will be attached as public correspondence with the City Council memo. The information provided by Ms. O'Hara regarding the driveway purchase was surprising to staff, and it is helpful to know that the original report in which the off-street parking requirement is fulfilled **only** by the side of the driveway closest to 7 N Glenwood, is correct. What is important here is that this property meets the off-street parking requirement within the driveway as only 54-feet of parking is required for 3 compliant parking spaces. Compliance is further enhanced if the 1-car garage abutting the STR is clear and available for parking.

While the issue with the driveway bottleneck and stacked parking is not ideal for vehicles using both 7 N Glenwood and your property, 703 W Broadway, the staff's evaluation of parking sufficiency took into account that once the shared driveway was fully "on-site", there is approximately 59-feet of driveway depth to the face of the detached garage. The portion of the shared driveway that is considered "on-site" begins approximately 8-10-feet from curbline of N. Glenwood. As noted, 54-feet is all that is required to meet the on-site/off-street parking requirements of the STR regulations. Given there is approximately 13-14 feet of maneuvering space at the end of the driveway the bottleneck you reference was not considered significant. Notwithstanding, your concern will be provided to the Council.

The city can see how frustrating it must be for a property owner who shares a driveway with an STR dwelling when an STR guest is parked on the non-STR side of the driveway. Should this application be approved, it may be helpful to confer with Mr. Wenger that the AirBnB listing and communications with his guests explicitly prohibits parking on the left side of the driveway or the other driveway used by 9 N Glenwood. To further reinforce the shared nature of the driveway you could sign your portion "No Parking".

To clarify, the minimum parking on-site is a **requirement** for short-term rentals, while the level of community support is a **standard** evaluated by the Planning & Zoning Commission for short-term rentals and is not a "determinative" criterion to either recommend approval or denial of an STR request. The list of five standards/evaluation criteria are found in our code in 29-6.3 (m) (2) (iii) and are as follows:

(A) Whether the proposed STR is used for any part of the year by the registrant as a residence. If so, for how long?

(B) Whether or not there are established STRs within three hundred (300) feet of the proposed STR measured in all directions from property lines "as the crow flies."

(C) Whether the proposed registrant has previously operated an STR and if such operation has resulted in a history of complaints, a denied STR certificate of compliance, or revocation of an issued STR certificate of compliance.

(D) Whether the proposed STR will increase the intensity of the use of the property and cause increased traffic or noise coming from the property.

(E) Whether there is support for the establishment of the proposed STR from neighboring property owners.

With respect to your concerns about the placement of the signage regarding the public hearing, such signage is not a "mandatory" requirement for a public hearing. The city places such signs on parcels subject to a public hearing as a "best practice". The original location chosen for the sign would have been appropriate given the overall property within the condo association is inclusive of all three dwellings; however, staff complied with your request to move the sign. It is questionable that the lack of public participation associated with this request is due to the sign's placement given the city also notifies all property owners and Neighborhood Associations within 185-feet and 1000-feet, respectively, of such actions via "Early-Notification" postcards (1 week follow application submission) and "Public Hearing" letters (15 days prior to the scheduled hearing). The lack of resident engagement could have occurred for many reasons, but residents were informed of the request via the city's established notification protocols.

Thank you for your email and the provision of information contained within it. Having received it will assist the Council as they consider this request and provide opportunity to correct inaccuracies presented at the Commission hearing. It is unfortunate that you did not avail yourself of the opportunities to express these concerns prior to or at the Commission hearing as conveyed in the "Early Notification" and "Public Hearing" correspondence that was mailed to you. Had your concerns been submitted prior to the hearing, the Commission would likely have had a greater understanding of the context surrounding this case including the condominium association agreement and the shared parking concerns/misinformation. While this was not what occurred, it is not too late to provide your comments to Council for their consideration. As noted above, this is what staff will do now on your behalf.

Should you have further questions relating to this matter, please let me know.

Josiah

[Quoted text hidden]

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Josiah Bonifant | Planner
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city of Columbia
701 E. Broadway, P.O. Box 6015
Columbia, Missouri 65205