

10/14/2024

Dear Planning and Zoning Commission,

Thank you for accepting this application and for your consideration of our request to lawfully operate a STR at 806 Boulder Drive, Columbia, MO 65201 in the Seven Oaks neighborhood.

Along with the application, I would like to provide additional information that your department may find helpful during your discernment process.

The property at 806 Boulder Drive was originally purchased in 2023 as college housing for our son, Carter Massie. Carter's principal residence is still our home in Smithville, MO. Carter is a college student at Mizzou and serves the 139th Airlift Wing at Rosecrans Air Force Base, St. Joseph, MO. (See Photo attached). Carter is a member of the flight crew on a C-130 aircraft. Due to his specific job he is frequently called up for training missions, temporary deployments, and international deployments. As a way to offset the operating expenses of the property, our family placed the residence on Airbnb in the Fall of 2023. During the entire Fall 2024 term, Carter was unable to attend Mizzou as he was called back into Active Duty service and sent on a long-term deployment. Utilizing the property as a short-term rental allows our family to not worry if Carter will have housing upon his return (there is no need for him to sublet to a long-term renter, etc.) It also allows Carter to return to his base for Active Duty assignments on summer breaks without having to find long-term summer tenants. This ability to use the property as a short-term rental, and take the property off of the rental market when needed serves his erratic and unpredictable schedule as a member of the Armed Forces well.

As owners our family has a long history of commercial, residential, and property management. We take extreme pride in the caretaking of property, and the service we provide to tenants. We have assembled an amazing crew of caretakers in the Columbia, Missouri area to provide service including:

Angie Easton & Alexis Riggins - Cleaning Professionals

Conner Eckler - Property Manager

Harley Beachy & Dennis Weaver - Handy Men Services

Any and all of these parties are willing to assist our short-term rental guests, and have a history of responding quickly to any needs that may arise.

Additionally, we have created a spreadsheet of professional vendors for property maintenance needs.

Our commitment to excellence has resulted in a perfect 5-star rating on Airbnb, and a wonderful working relationship with our neighbors in Seven Oaks.

We strive to be an asset to our neighbors by providing a well-maintained property that increases property values. We also highly screen our rental guests to ensure they will be a proper fit for the neighborhood that is largely comprised of college students and families.

We have a commitment to human life and safety. Upon purchase we had all gas appliances inspected, we replaced all smoke detectors, added fire extinguishers and carbon monoxide detectors. Additionally, we created an exit plan for guests (previously submitted) We treat the short-term rental in the same manner that we would a long-term rental or commercial property in respect to safeguarding guests.

To date, we have had no neighboring complaints and perfect reviews from our short-term rental guests. We have found that our highly screened tenants have treated the property and the neighborhood much more respectfully than many undergraduate or graduate student tenants. The majority of our short-term rental guests are parents visiting their college students or professionals coming to Columbia for work-related events. We do not rent the property to anyone under the age of 25, and we do not rent to any tenants without verified Airbnb rental history with positive reviews from other hosts.

The majority of our neighbors are tenants of Adam Rau. Adam is willing to speak to the positive impact we have in the neighborhood and may be reached at [info@adamrau.com](mailto:info@adamrau.com).

We greatly appreciate your consideration and we look forward to visiting our son in Columbia. God willing, his crew hopes to return before the end of the year!

I would be happy to provide any additional documentation or answer any further questions you may have.

Sincerely,

Cara Massie  
Home Sweet CoMo - 806 Boulder Drive, Columbia, MO 65201  
[airbnb.com/h/homesweetcolumbia](https://airbnb.com/h/homesweetcolumbia)



Senior Airman Carter Massie