
Case #101-2024

4 messages

Erin Holleran <erinholleran@hotmail.com>
To: "rusty.palmer@como.gov" <rusty.palmer@como.gov>

Tue, Mar 19, 2024 at 9:06 AM

Dear Rusty Palmer,

In response to a post card I received about request for approval of a 2-family dwelling (Case #101-2024), my house is nearby (Anderson Avenue) and I have a few questions/concerns.

1. How close to the property line (back of the property) with the Anderson Avenue structures will any construction take place?
2. What type of structure/s are envisioned to be constructed and how close to the property line? (House? Garage? Driveway? Other?)
3. Will the structures be rental units?
4. How tall will any structures be?
5. Will any trees be cut to lay the ground for construction?
6. What are the expected implications on the sewer and water pipes? Will new ones be installed?

Unfortunately, I am not able to attend the May 6 City Council meeting. How will the results of the meeting be documented and shared with nearby homeowners?

Thanks,
Erin HOLLERAN

Russell Palmer <Rusty.Palmer@como.gov>
To: Erin Holleran <erinholleran@hotmail.com>

Tue, Mar 19, 2024 at 10:16 AM

Good morning, Erin.

I reply to each of your questions below, using your email. Hopefully you'll find this helpful. Please reach out with any additional questions or concerns you may have.

Take care,
Rusty

On Tue, Mar 19, 2024 at 9:06 AM Erin Holleran <erinholleran@hotmail.com> wrote:

Dear Rusty Palmer,

In response to a post card I received about request for approval of a 2-family dwelling (Case #101-2024), my house is nearby (Anderson Avenue) and I have a few questions/concerns.

1. How close to the property line (back of the property) with the Anderson Avenue structures will any construction take place?

The applicant is seeking to subdivide their property into two lots. The new interior lot line will be placed roughly 70' south of the existing lot line on the north end of the lot. This will create a second lot of about 5008 square feet in size. This size will limit that new lot to just one unit, even though it is zoned R-2 (duplexes). The R-2 district requires rear setbacks of either 25' or 25% of the lot depth, whichever is less. This lot will be around 75' deep, so it would permit homes as close as 18.75' from the rear lot line. There are also exceptions made for garages in the rear yard, permitting a detached structure up to the property line, as long as it doesn't cover more than 30% of the required rear yard. This is most-likely, though,

where the garage is rear-facing and abuts an alley. In this case, there is another lot to the east of the subject lot, so the homes on Anderson will remain at least 75' (width of second lot) away from any structures built on the subject lot.

2. What type of structure/s are envisioned to be constructed and how close to the property line?
(House? Garage? Driveway? Other?)

Those plans have not been solidified yet. This request would just divide the lot. If approved, they'd be able to construct one single-family home, then any accessory structures that would go along with that (garage, shed, etc.). We do require all homes to construct a driveway for off-street parking and access to their lot.

3. Will the structures be rental units?

That is also not decided at this point. We don't really regulate homeownership versus investment properties. Rentals are permitted in all residential zoning districts.

4. How tall will any structures be?

In the R-2 district, structures are limited to 35' in height.

5. Will any trees be cut to lay the ground for construction?

I would imagine a handful of trees would be lost, given what I can see from the aerial map. The tree preservation ordinance does not apply to single-family development.

6. What are the expected implications on the sewer and water pipes? Will new ones be installed?

The developer will be required to install a tap for the new home, connecting a private lateral from the house to the nearest existing public main, but the expected impact of one additional home is negligible. Sewer staff has reviewed this request, and has not indicated they have any concerns.

Unfortunately, I am not able to attend the May 6 City Council meeting. How will the results of the meeting be documented and shared with nearby homeowners?

Thanks,
Erin HOLLERAN

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RUSSELL 'RUSTY' PALMER, AICP

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Erin Holleran <erinholleran@hotmail.com>
To: Russell Palmer <Rusty.Palmer@como.gov>

Tue, Mar 19, 2024 at 12:42 PM

Hi Rusty,

Thanks for the reply. Helpful information.

Sorry to hear about the developers wanting to subdivide the lot.

Sent from my iPad

On Mar 19, 2024, at 9:16 AM, Russell Palmer <Rusty.Palmer@como.gov> wrote:

[Quoted text hidden]

Erin Holleran <erinholleran@hotmail.com>
To: Russell Palmer <Rusty.Palmer@como.gov>

Thu, May 2, 2024 at 9:00 AM

Dear Rusty Palmer,

I am opposed to the new proposed sub-division of the parcel (Case# SUBD-00138-2024) near my property.

I am concerned about the additional structures that will be built close to the property and the resultant impact that may have on my backyard including an existing fence and trees (due to where the roots may be), as well as any disruption to water and sewer flows. If/when any structures such as garages, sheds, or additions are constructed, that should be done according to the legal distance.

Thank you for the opportunity to opine.

Erin

From: Erin Holleran <erinholleran@hotmail.com>
Sent: Tuesday, March 19, 2024 11:42 AM
To: Russell Palmer <Rusty.Palmer@como.gov>
Subject: Re: Case #101-2024

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