

Corrina & Joshua Smith
101 N Greenwood Ave
Columbia, MO 65203
573-864-9791
July 1, 2025

Re: Support for Michelle Mathews – Short-Term Rental

Dear Planning & Zoning Commissioners,

I am writing to express my support for my neighbor, Michelle Mathews, regarding her Airbnb at 104 N Greenwood Ave. As a nearby resident at 101 N Greenwood Ave, I have had the opportunity to observe how Michelle has managed this business while residing on the property herself.

I have no concerns about her short-term rental operation. In my experience, the activity at the property has been quiet and respectful, and there has been no disruption to the neighborhood. Michelle is a considerate and responsible neighbor who maintains her property well and is mindful of those living nearby.

I believe her owner-occupied short-term rental contributes positively to the neighborhood by providing safe and well-managed lodging for visitors to our city. I fully support Airbnb and feel confident that she will continue to operate in a way that is compatible with the surrounding community.

Thank you for your consideration of this letter of support. Please feel free to reach out if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'C. Smith', with a horizontal line extending to the right.

Corrina Smith



Ross Halligan <ross.halligan@como.gov>

Fwd: Neighbor Support for 104 N Greenwood Short term rental

Michelle Mathews <michelle.c.mathews@gmail.com>
To: Ross Halligan <ross.halligan@como.gov>

Thu, Jun 12, 2025 at 10:07 AM

Michelle Mathews, PhD

[104 N. Greenwood Avenue](#)
[Columbia, MO 65203](#)
314-623-4679 (cell)
Michelle.C.Mathews@gmail.com

CONFIDENTIALITY NOTICE: This e-mail communication and any attachments may contain confidential and privileged information for the use of the designated recipients named above. The designated recipients are prohibited from disclosing this information to any other party without authorization and are required to destroy the information after its stated need has been fulfilled. If you are not the intended recipient, you are hereby notified that you have received this communication in error and that any review, disclosure, dissemination, distribution or copying of it or its contents is prohibited by federal or state law. If you have received this communication in error, please notify me immediately by telephone at 314-623-4679 and destroy all copies of this communication and any attachments.

----- Forwarded message -----

From: **daniel bugnitz** <danielbugnitz@gmail.com>
Date: Thu, Jun 12, 2025 at 9:53 AM
Subject: Neighbor Support for 104 N Greenwood Short term rental
To: Michelle.C.Mathews@gmail.com <Michelle.C.Mathews@gmail.com>

To whom it may concern,

My name is Dan Bugnitz. I live at 102 N. Greenwood, next door to Michelle Matthews, who lives at 104 N. Greenland. My partner Molly Campbell owns this house. Her and I and our two children have lived her 10+ years.

I am writing in support of Michelle being licensed to operate her short term stay apartment. While I believe that it has been important to regulate the short term rentals in Columbia I also believe some should be allowed and Michelle's stands out as one that should be. Here's some of why:

Because Michelle lives at this address and has for many years so it doesn't affect the neighborly feeling of our street to have renters in her above the garage apartment.

There's plenty of parking in her expanded driveway and ours is a wide street anyway so on street parking has no impact.

In the number of years in which she has had her Airbnb, there has not been one negative incident that has bothered us as her next door neighbors.

Mostly just a pleasant friendly bunch that my children badger with questions as they walk to their cars.

It seems like mostly it has been parents of students coming to visit their kids and I'm glad for them to get a taste of the good feeling of our neighborhood versus staying at a hotel.

If you have any questions, please reach out at the number below.

Sincerely,
Dan Bugnitz
573.529.0026

Dorothy and Bradley Johnson

22 North Greenwood Ave
Columbia, MO 65203
dorothy.e.gill@gmail.com
773-580-2243
6/16/2025

City Planning Department
701 East Broadway
Columbia, MO 65201

Subject: Letter of Support for Neighbor's Short-Term Rental (Airbnb) Case #: 233-2025

Dear City Planning Department,

We are writing to express our full support for the continued operation of the short-term rental (Airbnb) located at 104 North Greenwood Ave, operated by Michelle Mathews.

Our family resides two doors south and we have had the opportunity to observe how this property has been managed, and we can confidently say that Michelle is a responsible and respectful host. The property is always well-maintained, and guests have consistently been quiet, courteous, and respectful of our neighborhood.

Short-term rentals like this one contribute positively to our community. They allow visitors to experience our area in a unique and personal way while also supporting local businesses and strengthening our local economy.

Importantly, we have never experienced any disturbances, safety concerns, or parking issues related to this rental. In fact, Michelle has gone above and beyond to ensure that guests understand and follow community guidelines, which we truly appreciate.

We respectfully ask the City Planning Department to approve and support the ongoing use of this property as a short-term rental. Responsible operators like Michelle are an asset to our community and help showcase the best of what our city has to offer.

Thank you for your time and consideration.

Sincerely,

Dorothy and Bradley Johnson



Ross Halligan <ross.halligan@como.gov>

Fwd: Thank you!

Michelle Mathews <michelle.c.mathews@gmail.com>
To: Ross Halligan <ross.halligan@como.gov>

Wed, Jul 2, 2025 at 8:18 PM

Michelle Mathews, PhD

104 N. Greenwood Avenue
Columbia, MO 65203
314-623-4679 (cell)
Michelle.C.Mathews@gmail.com

----- Forwarded message -----

From: **Karen Hansford** <karendhansford@gmail.com>
Date: Wed, Jul 2, 2025 at 6:23 PM
Subject: Re: Thank you!
To: Michelle Mathews Tucker <michelle.c.mathews@gmail.com>

From: Karen and James Hansford

114 North Greenwood Avenue
Columbia, MO 65203

July 2, 2025

To Whom It May Concern,

We are writing in full support of Michelle Mathews and the continued operation of her owner-occupied Airbnb located at 104 North Greenwood Avenue. As neighbors, we have witnessed firsthand Michelle's thoughtful approach to both her property and our shared community.

Michelle has invested considerable time and effort into upgrading her home with great attention to detail and design. These improvements have not only enhanced the aesthetic and value of her own residence, but have also contributed positively to the appearance and character of our neighborhood as a whole.

Her Airbnb guests have consistently been respectful and have never caused any disruption to us or to other residents on North Greenwood Avenue. The property is well-maintained, and Michelle is conscientious in ensuring her guests are considerate of our quiet, residential environment. In fact, her guests blend with the neighborhood so well that you are unaware they are even present.

We believe that the presence of her carefully managed, owner-occupied short-term rental benefits not only Michelle and her clients, but also those of us who live nearby. It reflects pride of ownership and a commitment to community standards.

We respectfully urge you to support the continued operation of Michelle's Airbnb.

Karen Hansford

James Hansford

karendhansford@gmail.com

mrjrhansford@gmail.com

Neighbors and Residents of North Greenwood Avenue

To whom it Concerns,

My name is Megan Kitson, and I live at 109 N. Greenwood Ave in the West Ash neighborhood. I am writing this letter in full support of my wonderful neighbor, Michelle Mathews. I have lived just a few houses away from Michelle for 13 years. During the time I've lived here and known her, she has proven to be a strong link in our neighborhood community. She is well known on our street for her dedication to her neighbors and community, often planning and hosting neighborhood get togethers and encouraging us all to connect!

Given the fact that Michelle is the definition of a kind, supportive, and caring neighbor I have absolutely zero issues with her owner-occupied Airbnb. In fact, I 100% support Michelle and I believe that *owner occupied* Airbnb's are critical tools to allow neighbors like mine to offset the cost of home ownership and maintenance costs, which are stacking up more and more these days. Michelle has operated her Airbnb for the last 6 years and I have noticed absolutely zero negative impact on our street and neighbors. I enthusiastically support her continued endeavor to run her owner-occupied Airbnb within our neighborhood!

Thank you for your time,

Megan D Kitson
109 N. Greenwood Ave
Columbia, MO



Ross Halligan <ross.halligan@como.gov>

Fwd: airbnb

Michelle Mathews <michelle.c.mathews@gmail.com>
To: Ross Halligan <ross.halligan@como.gov>

Thu, Jun 12, 2025 at 9:11 PM

Michelle Mathews, PhD

[104 N. Greenwood Avenue](#)
[Columbia, MO 65203](#)
314-623-4679 (cell)
Michelle.C.Mathews@gmail.com

CONFIDENTIALITY NOTICE: This e-mail communication and any attachments may contain confidential and privileged information for the use of the designated recipients named above. The designated recipients are prohibited from disclosing this information to any other party without authorization and are required to destroy the information after its stated need has been fulfilled. If you are not the intended recipient, you are hereby notified that you have received this communication in error and that any review, disclosure, dissemination, distribution or copying of it or its contents is prohibited by federal or state law. If you have received this communication in error, please notify me immediately by telephone at 314-623-4679 and destroy all copies of this communication and any attachments.

----- Forwarded message -----

From: **Madsen, Richard** <madsenr@missouri.edu>
Date: Thu, Jun 12, 2025 at 8:40 PM
Subject: airbnb
To: Michelle Mathews <Michelle.C.Mathews@gmail.com>

Dear Planning and Zoning Commissioners.

I am writing to tell you about the effect of Michelle Matthews' Airbnb on me as an immediate neighbor. I live in the house north of Michelle. We have been neighbors since about 1997. She has had the Airbnb for about 5 years now. There has never been any real problem for me relative to guests staying with her. The guests park in front of her house and seldom if ever in front of mine. In those years I can think of one time when a guest parked their car blocking a foot or so of my driveway. I informed Michelle and the car was moved almost immediately. That is the only time I can think of when there was even a minor problem. Michelle was a great person to have as a neighbor before the Airbnb and that has not changed since she has started hosting guests. If you have any questions or concerns that I can address please feel free to contact me. Thank you.

Richard Madsen

[106 North Greenwood Avenue](#)
[Columbia, Mo 65203-2656](#)