



Ross Halligan <ross.halligan@como.gov>

105 S Glenwood conditional permit

Khaki Westerfield <kwesterfield@centurytel.net>
To: ross.halligan@como.gov

Wed, Dec 3, 2025 at 4:27 PM

Mary (Khaki) Westerfield
101 South Glenwood Avenue
Columbia, MO 65203-2732

Ross Halligan, Planner
Community Development Department
RE: [105 South Glenwood Avenue](#)-Conditional Use Permit (Case #19-2026)

Dear Mr. Halligan:

I live at 101 South Glenwood Avenue and support the Rogers' request for constructing an ADU at 105 South Glenwood. My husband, now deceased, and I purchased our home in 1980, and I've amicably shared my southern boundary with the Rogers for 40+ years. They have been wonderful neighbors, cooperatively tending the space that joined our homes and lots, and I look forward to welcoming the family back into the neighborhood. They have already begun refurbishing their home by removing overgrown brush from the front and north side.

While I recognize that specifications to plans likely need to be addressed, I support the addition of an ADU, specifically, to accommodate this family and, more generally, to support infill of habitable land. These lots are very deep, much deeper than those of our neighbors immediately west of South Glenwood, and can accommodate an additional unit without compromising neighborhood character. I do not foresee increased traffic or noise.

I'm out-of-state with my daughters for the holidays and can't attend the upcoming community meeting, but please feel free to contact me for any additional comments. I can be reached at the above email or messaged/called at 573-864-6715.

Sincerely,

Khaki Westerfield
101 South Glenwood Avenue

**Scott Holan and Kristen Veum
111 Glenwood Ave.
Columbia, MO 65203-2732**

December 1, 2025

**Ross Halligan, Planner
Community Development Department
Re:105 South Glenwood Avenue - Conditional Use Permit (Case #19-2026)**

Dear Mr. Halligan,

We reside at 111 S. Glenwood Ave, and oppose the ADU request for 105 S. Glenwood Ave, an adjacent lot with which we share a 286 ft boundary. In the absence of an outright rejection of the application by P&Z, the inconsistencies in the application materials minimally warrant a deferral with resubmission to provide accurate information for staff evaluation and public comment. We have significant concerns with the overall intent of the proposal, safety and privacy issues, and factual inaccuracies and inconsistencies in the application materials.

First and foremost, two dwelling units exceed the limit for R-1 zoning and will disrupt the character and nature of the Historic Old Southwest Columbia neighborhood. While the subject lot clearly meets the dimensional and frontage requirements for an ADU in other zoning districts (R-2+), the proposed ADU will set a precedent degrading R-1 protections across all R-1 districts in Columbia and impact the historic character of the Old Southwest neighborhood and our Notable Historic Property in particular.

Although the staff report states that the proposed conditional use is consistent with the City's adopted comprehensive plan, we disagree. We carefully reviewed 'Policy 3' in the version of "*Columbia Imagined*" available on the City's website. There is no explicit language encouraging increased infill density within R-1 zoning districts or promoting accessory dwellings on single-family lots as a neighborhood-wide strategy. Instead, this plan uses broad, citywide language about guiding growth and infrastructure efficiency, but provides no parcel-level direction for R-1 neighborhoods or for the Historic Old Southwest. Therefore, the claim that Policy 3 justifies this specific ADU proposal in an R-1 historic district materially overstates the policy's scope. **In fact, Policy 3 explicitly states that, "The personality and character of established neighborhoods should be preserved,"** and indicated that "**considering historic preservation and community character, as well as property maintenance and aesthetic considerations is important in neighborhood planning.**" The examples of ADU infill cited within this policy are **not located within R-1 zoning districts** and do not reflect historic, low-density single-household neighborhoods (i.e., the East Campus and the North Village Arts Districts). No neighborhood plan, overlay, rezoning initiative, or adopted infill strategy has been cited for this R-1 historic district to support increased residential intensity at this site. Accordingly, **reliance on Policy 3 as justification for this specific ADU proposal is not substantiated at the neighborhood-planning level.**

Issues with Application, Design, & Plans:

1. The application materials from Monarch Architecture identify the property owner as “James and Janet Rogers”, which is materially incorrect. The primary residence has been vacant for ~ 5 years, James Rogers sadly passed away more than one year ago, and according to the Boone County’s Assessor’s office, Janet Rogers is the sole owner. Therefore, it is unclear why the documents were submitted by Monarch Architecture with defective information. Further, this error was propagated in the notification letter from the Community Development Department. The “neighbor letter” shared with adjacent neighbors was signed by the owner’s son (Brian Rogers) and the owner’s son’s girlfriend (Erin Sehorn), neither of whom are property owners to our knowledge. It is unclear who the tenants are, who the owner(s) are, and which will live where.
2. The proposed size of the aggregate structure is wholly dependent upon the simultaneous enlargement of the primary structure to 1839.9 ft². We are hopeful that the historic, primary house will be remodeled to meet occupancy and safety codes, as it has been vacant for ~5 years, suffered from several prior years of neglect, and is currently in serious disrepair, including crumbling masonry and holes in the exterior visible from the outside (Figs 1, 2, & 3). For these reasons, we are concerned that despite good intentions, the primary structure may fail to be successfully expanded as proposed in the request. Therefore, we disagree with the simultaneous consideration of the contingent ADU request. The 100+ year old primary structure has not been maintained for a very long time, and successful expansion and renovation of the primary residence should be completed prior to considering new construction. The proposed aggregate structure size (ADU + garage) exceeds the maximum allowed based on current conditions. **Following the prolonged non-occupancy of the primary residence, the ADU request is premature and should not be based on a future condition that has yet to be achieved.**





Fig. 2. Close-up photos of 105 S. Glenwood showing crumbling masonry in front, taken on 11/29/25 & 11/30/25.

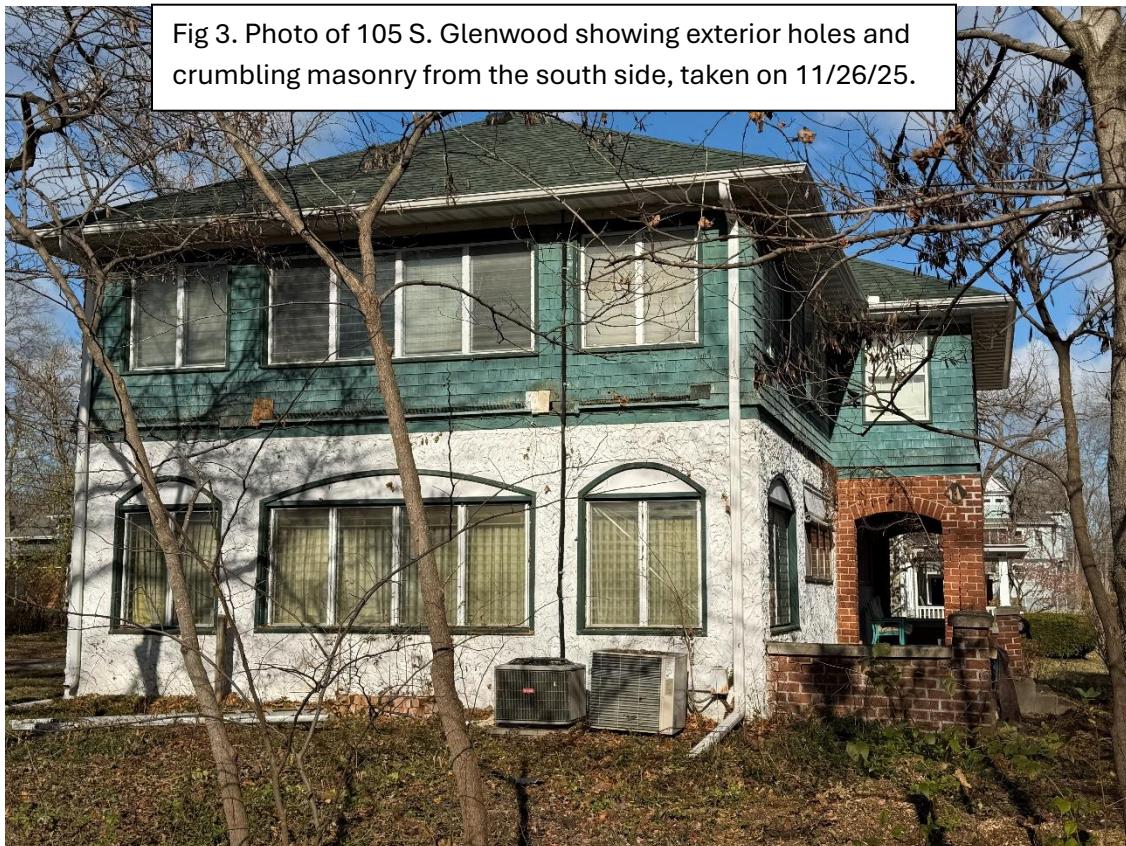
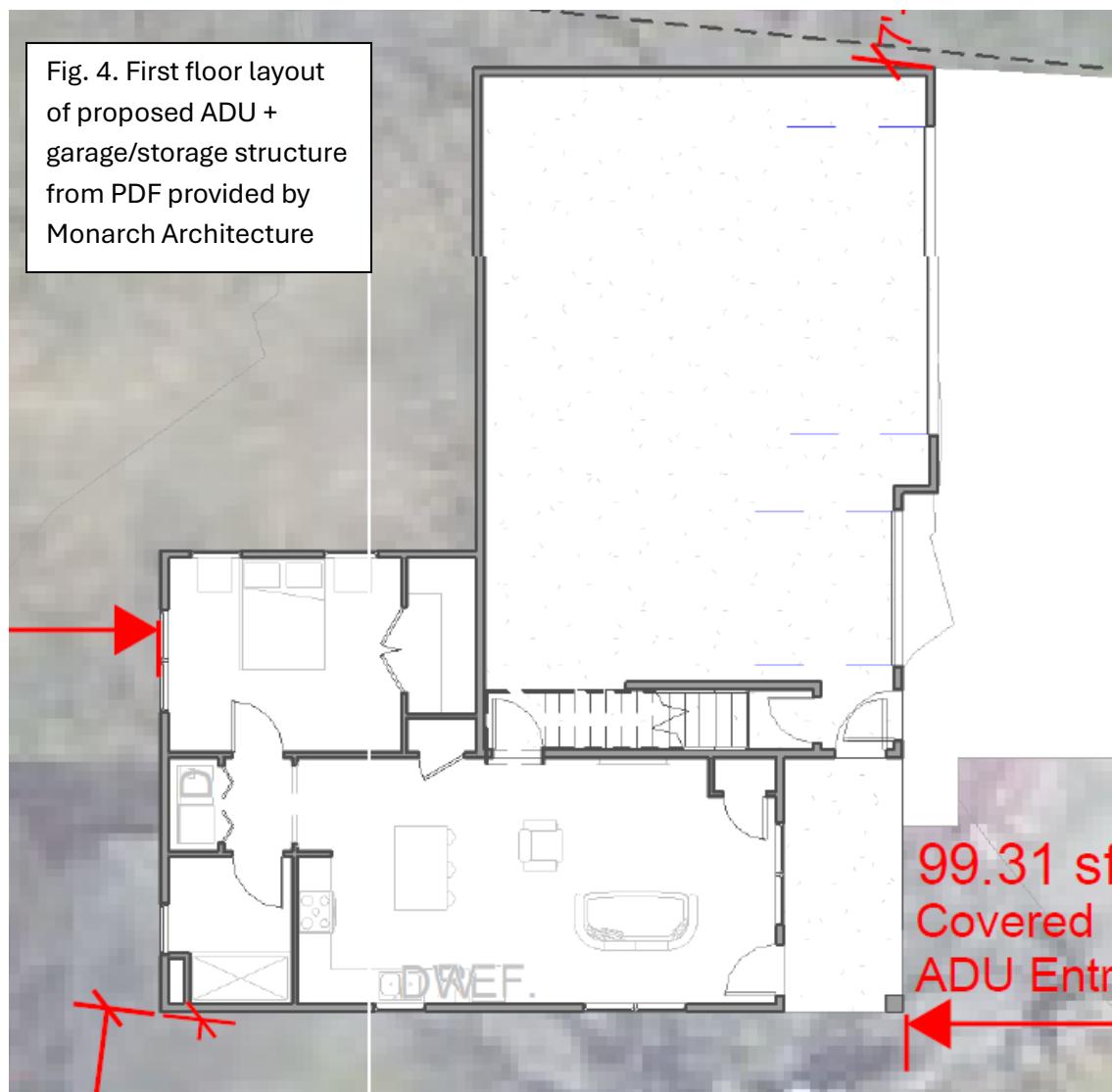


Fig 3. Photo of 105 S. Glenwood showing exterior holes and crumbling masonry from the south side, taken on 11/26/25.

3. The staff report and analysis rely solely on narrative descriptions and a simplistic, aerial plot plan from Monarch Architecture that does not include exterior design elements or elevations for either the proposed ADU or the proposed three-bay garage with storage. The plan merely states that the aggregate structure will be < 25 ft tall (whereas the limit is 24 ft), which is not a sufficient description to assess compliance with requirements or assess the visual and privacy impacts to neighbors. Conformance with the character of the historic neighborhood cannot be assessed at all. Furthermore, a 24-25 ft tall building is typically two full stories, while the request is for a single story ADU.
4. The first level layout plan can be viewed when the colored overlays are removed from the PDF provided by Monarch (Fig. 4). This plan includes an interior staircase from the living room of the ADU to the garage storage area. This calls into question the future use of the storage area as additional ADU space if it meets basic criteria for habitable space. Without verified drawings showing ceiling heights and other salient details, we cannot determine whether the storage area will remain non-habitable storage or could operate as an expansion of the ADU or as an additional ADU, regardless of stated intent.



5. It is presently unclear whether, or for how long, the owner, Janet Rogers, would reside in the ADU. While the application frames the ADU as a response to a near-term family housing need, the structure itself represents a permanent intensification of use with potential long-term impacts extending beyond the initial occupancy. In addition, statements made in the “neighbor letter” signed by Brian Rogers and Erin Sehorn and delivered to us on 11/9/25, states that the ADU would not be rented (“**we have no intention of renting it out or using it as an Airbnb**”), while in separate public statements in the Columbia Missourian, “Sehorn doesn’t plan to put her dwelling up for rent soon but **admitted it’s part of her long-term plan.**”

[Columbia Missourian: landowners-want-looser-building-rules-for-accessory-dwellings](https://columbiatimes.com/landowners-want-looser-building-rules-for-accessory-dwellings)

This inconsistency underscores that future use and operational intensity of the ADU remain uncertain and unenforceable and should not be treated as a settled mitigating factor for purposes of ADU approval.

6. The report only addressed sightlines from the frontage road, failed to address sightlines from secondary streets (Maupin Rd.; Fig. 5), and inaccurately addressed privacy concerns for adjacent neighbors. The report stated, “*with the existing vegetation, staff does not believe additional screening is necessary for this site,*” which is factually incorrect. Our dwelling at 111 S. Glenwood Ave. aligns with the primary 105 S. Glenwood Ave. residence setback, currently allowing for privacy and enjoyment of our backyard, but the proposed ADU location would have a direct and clear view over our backyard and patio, and into the rear of our house, negatively impacting privacy. Further, a substantial portion of the yard boundary between the proposed ADU and our yard has no obstructions whatsoever (Fig. 6), raising additional safety concerns for our children and property when the ADU is rented to unknown tenants. The additional easement for overhead electric lines for the ADU along the south boundary of the property will likely remove more vegetation, further reducing privacy.



Fig. 6. View of open boundary and survey markers between 105 and 111 S. Glenwood Ave., where the white garage is the proposed ADU site, taken 11/29/25.



Other Infrastructure & Safety Concerns:

7. The distance from the nearest street frontage to the center of the rear wall of the ADU is ~214 ft, whereas fire code requires ≤ 150 ft. It is concerning that the proposed distance is 43% longer than the fire code limit and necessitated special evaluation and authorization from the fire chief.
8. The report indicates sewer utilities are sufficient, but the sanitary line runs in a NE direction across the front (east side) of the property. It is unclear how they plan to

connect the ADU sewer lines to the city line when the existing primary dwelling is in the way, without impinging upon neighboring properties.

9. The report states on p.4 that “*the ADU will not increase street traffic*” but that is impossible given that the ADU will be occupied by at least one adult with a vehicle. Furthermore, due to off-street parking constraints, occupants and/or owners of the legal, non-compliant ADUs currently on the street have a history of parking cars and recreational vehicles (boats, trucks, motorcycles, and vans) on the narrow brick street for extended periods of time, causing grass to grow between the bricks and creating traffic obstacles. This contributes to deterioration of the historic brick surface and demonstrates that any additional parking or traffic demand is not likely to be absorbed without impact.

In summary, we disagree with the initial staff finding that the proposed ADU will not cause significant adverse impacts to surrounding properties, including immediately adjacent properties, the Historic Old Southwest neighborhood, and R-1 zoned districts across Columbia. We oppose this request in its entirety. In the absence of an outright rejection, the inconsistencies and incomplete information in the application materials warrant a deferral with resubmission to provide accurate and complete information for staff evaluation and public comment.

Sincerely,

Scott Holan
Kristen Veum
111 S. Glenwood Ave.

124 Lindell Drive
Columbia, MO 65203-2732
December 1, 2025

Ross Halligan, Planner
Community Development Department
701 E. Broadway Columbia, MO 65201
ross.halligan@como.gov

Re:105 South Glenwood Avenue - Conditional Use Permit (Case #19-2026)

Dear Mr. Halligan,

We have been residents of Columbia for 59 years in an R-1 neighborhood and are currently property owners residing at 124 Lindell Dr., immediately adjacent to 105 South Glenwood on the west side. Given that the public notice and neighbor letter were distributed right before a holiday, we had limited opportunity to review and respond to the request. Our comments follow:

1. **We oppose the Conditional Use Permit (Case#19-2026) for 105 South Glenwood Avenue. This lot is located in the Historic Old Southwest Columbia R-1 neighborhood, and R-1 zoning still does not allow for the construction of an ADU. It is only permissible in R-2+ neighborhoods, based on the new rules established by the City in 2024. Construction of an ADU will place two homes on an R-1 lot, and approval sets a precedent for dissolution of R-1 neighborhoods throughout the city.**
2. **We do not approve of the construction of a permanent, separate home on an R-1 lot, which explicitly breaks with the intention and character of R-1 zoned districts, and surpasses a “conditional use” of R-1. The impact of this request is more accurately described as rezoning one property from R-1 to R-2.**
3. **We are sympathetic with the desire of the landowner (Janet Rogers) to return to the neighborhood and reside near family. The home has remained unoccupied for approximately 5 years, and at that time, Janet Rogers was living in a condo south of town near the Country Club. We do question their intent: The letter (see letter below) written and hand delivered by Brian Rogers and Erin Sehorn to the neighbors on November 10, claims no intention of renting the ADU out to long or short-term tenants. However, they were quoted in the following two local news sources acknowledging that their intention is to rent out the ADU:**

<https://www.kbia.org/kbia-news/2025-07-18/landowners-want-looser-building-rules-for-accessory-dwellings>

https://www.columbiamissourian.com/news/local/landowners-want-looser-building-rules-for-accessory-dwellings/article_62d179fc-7878-40ce-ac71-d26f5727cee7.html

It is unclear if, and for how long, Janet Rogers would reside in the ADU. **In any case, the ADU will certainly bring increased traffic, especially parking on the lot and on the street, and increased noise issues.** These issues will definitely increase if the ADU becomes a permanent rental structure.

Notice to Neighbors: Renovations and Construction of Additional Dwelling Unit

October 22, 2025

received 10/22/2025

Hi Neighbor!

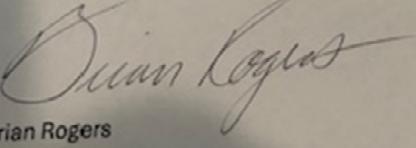
I'm writing to inform you of some potential upcoming changes to my family's property located at 105 S. Glenwood Ave. After careful consideration and planning, my fiancé, Erin Sehorn, and I hope to renovate the main house and construct an Additional Dwelling Unit (ADU) on the premises starting in the spring of 2026.

The ADU is designed as a separate living space for my now-retired mother (and former main house resident), Kitty Rogers. We have no intention of renting it out or using it as an Airbnb. If all goes to plan, we'd like to begin renovations and ADU construction in March 2026.

You should receive a postcard from the city in the coming days about the Conditional Use Permit we are seeking. Please know that we're committed to minimizing disruption and maintaining the safety, cleanliness, and quiet of the neighborhood as much as possible throughout this process. If you have any questions or concerns about our project, we encourage you to reach out to me at berbfc@gmail.com or (573) 808-3037.

Thanks so much for your understanding as we get started on this project. We really appreciate your support and are looking forward to getting to know everyone better as neighbors.

Sincerely,


Brian Rogers

105 S. Glenwood Ave.

Columbia, MO 65203

berbfc@gmail.com

(573) 808-3037

4. The Monarch plan notes that the ADU height will be about 25 feet, which indicates a two-story structure, not a single-story structure. We located a detailed 1st floor plan by removing the colored boxes in the pdf plot plan presented by Monarch Architecture. It is notable that the staircase to the garage storage area will also be accessed by a door inside the ADU living room. **This gives the impression that the storage area above the garage is designed so that it can be retrofitted as an additional third living unit on this lot in an R-1 zone.** This is a concern that should be addressed, as **there is a strong possibility of two ADU rental units, which would not be legal.**
5. The Monarch Architecture report inaccurately states that the view of the structure will be obscured by vegetation. Most of the vegetation screening our lot from their lot was removed by city utilities this Spring, leaving our view from the west wide open to S. Glenwood Ave. (*see photo below*). Therefore, having these additional, closer new structures directly and constantly in our view from our living space, will impinge on our backyard, and greatly reduce our privacy.



6. Any approval to proceed should include detailed both inside and outside architectural plans, as well as plans for screening along the lot boundaries, including privacy fencing and revegetation. This request for a second dwelling structure on an R-1 lot directly adjacent to our R-1 lot, in an R-1 neighborhood, should not be approved.

Sincerely,

Trygve Veum veumt@missouri.edu

Marjorie Veum mveum9467@gmail.com

124 Lindell Dr.