



Kirtis Orendorff &lt;kirtis.orendorff@como.gov&gt;

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**Case # 105-2025 801 Norman Dr.**

1 message

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**Connie Carpenter** <wolfgang65202@gmail.com>

Sun, Feb 23, 2025 at 4:18 PM

To: "kirtis.orendorff@como.gov" &lt;kirtis.orendorff@como.gov&gt;

Mr Orendorff,

I currently rent 704 Norman Dr. which is directly across the street from 801 Norman Dr. I picked a neighborhood with single family residences quite Intentionally because that is the best living arrangement for me. This is a very nice neighborhood and we would hate to see it turned into something else.

My landlord, Linda Ladd, and I both do not want to see a short term rental residence set up in the middle of our neighborhood. You will hear directly from Linda shortly.

If you have any questions, feel free to reach out to me.

Blessings,

Connie Carpenter

Our primary purpose in life is to help others.  
And if you can't help them, at least don't hurt them.  
-- Dalai Lama



Kirtis Orendorff &lt;kirtis.orendorff@como.gov&gt;

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**801 Norman Drive Conditional Use Permit (Case#105-2025)**

1 message

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**Linda Lafferty Ladd** <linda.ladd47@gmail.com>

Tue, Mar 11, 2025 at 9:11 PM

To: "kirtis.orendorff@como.gov" &lt;kirtis.orendorff@como.gov&gt;

Dear Mr. Orendorff,

My husband and I **OPPOSE 801 Norman Drive Conditional Use Permit (Case # 105-2025) for Short Term Rental (STR) request.**

We own 704 Norman Drive and 903 Norman Drive which are located a few houses from 801 Norman Drive. These homes are leased long term (several years) to families who sought to live in the **quiet, RESIDENTIAL, single-family nature of the Seven Oaks neighborhood**. We would not purchase those homes today if STR properties were allowed. Also, my tenants have expressed opposition to this potential STR facility on their street. Who wants their family to live close to a facility which invites a parade of eight different transient strangers nightly for 210 nights per year? How would the agent JLT Reeves LLC assure that their transient guests abide by our HOA Governing Documents?

Attached is a **copy of the Seven Oaks Governing Documents (pages 919, 924, 929 and 930) which prohibit Short Term Rentals in Seven Oaks Neighborhood**. I believe these documents were written when the subdivision was developed in the late 1990s which is prior to the popularity of AirB&B or VRBO. However, the verbiage on page 929 clearly reveals that the intent of the Seven Oaks Developers was to restrict Seven Oaks residents to single family purposes and uses and prohibit short term rentals. The following is an excerpt from the verbiage on page 929:

**"No Building or Dwelling shall be used other than for residential, dwelling purposes,...none shall be used...for a bed and breakfast facility, a lodge, a lodge facility, lodging house, hotel, a rooming house or boarding house, or for any purposes whatsoever other than as a residence for a single Family."**

Seven Oaks neighborhood is not a tourist destination and transient guests are not conducive to a residential, family-oriented environment as described in the HOA Governing Documents. **In addition to violating our HOA Governing Documents, we are concerned that this potential 801 Norman Drive Short Term Rental property would detract from the AMBIENCE, SAFETY, COMFORT and PROPERTY VALUE of nearby homes.**

**Please deny this Conditional Use Permit for 801 Norman Drive (case#105-2025).**

Thank you for your careful consideration of Case#105-2025.

Don and Linda Ladd  
Owners, 704 Norman and 903 Norman

Linda Lafferty Ladd  
[Linda.Ladd47@gmail.com](mailto:Linda.Ladd47@gmail.com)  
630.220.6144 cell



**SOH - Info from Gov Docs about One-Family Dwelling and Roomers and Boarders.pdf**  
2263K

ordinances applicable to any part of the Property define a "Family" in more restrictive manner, then the more restrictive definitions of such zoning ordinance shall automatically apply to and shall define a "Family" for purposes of this Declaration, and all provisions of this Declaration shall be deemed to be automatically amended to such effect.

m. "Lot" means each of the numbered or lettered, platted Lots (the "Lots") shown by the Plat. Each numbered or lettered Lot shown, described and provided for by the Plat shall be a "Lot;" provided, however, that the Developer (and only the Developer) reserves and shall have the right to subdivide any of the said Lots owned by the Developer or to combine any of such Lots owned by the Developer, in whole or in part, or to otherwise amend the lot lines as shown by the Plat, as to any Lots which have not been conveyed to a Lot Owner other than the Developer. The Developer, therefore, as to Lots owned by it (and only as to Lots owned by it) shall have the right to combine such Lots, or to subdivide such Lots, or to otherwise alter the lot lines of such Lots by amendment of the Plat. Once a Lot has been conveyed to a person other than the Developer, then all such rights shall be extinguished. Any new Lots, modified Lots, amended Lots or subdivisions of Lots or combinations of Lots created by the Developer pursuant to this subparagraph E shall similarly be "Lots" for purposes of this Declaration. The provisions of this subparagraph E and any of the other provisions of this Declaration notwithstanding, adjacent Lot owners shall be permitted to convey to each other small portions of Lots, which shall then become a part of the Lot of the Lot owner who acquires same; provided, however, that such conveyances are permitted by or are accepted under the Subdivision Code of the City of Columbia.

n. "Lot Owner" means the person or persons whose estate or interests, individually or collectively, aggregate fee simple ownership of a Lot.

o. "One-Family Dwelling" shall mean a detached Building arranged and intended and designed for residential occupancy by one Family, and used solely as a Dwelling for one Family, and for other uses or purposes.

p. "Dwelling" means a "One-Family Dwelling" as defined in subparagraph G above. Every Building placed within the Development shall be and must be a One-Family Dwelling (i.e., a Dwelling) arranged, intended and designed for occupancy by (and used only for occupancy by) one Family, as a One-Family Dwelling, and for no other purposes.

q. "Parcel" means all of that real estate, contained within the boundaries of the land platted by the Plat.

r. "Plat" shall mean and refer to the Plat of Seven Oaks Plat 1, as shown by Plat recorded in Plat Book 28 at Page 86 of the Real Estate Records of Boone County, Missouri, and to the Plat of Seven Oaks Plat 1-A, as shown by Plat recorded in Plat Book 29, Page 92 of the Real Estate Records of Boone County, Missouri.



expired since the date of the last such sale without additional areas being annexed to the Development or when there is no more land available for Annexation;

(3) January 1, 2030

f. Temporary Waiver of Rights to Exercise Class B Voting Rights: The Developer may, from time to time, elect to cast or not to cast any votes attributable to its Class B Membership Rights. If the Developer, on any occasion, elects not to cast its Class B votes, it shall not be deemed to have waived its right to cast such votes at any time in the future. The Developer may, from time to time, relinquish control of the Association, in effect, by not casting its Class B votes, and thereafter reassert such control at any later time of its choosing, so long as said Class B Membership Rights have not been terminated pursuant to the foregoing provisions of subparagraph e.

4. One-Family Dwelling Purposes: All of the Parcel shall be used solely for single Family, detached, residential dwelling purposes, and uses normally ancillary thereto, it being the intention that each Lot within the Parcel shall be occupied by single Family, detached residential type development house, such as is traditionally found in zoning district R-1 of the City of Columbia, Missouri. Each of the Lots located within the Parcel, as shown by the Plat, shall, therefore, be occupied by only one Building constituting a One-Family Dwelling, and shall be used by one Family only for One-Family Dwelling purposes and normal ancillary purposes, and for no other purposes. There shall be constructed on each Lot only one Building, constituting a One-Family Dwelling, which shall be restricted in use to use as a One-Family Dwelling. Each One-Family Dwelling (i.e., each Building) erected on each Lot shall be used solely as a residence by a single Family, as defined in 1.d. above, and for no other purposes. No Lot shall be used for any purposes other than residential purposes by one Family.

5. Minimum Size of Residential Buildings: No Building shall be permitted within the Parcel, or on any Lot contained within the Parcel, unless such Building is a One-Family Dwelling, and complies with the following Architectural Control standards:

a. Minimize Size of Building: No One-Family Dwelling (i.e., no Building or Dwelling) shall be placed upon any of the Lots (nor shall be permitted upon any of the Lots) [or any subdivision of any such Lot hereafter created by the Developer] unless the One-Family Dwelling (i.e., the Building or Dwelling) complies with the following minimum size requirements:

(1) No one story, ranch style Dwelling shall be permitted on any Lot unless the Enclosed Floor Area of the ground floor thereof (the main floor thereof), exclusive of open porches, patios, garages and any non-walkout basement space, contains not less than 1,300 square feet of finished floor space.



Grantee; provided, however, that such conveyance are permitted by the provisions of the Subdivision Code of the City of Columbia.

8. **Use Restrictions:** The Parcel and all Lots located within the Parcel, and all One-Family Dwellings and Building located within the Parcel, and upon the Lots, and all structures and improvements located within the Parcel and upon the Lots, shall be subject to the following provisions and restrictions:

a. **One-Family Dwelling Purposes:** Each Lot shall be used solely for a single One-Family Dwelling, and for uses normally ancillary thereto. Each Lot shall be occupied by only one, One-Family Dwelling, and shall be used only by a single Family for One-Family Dwelling purposes, and uses normally ancillary thereto, and for no other purposes. There shall be constructed on each Lot, only one, One-Family Dwelling, which shall be restricted in use to use by one Family as a One-Family Dwelling, and uses normally ancillary thereto. No Building or Dwelling shall be used other than for residential, dwelling purposes, by a single Family as defined in this Declaration, and none shall be used for more than one Family or shall be used as a group home or similar facility, half-way house or similar facility, church or place of religious assembly, or as a school, day care center, nursery school, child care center or for any similar purposes, or for a bed and breakfast facility, a lodge, a lodge facility, lodging house, hotel, a rooming house or boarding house, or for any purposes whatsoever other than as a residence for a single Family.

b. **No Subdivision:** Once a Lot has been sold by the Developer, and the Developer's assignees of any of the Developer's rights as the Developer of the Parcel, no Lot shall be subdivided by deed, plat or lease, or otherwise be caused to be separated into Lots, tracts or Parcels smaller than the whole Lot; provided, however, that nothing contained herein shall prevent the Developer from subdividing Lots, or amending Lot lines, or from combining Lots, or from eliminating Lots, or from otherwise amending that Plat, and that nothing herein shall prevent the Developer from amending the Plat, and that nothing herein shall prevent the partition of a Lot as between co-owners thereof, if such right of partition shall otherwise be available, but such partition shall not be in kind. The provisions of this subparagraph B notwithstanding, the provisions of section 4 above shall be in full force and effect.

c. **Single Family Residence:** No Dwelling or Building shall be used for any purpose other than as a residence site for a single Family. For purposes of this restriction, and for other purposes of this Declaration, the term "Family" is defined in the above provisions of this Declaration.

d. **No Roomers and Boarders:** In accordance with the frequent approach in zoning codes of protecting values in residence districts by prohibiting the use of single Family residences for roomers and boarders, and in order to provide similar protection for



the Owners of the Lots, it is hereby provided that no boarders or roomers shall be permitted in addition to the Family occupying a Lot.

e. Home Occupation - Commercial Purposes: The restriction above to use of any Lot as a single Family residence shall not prohibit the conduct of a "home occupation" upon said Lot as defined herein. Home occupation means any occupation or profession carried on by members of the immediate "Family" residing on the premises, in connection with which there is not used any sign or display which will indicate from the exterior that the Building is being utilized in whole or in part for any purpose other than that of a single Family residence; in connection with which there is no commodity sold upon the premises, and no person is employed other than a member of the immediate Family residing on the premises, and no mechanical or electrical equipment is used except such as is permissible for and is customarily found in purely domestic or household premises for the Family residing therein. A professional person may use his residence for infrequent consultation, or emergency treatment, or performance of occasional or emergency religious rites, but not for the general practice of his profession. Permitted home occupations shall not include barber shops, beauty shops, shoe or hat repair shops, tailoring shops or any type of pick up station or similar commercial activities or any day care centers, babysitting services, residential care centers, group homes, half-way houses, child care for hire, nursing schools, or play schools, bed and breakfast, lodging facility, or boarding house but the recitation of these particular exclusions shall not be deemed to constitute authorization for the conducting of other businesses or enterprises which are precluded by the previous language of this subparagraph E, or by the applicable zoning ordinances. Under no circumstances shall any Lot be used for any commercial purpose.

f. Additional Structures: No additional and/or accessory structures of any nature whatsoever shall be erected upon any Lot in addition to the basic Building, patio, and any other improvements originally approved by the Architectural Control Committee hereinafter described, except for those approved, in advance, by the Architectural Control Committee in accordance with the following provisions of this Declaration.

g. Parking: No uncovered parking spaces within the Parcel or within any Lot, or any street within the Parcel, shall be used for parking of any trailer, truck, boat or anything other than operative automobiles which are used, with substantial regular frequency, as a means of conveyance. The word "trailer" shall include a trailer coach, house trailer, mobile home, automobile trailer, campcar, camper or any other vehicle whether or not self-propelled, constructed or existing in such a manner as would permit the use and occupancy thereof for human habitation, or for storage, or of the conveyance of machinery, tools and equipment, whether resting on wheels, jacks, tires or other foundation and used or so constructed that it is or may be mounted on wheels or other similar transporting device and used as a conveyance on streets and highways. The word "truck" shall include and mean every type of motor vehicle other than passenger cars and pickup trucks, vans or similar utility vehicles which are regularly used (with very substantial frequency) as passenger