



Patrick Zenner <patrick.zenner@como.gov>

[Planning]: Case #312-25 Conditional Use Permit - 318 Anderson Ave

Susan Galeota <smgaleota@gmail.com>

Mon, Oct 20, 2025 at 7:10 AM

To: Planning@como.gov

Members of the Planning Commission,

I live at 322 Anderson Ave. and am opposed to this conditional use permit. I think there is plenty of evidence from other cities as to the negative effect of non-owner occupied Airbnbs on housing markets and rental prices.

Columbia already has an affordable housing crisis. Let's learn from other places. Let's not have policies that make our housing crisis worse.

Sincerely,
Susan Galeota



Patrick Zenner <patrick.zenner@como.gov>

[Planning]: 318 Anderson ave

Ray Johnson <rayj892@gmail.com>
To: planning@como.gov

Mon, Oct 20, 2025 at 6:22 PM

To Whom It May Concern / Members of the Planning & Zoning Board,

I am writing in support of my neighbor, Chelsea Petree, and her request for a conditional use permit (Case #312-2025) to continue operating her home at 318 Anderson Ave as a short-term rental. As a direct neighbor (320 Anderson Ave) who has lived alongside this property since 2005 (before Chelsea owned it), I can confidently say that since Chelsea has owned the home it has always been professionally maintained, respectfully used, and has never caused any disturbance or concern within our neighborhood.

Over the years, the property has been utilized as both a long-term rental and short-term rental, and in both cases, it has consistently remained quiet, clean, and well cared for. There has never been excessive noise, parking issues, or disruptive behavior from guests. If I were not aware of its rental status, I would never know from the way it is managed.

What I particularly appreciate about Chelsea is her proactive communication and accountability as a property owner. I have her direct contact information and have always known I could reach out immediately if there were ever a concern. In fact, she has encouraged me to do so. Knowing that I can speak directly with the property owner, who is present and responsive, has given me full peace of mind.

Additionally, we regularly see Chelsea at the property, checking on it frequently, ensuring that the house and surrounding landscape remain in excellent condition. Her care and presence make it clear that this is not an absentee or neglectful rental situation, but rather a responsibly managed home that aligns with the character and standards of our neighborhood.

I would also like to highlight that having a short-term rental so close has been personally beneficial. When I have had family or friends visit from out of town, it gives them the option for a place to stay nearby rather than seeking lodging far away, which helps keep loved ones close and supports a sense of community.

In my experience as a neighbor, this property has never been an inconvenience, only an asset. It adds flexibility for residents, is properly supervised, has a strong and respectful owner who is actively engaged with the neighborhood, and reflects positively on our area.

For these reasons, I fully support Chelsea Petree in receiving approval for the conditional use permit at 318 Anderson Ave. I believe she has consistently demonstrated responsibility, accountability, and respect for our community, and I trust that she will continue to do so moving forward.

Thank you for your time and consideration. If needed, I would be more than willing to provide additional insight or answer any questions regarding my positive experience as a neighboring resident.

Sincerely,

Ray Johnson