



Ross Halligan <ross.halligan@como.gov>

Case #310-2025

2 messages

Juli Rauba <julirauba@gmail.com>

Sun, Sep 21, 2025 at 6:21 PM

To: "ross.halligan@como.gov" <ross.halligan@como.gov>

Dear Mr. Halligan,

I am responding to the request to allow 4216 to become a short term rental. I am concerned for several reasons.

The reason I bought in this area is because it is a residential area and I want it to stay that way. I am concerned that a short-term rental will bring in people who don't respect our neighborhood because they don't live here. Whether that be how they treat the property, noise, etc.

I am also concerned that it could affect my property value. If I go to sell someday, will it be a negative in a buyers mind?

Finally, I'm concerned that it will increase traffic on an already busy road. I realize they have parking, but with the amount of people who can stay in the home, I see it overflowing to the streets.

Thank you for listening to my concerns.

Julie Rauba

Ross Halligan <ross.halligan@como.gov>

Mon, Sep 22, 2025 at 2:09 PM

To: Juli Rauba <julirauba@gmail.com>

I will forward your comment to the Planning and Zoning Commission for their consideration.

Thanks,

Ross

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Ross Halligan <ross.halligan@como.gov>

Case 310-2025 (Orson and Allen)

Max Gump <mgump6@aol.com>

Wed, Sep 17, 2025 at 5:36 PM

To: ross.halligan@como.gov

In response to your postcard I received a few days ago on this matter of the above mentioned people wanting to run a full time Air B and B for transient rental I am 100% against it. I have lived at 4215 Forum Blvd for 28 years and I am right across the street from their property at 4216 Forum. I don't have anything against the owners, they appear to be nice people. Here are my reasons for being against what they are wanting to do:

- 1) First of all , this is skirting and trying to end run around our zoning laws. If they want a full time transient rental as you described it they should go to an area of Columbia that is zoned for rental, air B and B rental, VRBO , etc and not to a residential neighborhood.
- 2) They have been doing the short term rental on weekends for a couple of years and that has been ok. I just don't want it full time across from my property during the week. It will add to the already bad traffic on Forum Blvd with people in and out. Vehicles just fly down this stretch between Nifong and South Hampton along Forum Blvd.
- 3) Lower property values due to the transient nature of Air B and B rental
- 4) Potential for undesirable renters
- 5) If too many of these are allowed in one area it could lead to decline of the residential neighborhood.
- 6) What are control measures to prevent problems with increased tenants.

Would like to have a conversation with you on the phone Mr Halligan. I have called several times and left messages but no return phone call. Phone 573-875-8939.

Thank you

Max Gump
4215 Forum Blvd
Columbia, mo
Max Gump
CLU, LUTCF



Ross Halligan <ross.halligan@como.gov>

Proposed Air B and B-4216 Forum Blvd

Max Gump <mgump6@aol.com>

Wed, Sep 24, 2025 at 2:32 PM

To: ross.halligan@como.gov

Good afternoon Ross, I have another issue to add to my previous email on opposing this permit. I been doing some online research and it appears that a seller or real estate agent representing the seller would have to disclose an air B and B that is in the area. Often there is a stigma associated with a neighborhood where occupants change every few days. This could impact a buyers decision to purchase the property or affect the price being offered. An air B and B right across street from my location (4215 Forum Blvd) would be considered a material element and if not disclosed could result in legal action on my part when I decide to sell . This whole issue of allowing transient rental in an residential neighborhood is no good. Our property values will be affected. Please include this with my previous points of opposition. Thanks

Max Gump
CLU, LUTCF



Ross Halligan <ross.halligan@como.gov>

Proposed Air B and B-4216 Forum Blvd

Max Gump <mgump6@aol.com>

Wed, Sep 24, 2025 at 4:52 PM

To: Ross Halligan <ross.halligan@como.gov>

Ross, here is another one you can attach. This car accident just happened today (9-24-25) at 3:00 pm right in front of my house 4215 forum which is right across the street from 4216 forum. There were four CPD vehicles and two Mo state highway patrolmen vehicles. An individual was heading south on forum lost control crossed over to north lane, hit the curb came back to south bound lane and hit guardrail right by mill creek bridge right in front of my house and came to rest. Tore the complete front end out of his car. Good thing I wasn't mowing the yard or walking my dog. As I said in my original statement people just fly down this stretch. One of the highway patrolman said he has written tickets for 65mph and this is a 30mph speed limit through this residential neighborhood. By adding more transient rental with people not knowing how bad the traffic is here and trying to back out of that driveway onto the north bound lane with traffic coming off the hill heading north it just makes a bad traffic situation much worse and accidents waiting to happen. Compound this with lower property values and all of the residents in this area will suffer. Let me know you received additional comments. Thanks

Max Gump
CLU, LUTCF

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Patrick Zenner <patrick.zenner@como.gov>

[Planning]: 4216 Forum Blvd Zoning

'grahmmeyer' via Planning <planning@como.gov>
Reply-To: grahmmeyer <grahmmeyer@yahoo.com>
To: Planning@como.gov

Thu, Sep 25, 2025 at 6:47 AM

Hello, my name is Grahm Meyer and I live at [4300 Forum Blvd.](#)

I am concerned there is short term rentals going on at [4216 Forum Blvd.](#) I am writing today to voice my non-support of this STR if there is one.

Please let me know of any additional steps needed to voice any opposition of permits, etc.

-Grahm R Meyer

Sent via the Samsung Galaxy S10+, an AT&T 5G Evolution capable smartphone