



David Kunz <david.kunz@como.gov>

public hearing-3408 Eastham Drive

Tracy Tritschler <timberlinetritschler@gmail.com>

Tue, Oct 14, 2025 at 10:28 AM

To: "david.kunz@como.gov" <david.kunz@como.gov>

Hello!

I received the postcard notice about a hearing in early November for the Conditional Use Permit for 3408 Eastham Drive. Unfortunately, I will be unable to attend the hearing, so I hoped to address some of my concerns in this email. My husband and I live at 616 W. Green Meadows, basically two houses away from the property in question. As it is, we already have an existing AirBnB two houses from us in the other direction which has been an AirBnB for several years now.

To me, I have trouble understanding how 3408 Eastham Drive could even be considered for another AirBnB as I thought there had to be more distance between one AirBnB property and another. Having two SO close to us means a lot more unknown and uncontrollable traffic. It also irritates me that it appears that this property is only finally taking these official application steps as they got "caught" violating the established regulations. They have been operating as an AirBnB for at least a year now, and we have experienced various issues with it ever since, even though we have never experienced any issues with the property on the other side of us.

A few things that come to mind: either the property owner expects the renter to place the trash bin on the curb, which they don't, or the owner just hasn't thought through the trash issue. The bin has only been on the curb for removal once out of at least five weeks. I can only imagine how that bin smells, and the bugs that must be flourishing. The renters are bad about parking in the driveway in a way that blocks the sidewalk. As a person that walks with my dog at least twice every day, this forces us out into the street, with low visibility around the vehicles. The most recent tenant liked to sit outside and smoke pot, which could then be smelled up and down the street and the smell came right into our open windows into the house. Needless to say, we were quick about closing all the windows back up!

Considering the lack of interest from the owners to go through the proper steps at the beginning of the process, it appears that they aren't being any more considerate in their instructions for the renters either. Seems like they are "coasting" through this whole process simply cashing the checks they get and moving on.

I have little hope of them getting any better at this AirBnB process, so I would much rather it not get approved at all. And I question their applying for only up to 210 nights as they are on pace to exceed that substantially as it has been rented out 7 days a week for at like 6 weeks now.

If you have any questions, please let me know,

Thank you for your time and consideration.

Tracy Tritschler
Al Wagner
616 W. Green Meadows Rd.
573-268-9986 .



David Kunz <david.kunz@como.gov>

Violations for 3408 Eastham Drive

Jason McClintic <Jason.McClintic@como.gov>

Fri, Oct 10, 2025 at 9:39 AM

To: David Kunz <david.kunz@como.gov>

OBSERVATION DATE: 2025-08-10 ADDRESS/INTERSECTION: [3408 EASTHAM DR](#) DESCRIPTION OF ISSUE OR DAMAGE: I'M A NEIGHBOR OF 3408 EASTHAM WHICH IS CURRENTLY AN ILLEGAL AIRBNB. I WAS INUNDATED WITH THE SMELL OF POT SMOKE FROM THE NEW GUEST STAYING THERE IN A GREY PICKUP. I HAD RETURNED FROM A 30 MINUTE TRIP TO THE GROCERY STORE AROUND 7:20 PM AND AS I GOT OUT OF MY CAR IN MY IN MY GARAGE I WAS OVERWHELMED WITH THE SMELL. THE SMELL WAS REALLY STRONG ON MY PATIO AS WELL. IN MISSOURI AND COLUMBIA THAT IS ILLEGAL AND THE SMELL CANNOT CROSS PROPERTY LINES. OR AT LEAST THAT IS MY UNDERSTANDING THAT IT FALLS UNDER THE NUISANCE CATEGORY. I HAD TO ALSO CLOSE MY WINDOWS NOT TO SMELL IT. ----- NAME (OPTIONAL): PHYLLIS LYNN KEMPKER EMAIL ADDRESS (OPTIONAL): PLK92658@GMAIL.COM PHONE NUMBER (OPTIONAL): 5738080238

I called the complainant and they said the problem was last Wednesday evening and has not recurred since. She will call me if it happens again she will call me and I will go see what I find. I will call the owner and let them know.

[Quoted text hidden]



David Kunz <david.kunz@como.gov>

Reference Case #332-2025 Marmar Atallah & Hana Shehadeh 3408 Eastham Drive

1 message

Phyllis Kempker <plk92658@gmail.com>

Wed, Oct 22, 2025 at 8:42 PM

To: "david.kunz@como.gov" <david.kunz@como.gov>

Reference 3408 Eastham Drive Case # 332-2025

Marmar Atallah & Hana Shehadeh

To The Planning and Zoning Commission,

I will make this short and straight to the facts concerning the issues I have concerning 3408 Eastham Dr being approved for a conditional use permit to legally run as an airbnb despite it illegally running as one since November 2024.

1. The yard went as long as six weeks before being mowed and weeds removed. It wasn't until several neighbors complained to the city that they finally mowed. They never mow the yard while a guest is staying there. Sometimes there are guests there up to 3-4 weeks at a time as well as back to back guests making it up to 5-6 weeks or longer. This can cause an issue for rodents and snakes.
2. There is a constant flow of traffic and guests with one blocking the sidewalks with their out of town/state work vans. Another guest parked a work trailer on the street in front of the house for a couple of nights.
3. There is also an issue with the garbage roll cart actually setting out in the street for days at a time after the garbage is picked up. There are times when the trash is not set out curbside if a guest is staying there. This happened for 5 weeks straight despite having guests back to back for those 5 weeks. That could possibly cause problems for scavengers and rodents and smell if the roll cart is too full. The cart sets out by the garage all the time.
4. They aren't following the airbnb ordinances on the 8 rule total occupancy as well as being illegal. Over the summer there was a couple with seven children that were there for four weeks with a total occupancy of 9 (2 adults/7 kids ranging in ages 3 to teenagers). They were a nice couple who lost their house to a fire and were waiting on new housing.
5. There were two guests two weeks ago who were smoking pot either on the screened porch or just outside the screened porch. It was a very strong smell, that even the neighbors south of me and others in the neighborhood could smell it. My whole garage smelled of pot for at least two hours after that and I had to close my windows. I did report this to neighborhood services that evening and I was contacted by Officer Jason McClintic two days later via phone concerning the matter. Officer McClintic said that he would put that report in the file for review in the zoning hearing and to call him if the problem persisted.
6. Then there is the matter of another airbnb that is 205 yards as the crow flies from 3408 Eastham that is located at 700 Green Meadows Rd. I can see that house and backyard from my driveway. The 205 yards is according to Patrick Zenner who is the Development Services Manager with the city. I had a conversation with him back in June concerning all of my concerns. It is my understanding that another airbnb can't be any closer than 300 yards to another airbnb as the crow flies.
7. My biggest concern is my property value as well as the concerns of my neighbors closest to me. They haven't been taking care of the property consistently since moving out and running it as an airbnb. I would be required to disclose to a potential buyer of my house/property that the house/property next door to the north of me is an airbnb at least 210 days of the year. If I fail to disclose this I could be sued for not disclosing a material fact to the new buyer. If I do disclose the material fact it could potentially run an interested buyer off or considerably bring down the value of my house causing me to sell at a lower price. I am right next door south of 3408 Eastham.
8. Another issue I have is they never gave me or my other neighbors the courtesy of informing us about the airbnb or moving out entirely to open an airbnb. I had to figure it out on my own by doing some of my own investigative work. When I confronted the owner's father one day as he was working in the yard, he played dumb and tried to convince me that his other daughter was staying there all the time when in fact she is not. They also did not try to become legal until they were reported and summoned to court to address the

violation. All my neighbors in close proximity to the illegal airbnb are not supportive of them doing this. We basically have a motel next to us and in our quiet neighborhood. After they were summoned to court, they removed all identifying photos from the airbnb website and hid the location on the map until someone actually booked a stay.

I hope you take all of my considerations into account. I am not supportive or want this airbnb right next door to me. I will not be able to attend the hearing as I am the sole caregiver to my 99 year old mother. Please make sure that my concerns and complaints are included into your consideration.

Sincerely and Respectfully,

Phyllis Kempker

3412 Eastham Dr

573-808-0238

--

Phyllis Perkins Kempker
573-808-0238 (Cell)



David Kunz <david.kunz@como.gov>

Case # 332-2025

1 message

Erma McCloskey <erma.mccloskey@icloud.com>
To: David.Kunz@como.gov

Fri, Oct 24, 2025 at 3:07 PM

Reference 3408 Eastham Dr

Case # 332-2025

To The Planning and Zoning Commission,

I reside at 3400 Eastham Dr.

I have been informed of the potential approval for an Airbnb at 3408 Eastham Dr. Columbia, MO 65203.

I wish to formally express that I do not endorse the establishment of an Airbnb within my community.

Our neighborhood is a resilient and unified community compromised of young families and senior homeowners. The associated risk of allowing an Airbnb include concerns regarding the safety of children, the

Devaluation of our properties, and increased noise and disruptions. I respectfully request that this rental application, not receive approval within our community.

Respectfully,

-Erma S McCloskey



David Kunz <david.kunz@como.gov>

Case # 332-25

1 message

Sally Robinson <chaplainsalmo@gmail.com>
To: "david.kunz@como.gov" <david.kunz@como.gov>

Sun, Oct 26, 2025 at 6:11 PM

To The Planning and Zoning Commission,

This in regards to Marmar Atallah & Hana Shehadeh property at 3408 Eastham Drive for approval of a Conditional Use Permit.

I live across the street from this home and have noticed the yard is not being kept up. I had noticed that there were different people coming and going earlier this year. My neighbor, Phyllis Kempker who lives next door to 3408 Eastham Drive informed me that Marmar and Hana had moved to another place and were renting this house out as an Airbnb.

The grass in the yard has been very high several times this summer. The roll cart for their garbage has been sitting in the street for days after the trash has been picked up.

There has been a constant flow of traffic at the house with work trailers and vehicles parking on the street, which creates traffic flow problems because of a median close by. We have several young children now in the area and I worry about their safety.

In talking with my neighbor, Phyllis I discovered they have not been following the rules set by our City Council. I did report them to Leigh Kottwitz and she put them on her list as the deadline for filing for a license came near.

Another issue I have with them is they never gave any of us, their neighbors, the courtesy of informing us about the Airbnb or moving out entirely to open the Airbnb. If my neighbor Phyllis Kempker had not informed me of what was going on after her own investigation into the matter I would still be wondering why so many different people were coming and going.

I know other neighbors have written to you with these concerns. I ask that you take my and their concerns into consideration as you discuss this property on November 6. I have another meeting that evening so I can not attend in person.

Respectfully,

Sally Robinson
3402 Wakefield DR
573-881-5480

From: **Phyllis Kempker** <plk92658@gmail.com>
Date: Mon, Nov 3, 2025 at 12:36 PM
Subject: Reference 3408 Eastham Drive Case # 332-2025 Marmar Atallah & Hana Shehadeh
To: David Kunz <david.kunz@como.gov>

Dear Planning & Zoning,

I would like to add one more correspondence to the public comments and for consideration in opposition of the CUP even though I've already sent one in previously.

I was approached by the realtor for 3408 Eastham Dr last evening November 2nd at approximately 6pm. Jessica Simpson gave me a flyer concerning the airbnb. I will let my door bell video speak to the character and intent of the owners of 3408 Eastham Dr.

These people, in no way shape or form, have respect for the ordinance, the neighborhood or their neighbors and it's obvious they have no regard for the law. She informed me, that if not approved for the CUP, they will still rent it out for 30 days at a time instead and that they could do that without a permit of any kind. They waited 4 days until the hearing to finally reach out to neighbors. I find them to be manipulative and defiant of any laws the city has in place concerning running any kind of rental property.

I've attached the 1.8 minute video my door bell captured and and the flyer I was given. I truly hope you do not approve these people for a CUP as well as set them straight on the laws as a turn over of every 30 days is still considered to be an STR. In fact, I believe anything short of 210 days or even 12 months, is still considered to be an STR. A standard lease is usually 1 year and they would still have to follow the City of Columbia Rental Conservation Laws.

Thank you for your time.

Sincerely and Respectfully,

Phyllis Perkins Kempker

Dear Neighbor,

My name is Jessica Simpson, and I'm reaching out as both your neighbor and a fellow Columbia resident who cares deeply about our community. I'm a local realtor, a mom to an eight-month-old, Layla, and I run the "Living in Columbia, Missouri" community group. Columbia is home for me, and I want to be open and transparent about the property I help manage at **3408 Eastham Drive**.

You may have noticed the sign in the yard recently. The City of Columbia is reviewing new regulations around short-term rentals, which is why it's there. Ahead of the upcoming City Council hearing on November 6th, I wanted to introduce myself and answer a few common questions.

About this home

I manage this property on behalf of Marmar and his family, who are using the income to help save for their children's college education after welcoming a new baby.

Neighborhood standards

- Guests are background-checked and must book with a verified credit card.
- Strict rules: no parties, no large gatherings, quiet hours enforced.
- Parking, trash, and check-out rules are clear and enforced.
- Professionally cleaned after every stay to keep the property in top shape.

Why short-term rental instead of long-term?

- Guests are more accountable: verified profiles, credit card on file.
- We have more oversight than with traditional tenants.
- The home is cleaned and inspected after every stay, so it's always in excellent condition—helping property values in the neighborhood.
- Many guests are here for meaningful reasons: visiting loved ones in the hospital, welcoming a new grandbaby, attending a wedding, or reuniting with family for the holidays.

Neighbor benefit

If you ever have friends or family visiting Columbia and need extra space, we'd be

happy to offer a *neighborly discount* so they can stay right next door in a comfortable, well-kept home.

Our goal

We want to be good neighbors and make sure this Airbnb is a positive presence. If you ever notice anything concerning or have questions, please reach out to me directly.

A personal note

Beyond managing this home, I'm also here as a resource and a friend. As a local realtor, I've built a wide network in Columbia, and if you ever need anything—whether it's the number of a great plumber, a moving company recommendation, or even an extra hand with furniture or a cup of sugar—please don't hesitate to give me a call. I'm always happy to help. My phone number is 573.355.0660.

Thank you for taking the time to read this and for being part of this community. I look forward to meeting more of you and working together to make Columbia a place we're all proud to call home.

Warmly,
Jessica Simpson (& Layla)

