

My name is Cynthia Green. I live at 1508 S Maywood Avenue, Independence, Missouri, 64052.
My husband and I are both long time residents.

I rise to speak as an affected neighbor, pertaining to resolution #22-818. An application for short-term rental use at 1430 S Maywood Avenue, Independence, Missouri.

Honorable Mayor and City Council Members, I am a grandmother. I have raised my now 15 year old grandson, since he was a toddler.

The last meeting on October 3rd, brought up so many thoughts and questions.

Over 25% of the affected homeowners, surrounding the corner of 15th Street and Maywood Avenue have legally protested against this residentially zoned homes approval for use as an Air B & B, or short-term rental. -How can it be OK to ignore the legal protest of the affected homeowners? Why is there not more thoughtful consideration to the affected residents? Why isn't there more research about where the Air B & B's are being allowed to operate? Why isn't there a pre-application, neighborhood approval system set up? The way it is now, feels very disrespectful. The lack of consideration creates mis-trust from the start. Wouldn't you agree? We were not, afterall, contacted or consulted about this beforehand. A sign was placed in the yard on Friday and by Monday afternoon, we had letters in our mailbox informing us that we now had a business in our residential neighborhood.

This Air B & B is currently unapproved and in operation. It has been booked since before the PUBLIC HEARING signs were put in the yard. This has been the case for approximately 3 months. -My questions here are, why does the City even need to approve Air B & B's if they are allowed to book before the official Approval from this City Council anyway?

Another one comes to mind, how come the City is not ordering an immediate cease and desist of operations in such cases?

All the homes in our neighborhood are zoned “Residential” or “R-6”. Their main function, and first consideration of use is for long-term, single-family housing, so why is the City ignoring its own zoning laws? Why are you forcing neighborhoods to conform to the wishes of investors and businesses?

Mr. Mayor, Council Members, the quiet enjoyment and use of my home, and my affected neighbors' homes, has been disrupted by the coming and going of people occupying a home that is not zoned to be “rented out like a hotel room”.

I have a friend who fundraises and helps support of survivors of human trafficking in Missouri. I have had discussions with her and have spoken to my neighbors about the concerns regarding sex offenders. I then found Megan’s Law.

At one time, the registered sex offender database was not available to the public. The reason for it’s existence today is because a sex offender moved in across the street from a 7 year old girl and her family. He later lured that same 7 year old girl into his home. He then raped and murdered her. Megan’s Law was put into place to protect the citizens living around sex offenders. **This is so that people know who lives in their neighborhood.** The law requires that law enforcement authorities make sex offender information available to the public. Because it’s public information, there should be no issue with privacy regarding my next point of discussion.

I am thankful that there is a registry for offenders' long-term addresses, but I am deeply concerned about there being no requirements in place for sex offenders to register with ANYONE when they choose to travel to or stay in, an Air B & B or short-term rental. As far as I understand, sex offenders are not required to register with either the Air B & B booking company or with the city they are visiting. This is a huge loop hole for sex offenders to travel without having to let anyone know where they are. THIS IS FRIGHTENING! **There has to be some type of regulation. We don't know who these people are, and we have the right to know who is living next door to us.** -Megan's Law brings up so many other questions, but one of the first things I think about is, where are the protections, our protections, giving us, the residents, the right to know who lives next door? I am also thinking that approvals of Air B & B's or short-term rentals in residential areas, may be in direct conflict with the protections afforded us thanks to Megan's Law.

Finally, the Planning Commission has now recommended 11 total approvals for Air B & B's or short-term rentals. Still, none have been denied. When we last met, the count was 8.

At the last meeting, the City-Wide Housing Study was brought up. I agree that there is a need for more quality, long-term housing opportunities yet, without missing a beat, the recommendations for approval of short-term rentals keep on rolling through. I have submitted the current on-line ad for this Air B & B at 1430 S Maywood Avenue, along with pictures. The lot is .32 acres. You can see that this home would be perfect for a long-term family housing choice, if it were still available. This cannot be sustained. I feel we may be squandering what precious housing resources remain inside the city limits. Sad indeed. My final question, why is the City choosing to ignore the 2022 City-Wide Housing Study? Why not more long-term housing rather than less? I would also like to mention that if the study recommendations are going to be ignored, then I respectfully request a refund of citizens' tax dollars that paid for it.

Council Members, the current system has too many faults. Maybe a pause is in order. No matter the outcome of your vote, it is my prayer and hope that this conversation continues beyond tonight. I wish I could say that our fears are nothing but the "fear of the unknown", but in this case our fears are the "fears of experience". Thank you.

Maywood, the 1960s Experience

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Entire home hosted by April

6 guests · 3 bedrooms · 4 beds · 1 bath



Dedicated workspace

A common area with wifi that's well-suited for working.



Self check-in

Check yourself in with the keypad.



Free cancellation before Nov 29.

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Every booking includes free protection from Host cancellations, listing inaccuracies, and other issues like trouble checking in.

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Like a visit to Grandmas house, circa 1966!

This family friendly home is the perfect stop along your station wagon adventure, bring the kids and pets and stay for the summer, host a darling luncheon with the pink glassware collection, grill hot dogs and relax on the quie...

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\$100 night

[1 review](#)

CHECK-IN 12/4/2022	CHECKOUT 12/9/2022
GUESTS 1 guest	▼

Reserve

You won't be charged yet

Where you'll sleep

1 / 2



Bedroom 1

1 queen bed



Bedroom 2

1 queen bed

\$100 x 5 nights

\$500

Cleaning fee

\$150

Service fee

\$92

Total before taxes \$742

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What this place offers



Kitchen



Wifi



Dedicated workspace




Free parking on premises – 3 spaces




Pets allowed

 Free washer – In unit

 Free dryer – In unit

 Central air conditioning

 Patio or balcony

 Backyard

Show all 33 amenities

5 nights in Independence

Dec 4, 2022 - Dec 9, 2022

< December 2022

Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo
				1	2	3	1	2
4	5	6	7	8	9	10	8	9
11	12	13	14	15	16	17	15	16
18	19	20	21	22	23	24	22	23
25	26	27	28	29	30	31	29	30



★ 1 review

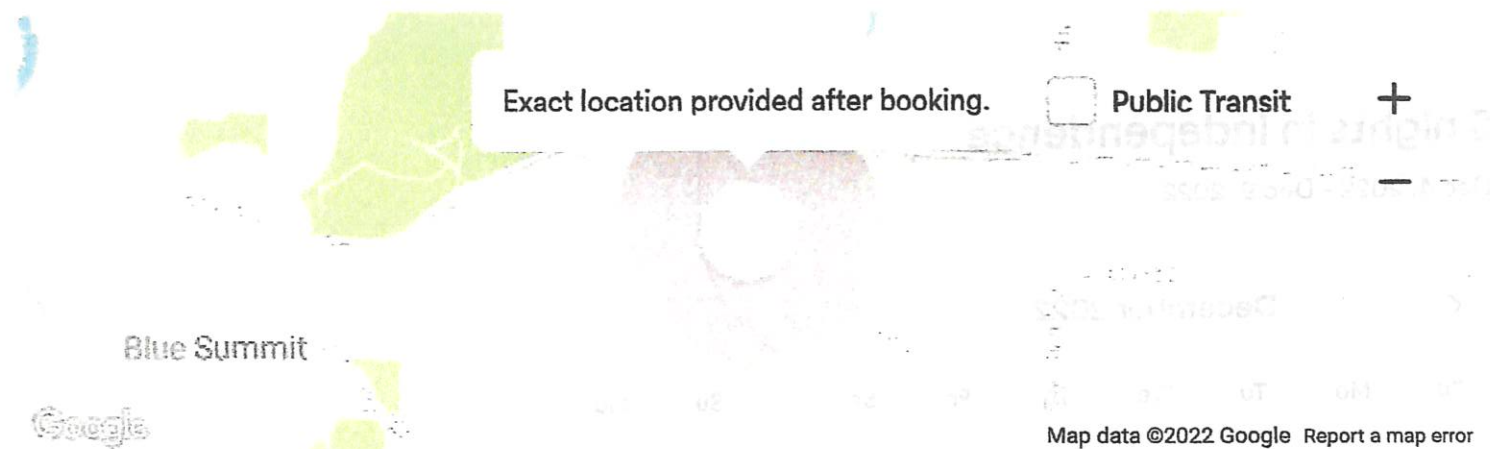
**Rene**

September 2022

Wonderful, beautiful house. The 1960s theme is very beautiful and unique. We love it. April and her team have responded to our concerns and requests promptly. We loved this place so much, we have already booked it a few more times.

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Where you'll be

**Independence, Missouri, United States**

Residential, smaller homes and streets, no sidewalks

[Show more >](#)**Hosted by April**

Joined in May 2017

★ 233 Reviews

✓ Identity verified



Airbnb.org supporter

Property Manager & Real Estate Agent living in Kansas City. I also travel and love to visit amazing places to stay, as well as create them in my home town!

During your stay

Unless needed, our office is down the street!

Response rate: 100%

Response time: within an hour

Contact Host

To protect your payment, never transfer money or communicate outside of the Airbnb website or app.



Things to know

House rules

- 🕒 Check-in: After 4:00 PM
- 🕒 Checkout: 12:00 PM
- 🔑 Self check-in with keypad
- 🚭 No smoking
- 🚫 No parties or events
- 🐾 Pets are allowed

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Health & safety

- 🌟 Airbnb's COVID-19 safety practices apply
- 🔲 Carbon monoxide alarm
- 🔱 Smoke alarm

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Cancellation policy

Free cancellation before Nov 29.

Review the Host's full cancellation policy which applies even if you cancel for illness or disruptions caused by COVID-19.

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Like a visit to Grandmas house, circa 1966!

This family friendly home is the perfect stop along your station wagon adventure, bring the kids and pets and stay for the summer, host a darling luncheon with the pink glassware collection, grill hot dogs and relax on the quiet patio or hit up a game with buddies! (only 10 minutes to the stadiums).

Restored to it's mid-century charm, this home is sure to stir up nostalgia and make someone say "I remember this!"

The space

This home was built in 1952 for the original owner's wife to raise their adopted son, and dog Sunny. Truly this home has a warm, and beautiful history. After their son had grown up his birth mother moved in to take care of his adopted mother. We purchased this beloved home from the original owners in 2022, with the promise of honoring that amazing vintage charm for families coming through on a visit for years to come.

A tenant lives in an upstairs apartment (just like in the 60s!) originally built on the house with a separate back entrance. You may see him pass by on his way to and from work, he drives a big blue van and parks in the driveway. A really fantastic neighbor!

Guest access

Main floor is just an easy couple steps up from street level, and has 2 bedrooms with queen beds, the kitchen, and the bathroom, as well as the laundry*. Bedroom with 2 twin beds is upstairs. Basement, down one of flight of steps from the main level, has a large game room.

*Laundry is a stackable in the closet of the 'wooden' bedroom.

Other things to note

Please park in the front of the house, the front door is an easy walk from the street. There is extra parking in the driveway if absolutely needed, but the tenant parks here, so you would need to leave enough room for their work van to come in and out.

What this place offers

Bathroom

Shampoo

Hot water

Bedroom and laundry

Free washer – In unit

Free dryer – In unit

Essentials

Towels, bed sheets, soap, and toilet paper

Hangers

Iron

Entertainment

Exercise equipment

Family

Children's books and toys

Heating and cooling

Central air conditioning

Indoor fireplace: gas

Heating

Home safety

Smoke alarm

Carbon monoxide alarm

Fire extinguisher

First aid kit

Internet and office

Wifi

Dedicated workspace

In a common space

Kitchen and dining

Kitchen

Space where guests can cook their own meals

Refrigerator

Dishes and silverware

Bowls, chopsticks, plates, cups, etc.

Coffee maker

Outdoor

Patio or balcony















