

Special Use Permit Responses

Section 10.160 Bed and Breakfast Homestay

Re: Special Use permit request by Tony Blogumas for (Section 10.160) Bed and Breakfast Homestay (2710 SW Monarch Ct, Lee's Summit, MO 64082)

Responses to conditions and restrictions:

- A. Appearance – The exterior residential appearance of dwelling shall not be changed except in accordance with specific HOA guidelines as deemed necessary and appropriate, like painting, or fencing.
- B. Rooms – The number of guest rooms are 3, as the home is a conforming 3-bedroom home.
- C. Parking location – Parking is provided in driveway, and has room for a maximum of 6 vehicles. It is requested that this be conditionally approved for this special use permit.
- D. No food services are currently allowed in guest rooms.
- E. Codes – The home is in compliance with all codes.
- F. Inspections – The home is in compliance with inspections.
- G. Length of Stay – It is requested that this condition be approved to allow stays greater than 14 days in addition to those of 14 days or less, as it is beneficial to the community and neighborhood, to allow stays of any length.
- H.
 - 1. The use of the property is appropriate as it is a place for regular family and friend activities, and those activities typically associated with a home.
 - 2. The usage will not adversely affect the existing use or usability of adjacent or nearby property.
 - 3. The use is in conformity with the policy and intent of the comprehensive plan, as it brings revenue to Lee's Summit, and increases the exposure to our great city, while at the same time preventing foreclosure and negative harm to the neighborhood and thus the city.
 - 4. It is requested that approval be granted with the following conditions:
 - i. Special use permit is a granted for both short and long term stays in the home, specifically overriding heading G of Section 10.160.
 - ii. Special use permit specifically allows for utilization of the current parking area in the driveway in exception to the identified items listed in heading C of Section 10.160.
 - iii. That homeowner be allowed to be involved in helping the city of Lee's Summit develop a plan for all short and long term stay properties that cross boundaries of any currently identified specification/usage of residential property, specifically as it relates to "AIRBNB" type properties.

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