



December 5, 2022

City Clerk

City of Lee's Summit
220 SE Green Street
Lee's Summit, MO 64063

RE: **EXTERIOR RENOVATION PERMIT APPEAL**
Planning Permit Number: EXRP2022-003
Project Title: ADVANCED AESTHETIC CENTER
Project Address: 6 SW 2ND ST, LEES SUMMIT, MO 64063

To Whom it May Concern,

We are filling an appeal to a recent denial of an exterior renovation permit. Planning staff has indicated that they are supportive of this project as designed/drawn/submitted.

Thank you for your consideration.

Best Regards,
GUY GRONBERG ARCHITECTS, P.C.

GUY!

Guy Gronberg, AIA
Architect



CITY OF LEE'S SUMMIT, MO
RECEIVED IN THE OFFICE OF THE
CITY CLERK

DATE: 12-5-2022
TIME: 12:00 pm noon
SIGNED: Stacy Lombardo



220 SE Green Street | Lee's Summit, MO 64063 | 816.969.1200 | 816.969.1201 Fax | www.cityofls.net/Development

Exterior Renovation Permit

1. PROJECT NAME / INTENT: Advanced Aesthetic Center - Exterior Renovations
2. PROPERTY ADDRESS: 6 SW 2ND ST, LEES SUMMIT, MO 64063
3. ZONING OF PROPERTY: CP-2
4. LEGAL DESCRIPTION (plat name and lot number): LEES SUMMIT TOWN OF LOTS 22 & 23 & W 74' OF LOTS 24-26 BLK 5
5. APPLICANT Guy Gronberg Architects P.C. PHONE 816-524-0878
CONTACT PERSON Kenneth J. Kleffner FAX 816-524-8578
ADDRESS 113 SE 3rd St CITY/STATE/ZIP LS, MO 64063
E-MAIL ken@guygronberg.com
6. PROPERTY OWNER Rebecca Hughes / Robert Lilly PHONE 816 665 4483
CONTACT PERSON Becky Hughes FAX 816 665 4483
ADDRESS 100 SW 3rd St. CITY/STATE/ZIP LS, MO 64063
E-MAIL becky@aac100kyoung.com
7. CONTRACTOR/OTHER _____ PHONE _____
CONTACT PERSON _____ FAX _____
ADDRESS _____ CITY/STATE/ZIP _____
E-MAIL _____
8. ENGINEER/SURVEYOR _____ PHONE _____
CONTACT PERSON _____ FAX _____
ADDRESS _____ CITY/STATE/ZIP _____
E-MAIL _____

All applications require the signature of the owner and the applicant, if the applicant is different. Applications without the proper signatures will be deemed incomplete and will not be processed.

Rebecca A Hughes

PROPERTY OWNER

Kenneth J. Kleffner

APPLICANT

Print name: Rebecca Hughes

Kenneth J. Kleffner

Date Filed: _____ Processed by: _____ Application # _____ - _____



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Exterior Renovation Permit

Ownership Affidavit Form

STATE OF MISSOURI)

ss.

COUNTY OF JACKSON)

Comes now Rebecca Ann Hughes (owner) who
being duly sworn upon his/her oath, does state that he/she is the owner of the property legally described as
LEES SUMMIT TOWN OF LOTS 22 & 23 & W 74' OF LOTS 24-26 BLK 5

in the application for Exterior Renovation Permit
(type of application, e.g., rezoning, exterior renovation permit, etc.).

Owner acknowledges the submission of said application and understands that upon approval of the application the proposed use specified in the application will be a permitted use upon the subject property under the City of Lee's Summit Unified Development Ordinance.

Dated this 22nd day of November, 2022

Rebecca A. Hughes
Signature of Owner

Rebecca A. Hughes
Printed Name

Subscribed and sworn to before me this 22nd day of November, 2022

Kathleen Marie Brill
Notary Public

KATHLEEN MARIE BRILL
NOTARY PUBLIC-NOTARY SEAL
STATE OF MISSOURI
JACKSON COUNTY
COMMISSION # 20010575
MY COMMISSION EXPIRES: OCT. 5, 2024

10-05-2024
My Commission Expires



LEE'S SUMMIT MISSOURI

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Exterior Renovation Permit

Description of Project: Project includes the modification of the southeast portion of the exterior to include a style more consistent with the character of existing historic buildings in the downtown core. Building facade will utilize fiber cement products including smooth panels and 5/4" trim to visually divide the facade. The pitched asphalt shingle roofing will be removed and the structure re framed to provide a simple rectangular volume.

Description of Neighboring Properties: This building is freestanding with neighboring properties separated by parking or streets. The buildings on the east and west are traditional residences in style. To the north is a nondescript commercial building. To the south is 2nd street and across 2nd street is a parking lot. These structures do not offer significant guidance on the mass, scale, and delineation of our facade.

Additional Information: Project will include fixed in place shed style rectangular awnings. They will be located in the a band separating the pedestrian level from the upper portion of the facade. Parapets will be detailed with cornices.

☐ **APPROVAL of Exterior Renovation Permit #** _____ - _____

by _____ Date _____

Subject to the following conditions: _____

☒ **DENIAL of Exterior Renovation Permit #** EXRP2022-003

by _____ Date _____

Digitally signed
by Shannon
McGuire
Date:
2022.12.02
13:31:56-06'00'

Reasoning: The proposed exterior building materials (Hardie Fiber Cement Panel Siding) does not meet the requirements of UDO Sec. 8.440.J. (The 1st & 2nd floors of all street facing facades shall be brick).



FLOOR PLAN NOTES

122	123	124	125	126	127	128	129	130
WARP EXISTING "HIDE" COLUMN PER DETAIL 10-14	WARP EXISTING "HIDE" COLUMN PER DETAIL 2-14	WARP EXISTING "HIDE" COLUMN PER DETAIL 3-14	WARP EXISTING "HIDE" COLUMN PER DETAIL 4-14	WARP EXISTING "HIDE" COLUMN PER DETAIL 5-14	WARP EXISTING "HIDE" COLUMN PER DETAIL 6-14	WARP EXISTING "HIDE" COLUMN PER DETAIL 7-14	WARP EXISTING "HIDE" COLUMN PER DETAIL 8-14	WARP EXISTING "HIDE" COLUMN PER DETAIL 9-14

AAC
EXTERIOR RENOVATIONS FOR
UNIVERSITY OF ALABAMA AT BIRMINGHAM

DATE	TIME	DESCRIPTION	PROJECT#
11-20-22	11:25:22	CITY COMMENTS	MO 64063

8 SW 2ND

2512

[illegible]

T52	PANT ENDING TO REMAIN SHORTER ABOVE PANT ENDING TO REMAIN THIGHER (HEAT)
T53	REMOVE AND DISCARD ENDINGS FASCIA ROUNDED PROVIDE NEW SHOOTS HANG FIBER GROUND 44 NTS FASCIA ROUNDED 40 NTS FINISH. BOARD TO BE USED TO COVER ALL
T56	CEILING AND REFRIGERATE OPENINGS AT INTERIOR OF SLOTTED FOR ATTIC ACCESS PANEL. PROVIDE 1/4" SQUARES 20" X 30" IN 1/4" ALUMINUM ACCESS PANEL AT 1/4" ABOVE PANEL. CEILING AND REFRIGERATE A MINIMUM 20" OPEN IN ENDINGS ATTACHED ABOVE FRAMING AND PLUMBING DRESS

657 TRYING TO REMAIN ALONE
 658 TRYING TO REMAIN ALONE, TWICE
 659 TRYING TO REMAIN ALONE AND DISAPPEAR

