



---

*The Hawthorne*

---





To Whom it May Concern:

Please accept this letter as our application for special use approval on 1 Hawthorne Place  
Independence, MO. 64052.

We would love the opportunity to bring the life back to "The Hawthorne". It was previously a bed and breakfast ran for years. We understand it is in an upcoming art district renovation area and feel it would be the perfect home to coordinate with that project for the area as well as a great asset to the businesses nearby. There would be additional patrons to the shops and restaurants which we would of course with brochures and tips send their way.

We have lots of potential plans we could get with businesses there locally to discuss but basically it would be one residence used for a bed and breakfast. By definition a bed and breakfast is a small lodging establishment that offers overnight accommodations and breakfast. They are often private family homes that usually have the hosts living in the quarters but not always. We will use this home as a bed and breakfast, but maybe in a slightly unique way. There would not be individual rooms for rent. It would be the entire house as one big facility. We ourselves have a very large family ( 6 children) and have always struggled to get hotels to accommodate just our family alone, much less if we bring girlfriends, boyfriends, cousins or friends with us. It's almost impossible to get that many adjoining rooms. Needless to say we travel large. We have found a great need and desire to keep families together and not split up down the halls, or on other floors. This has never been more true than now with dealing with Covid and keeping your family safe and in a private setting. We feel this is the wave of the future and not going away anytime soon. It will be designed for families, multi generational to come together for a vacation. We will set up the home to accommodate all ages babies to the elderly. We expect family birthdays, anniversaries, reunions, baby showers, small weddings etc for the approved occupancy. There will be a coffee / tea area with a pastry / fruit breakfast included for all. We will live on site at times and will hire local companies to maintain and watch over the home along with having outdoor surveillance 24 hours a day. This is a truly special home that will be once again the "Crown Jewel" of the Englewood Arts District.

We plan on extensive landscape improvements, landscape lighting and complete perimeter fencing with a combination of wood privacy on the back side and iron / or wood picket on the front. It will only add value to the local area.

- It will have 9 bedrooms
- Total occupancy 20
- 7,005 sq feet
- 10+ parking spots ( huge circle drive along with a parking pad used for previous bed and breakfast)
- Weekly trash pick up with containers being in enclosed area away from public view
- We will provide the safety requirements outlined in section 14-420-05-A. I believe they may all exist already due to the past usage of the property. It has the fire suppression system and other regulatory equipment.
- We will use VRBO, Airbnb and possibly Evolve to advertise.
- If we were to get unruly guests or any other complaints- we will have a local boots on the ground representative ( Keona Smith - with Ready Cleaning Services) who has agreed to manage the property and address any issues that will arise. She lives nearby and will

be a great asset. We also have 2 family members that live locally that could help if we are not there ourselves at the time or unavailable.

- We will have exterior cameras to view the house and parking areas. If vehicles exceed the allowed amount we will immediately contact the guests to deal with the situation. I also send upcoming arrival letters to our guests outlining the rules of occupancy and vehicles etc. therefore they will know ahead of arrival what is expected.
- We will only allow the approved occupancy limit and again use surveillance to determine if the rules have been broken. If indeed we find they have, we will immediately contact the guest to discuss the limit. We have been extremely lucky on our other properties( Branson area) to not yet encounter any guests issues with parking or occupancy. I believe with my extensive pre-arrival letters and discussions the guests are well informed and we create a great communication rapport and they understand what will be accepted. With the "family" style homes we create it just hasn't been an issue yet ( knock on wood). Also the fact that in my descriptions online I detail the house having Ring cameras, noise detection monitors and surveillance cameras all around this helps deter unauthorized activities.

Please see attached application, plot area map and legal description. The application fee will be mailed out on 8/13/2021.

Thank you so much for your consideration,

Pam & Ken Wells

(405) 416-0322 - ( Pam) in case you have any questions.