

# ARCHITECTURAL REVIEW BOARD AGENDA

January 8, 2019

3:00 p.m.

Pre-meeting to begin at 2:30 p.m.

## Approve Minutes of Last ARB Meeting

### #1 CONSENT AGENDA

- A. Kevin & Janell Caponecchi – 6012 Mission Drive
- B. Adam & Rebecca Suroff – 6432 Sagamore Road

Changes to previously approved project  
Re-Approve Since Original ARB Approval Expired

### #2 Sean & Christina Hogan 6616 Wenonga Terrace

Swimming pool & pool house

### #3 Tim & J.J. Danker 2100 Stratford Road

Swimming pool & covered patio, existing driveway &  
rear walkways modifications

### #4 Todd & Sandra Morgan 2921 W. 69<sup>th</sup> Street

New house, swimming pool, and circle driveway

### #5 Robert & Mary Newth 2117 Drury Lane

New house, detached garage, and site improvements

#### \* Variance required

The Mission Hills Board of Zoning Appeals (BZA) provides that the BZA shall determine whether or not an ARB decision was reasonable based upon the evidence presented to the ARB and the record of the ARB proceedings. Testimony at the BZA hearing will be limited to a discussion of the evidence presented to the ARB. No new evidence will be considered.

## **#1 Consent Agenda**

### **A. Kevin & Janell Caponecchi**

**6012 Mission Drive**

Mr. and Mrs. Caponecchi are returning to the ARB with changes to their previously approved project.

#### **Summary of Property:**

- Character Area: Countryside Estates
- Location of Common Green Space: Front
- Any Special Frontages: Creekside

#### **Summary of Project:**

At the front of the house, three existing windows will be replaced with new windows of the same size and style.

At the rear of the house, an existing window in an existing alcove will be removed in its entirety and the wall resided to match the adjacent walls.

Lastly, the Caponecchis are proposing to modify the extent of an existing rear retaining wall, where it connects into the previously approved pool house. This change will allow for a full height window in lieu of a simple transom window that was previously approved.

#### **Ordinance Compliance:**

There are no conflicts between the proposed project and the City of Mission Hills Code of Ordinances.

#### **Design Guideline Review:**

There are no conflicts between the proposed project and the City of Mission Hills Code of Ordinances.

The Suroffs' original ARB approval expired which requires them to come back to the ARB for another approval. They are proposing the same interior remodel, new addition, and patio as before. They are changing one first-floor window on the rear elevation which the City Administrator has administratively approved. It will now be a triple, double-hung window.

**Summary of Property:**

- Character Area: Traditional
- Location of Common Green Space: Front
- Any Special Frontages: None

**Summary of Project:**

The proposed addition is located at the rear of the house near the center of the main mass. It is one story with fenestration and detailing to match the house. The new concrete patio is located directly behind the new addition and will be 14 x 18 feet in size.

**Ordinance Compliance:**

There are no conflicts between the proposed project and the City of Mission Hills Code of Ordinances.

**Design Guideline Review:**

There are no conflicts between the proposed project and the City of Mission Hills Design Guidelines.

The Hogans are proposing to replace their existing pool and pool house with a new pool and pool house in the same area.

*The proposed project is a substantial construction matter and was noticed as such.*

**Summary of Property:**

- Character Area: Neighborhood Estates
- Location of Common Green Space: Front
- Any Special Frontages: None

**Summary of Project:**

The proposed 920 sq. ft. pool has a rectangular shape and is located in the center of the rear yard on axis with the main house. The pool features a spa at the side and a fire feature at the far end. The pool is surrounded by a travertine patio on all sides.

The proposed 720 sq. ft. pool house is located to the side of the pool on axis with the spa. The pool house is a simple one-story structure with a maximum height of 16'-8". All materials and detailing matches the main house. The fenestration is similar, but lacks the muntin bars used in the main house. At the corner of the pool house is an outdoor kitchen that is under the main roof of the building. The kitchen will feature a stone wall and countertop.

**Ordinance Compliance:**

There are no conflicts between the proposed project and the City of Mission Hills Code of Ordinances.

**Design Guideline Review:**

Section 2.3 on pages 64 through 67 of the Design Guidelines provides specific recommendations for the Neighborhood Estates character area.

Subsection E recommends accessory buildings, located in the conditional building area, be limited to 1 story, with 10 foot eaves, and a maximum area of 720 square feet. These recommendations have been met.

Section 2.6.4 on page 89 of the Design Guidelines provides recommendations for lot coverage. The section suggests that lot coverage be limited and should not exceed an increase of 50% over the average percentage maximum lot coverage that is being used by the neighboring properties. This recommendation has been met.

Lot Information	
Zoning:	R-1(20)/LS-4
Lot Area:	26,897 SF

Ordinance	Allowable/Required by Ord	Proposed
Detached Accessory Building Maximum Height	24'	16.7'
Detached Accessory Building Minimum Side Yard:	10'	19.1'
Detached Accessory Building Minimum Rear Yard:	10'	51.9'
Lot Coverage:	6,346 SF	4,618 SF (72.8% of Max)

Address	Lot Area	Existing Lot Coverage	LC by Ordinance	% max used
6616 Wenonga Ter	26,897	3,447	6,346	54.32%
6626 Wenonga Ter	26,848	2,892	6,338	45.63%
6620 Wenonga Ter	38,302	5,801	8,113	71.50%
6610 Wenonga Ter	28,188	5,199	6,556	79.30%
6600 Wenonga Ter	41,601	3,283	8,592	38.21%
6551 Wenonga Rd	25,249	3,428	6,073	56.45%
6549 Wenonga Rd	35,390	3,724	7,679	48.49%
6601 Wenonga Rd	32,377	2,415	7,219	33.45%
			Average	53.42%
			50% Increase	80.13%
<b>6616 Wenonga Ter</b>	26,897	3,447	<b>6,346</b>	
<b>Recommended Lot Coverage Limit as reduced by 150% Rule</b>			<b>5,085</b>	
	<b>PROPOSED</b>	<b>4,618</b>		<b>90.82%</b>

The Dankers are proposing to replace their existing pool and patio with a new pool and covered patio in a new location. The existing driveway and rear walkways will be modified as part of the project.

*The proposed project is a substantial construction matter and was noticed as such.*

**Summary of Property:**

- Character Area: Neighborhood Estates
- Location of Common Green Space: Front
- Any Special Frontages: Intersection

**Summary of Project:**

The proposed 672 sq. ft. pool has a rectangular shape and is located at the west side of the rear yard. The pool features a spa at the end and retractable cover. The pool is connected to a bluestone patio at the east side and a smaller bluestone patio is proposed at the west side. The west patio is separated from the pool by a decorative gravel strip. To the north of the pool are lawns.

The covered patio is located at the rear of the house, just to the east of the pool area. The roofing will be metal to match roofing on the main house. The roof structure is supported by a simple post-and-beam system. At the rear of the patio is a new low retaining/seat wall. The roof support columns are integrated into pilasters within the wall. A grill center is also incorporated into the wall. The wall allows the rear yard to be leveled with the patio being sunken near the house.

The pool equipment will be located at the west side of the house near the existing A/C units.

A new iron fence connects into an existing wing wall at the west side of the house and quickly turns to be perpendicular to the west property line. The exact layout of the fence is not clear as the site plan and layout plans do not match and neither plan meets the recommendation of the City Administrator. The fence should run parallel to the street and be no closer to the street than the extent of the existing wing wall. **Clarification is required.**

At the east side of the house, the pool enclosure fence will connect the main house to the existing detached accessory building.

The existing driveway included a tree well. The Dankers are proposing to widen the driveway at the south side of the tree well to widen the drive and make it more circular. The north side of the drive does not change.

Lastly, a series of stepping-stone style walkways will be added to connect the detached accessory building back to the main house and patios.

Extensive landscaping is proposed throughout the property.

**Ordinance Compliance:**

The proposed pool is located over the top of an existing utility easement. Documentation of approval from the easement holder is required before a permit can be granted.

Depending on the final approved layout of the proposed fence, the project may have conflicts between the proposed project and the City of Mission Hills Code of Ordinances.

**Design Guideline Review:**

There are no conflicts between the proposed project and the City of Mission Hills Design Guidelines.

#### #4 Todd & Sandra Morgan

2921 West 69<sup>th</sup> Street

The Morgans are proposing a new 8,536 sq. ft. home with a 5,715 sq. ft. footprint. 3,955 sq. ft. are proposed at the first floor living area, with another 2,192 sq. ft. on the second floor. An additional 860 sq. ft. are in the 3-car garage. The remaining 958 sq. ft. accommodate the various porches. The project includes a circle driveway and a new pool.

*The proposed project is a substantial construction matter and was noticed as such. The Professional Review Panel reviewed the project and recommends approval (see PRP memo).*

#### Summary of Property:

- Character Area: Neighborhood Estates
- Location of Common Green Space: Front
- Any Special Frontages: None

#### Summary of Project:

The house is one story with dormers at the central mass. There is a single front wing and significant rear/side wings. The bulk of the house sits within the primary building area with the exception of a screened porch on the right side and a small wing on the left. The proposed house is 12.77 feet taller than the previous home and is 7.57 feet taller than the house to the east.

The house is sided in stone with wood accents. The dormers and portions of the rear and west side of the house are sided with horizontal wood siding. All windows are fixed or double-hung - all with similar style muntin bars. Selected windows include wood shutters that are proportional to the window opening. At the front of the house, windows stack from the first to second floor. The window arrangement becomes less formal at the sides and rear. The roof is primarily wood shingles with a large area of flat roof at the rear of the house. A variety of roof pitches have been used. The main mass is mostly 9/12 while the major wings are 12/12.

The front and side porches have integral roof structures supported on columns. The front porch includes a simple arch over the front door that is an extension of the main roof.

A small courtyard is proposed at the main entry. The front wall of the courtyard aligns with the front wall of the front wing. The walls are stone to match the house with pilasters at the front walkway. A utility yard is proposed at the north side of the east wing. It is similar in construction to the front courtyard wall and will feature an iron gate. The utility courtyard will contain three air conditioning units. Another unidentified pad is shown outside of the utility yard. Clarification is required.

The new pool is located in the center of the rear yard. A simple patio encircles the pool and a fence is shown close to the pool deck. No further information has been provided. Clarification is required.

#### Ordinance Compliance:

There are no conflicts between the proposed project and the City of Mission Hills Code of Ordinances.

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### **Design Guideline Review:**

Section 2.3 on pages 64 through 67 of the Design Guidelines provides specific recommendations for the Neighborhood Estates character area.

Subsection A suggests that the width of the main mass of the house should be between 40% and 50% of the lot width, with a height not to exceed 35 feet. These recommendations have been met. This section goes on to suggest that the depth of the main mass be between 25 feet and 25% of the lot width, 33.75 feet for this lot. The depth of the main mass gets somewhat lost with the extensive wings and flat roof area but appears to be more than 50 feet. **Discussion is recommended.**

Subsection B suggests front wings be limited to a width clearly less than the main mass, a depth not greater than the main mass, a height of 1.5 stories but less than the main mass, be located at the front building line, and be limited to no more than two. These recommendations have been met.

Section 2.7.2 F provides recommendations concerning massing aberrations. While the main mass is well defined at the front, at the sides and rear it starts to become lost behind large wings and areas of flat roof. **Discussion is recommended.** Additional three-dimensional views of the rear and sides would be helpful to understand the project.

Subsection C recommends side wings located in the secondary building area be limited to two stories and 30 feet in height and clearly lower than the main mass. As proposed, a left side wing extends into the conditional building area and meets these recommendations.

Subsection C recommends side wings located in the conditional building area be limited to 1.5 stories and 24 feet in height with 12 foot eaves. As proposed, the screened porch extends into the conditional building area and meets these recommendations.

Subsection D allows rear wings, located within the primary building area, to have an unlimited depth with a width not to exceed 50% of the main mass width. These recommendations have been met. The section goes on to suggest that if multiple rear wings are proposed, the spacing between the wings should be no less than the eave height of the taller wing. This recommendation has been met.

Subsection F states that dormers located in the primary building area may have any orientation. All proposed dormers are within the primary building area.

Subsection G recommends circle driveways should have an inner green space no less than 80 feet wide and 40 feet deep. The existing non-compliant driveway is to remain.

Section 2.72 A on page 101 recommends garages be set behind the façade of the main house mass. The proposed design does not meet this recommendation. **Discussion is recommended.**

Lot Information	
Zoning:	R-1(20)/LS-5
Lot Area:	33,631 SF
Lot Width:	135.00'

Ordinance	Allowable/Required	Proposed
Maximum Height	35'	33.26'
Minimum Front Yard:	65.0' (Platted)	65.0'
Minimum Side Yard (Left):	13.5'	20.25'
Minimum Side Yard (Right):	13.5'	20.9'
Minimum Combined Side Yards: (25% of Mean Lot Width)	33.75'	41.15'
Minimum Rear Yard: (20% of Mean Lot Depth)	43.76 (At closest point)	84.25'
Lot Coverage:	7,412 SF	5,715 SF (77.1% of Max)

Address	Lot Area	Lot Coverage	Formula	% max used
2921 W 69th St	33,631	3,729	7,412	50.3%
2911 W 69th St	28,557	2,905	6,615	43.9%
2901 W 69th St	28,407	3,196	6,591	48.5%
2910 W 69th St	15,310	3,701	4,289	86.3%
2920 W 69th St	15,127	3,194	4,254	75.1%
3000 W 69th St	16,347	3,544	4,489	78.9%
3010 W 69th St	18,864	3,682	4,959	74.2%
			Average	65.3%
			50% Increase	98.0%
2921 West 69 <sup>th</sup> Street	33,631	5,715	7,412	77.1%
Allowable Lot Coverage as reduced by 150% Rule			7,263	78.7%

The Newths are proposing a new home with a 3,600 sq. ft. footprint. The footprint consists of 2,972 sq. ft. of first floor living space, 480 sq. ft. of detached garage, and 148 sq. ft. of covered porches. An additional 1,528 sq. ft. are proposed on the second floor. The project includes a new rear terrace, patios, and swimming pool. The front circle drive is existing and will remain.

*The proposed project is a substantial construction matter and was noticed as such. The Professional Review Panel reviewed the project and recommends approval (see PRP memo).*

**Summary of Property:**

- Character Area: Neighborhood Estates
- Location of Common Green Space: Front
- Any Special Frontages: None

**Summary of Project:**

The main mass of the house is 2-stories and sided in stucco with wood and stone accents. Stone is incorporated at the side and rear exposed foundations. Two 1-story side wings extend from each side of the house. The wings have the same materials and detailing as the main house. The right (west) side wing extends to the edge of the Conditional Building Area and the left (east) side wing extends slightly into the Secondary Building Area. The side wings sit close to the front building line.

The house is approximately 3 feet taller than the two-story house to the left (east) and 10 feet taller than the two-story house to the right (north). The new first floor elevation is approximately 3 inches lower than the previous home.

All windows are a combination of double-hung, fixed and casements - all with Colonial muntin bars. At the front of the house, windows stack from the first to second floor. The window arrangement becomes less formal at the sides and rear. Selected windows, at the front of the house, include shutters. All of the windows have extensive trim.

The roof is mostly composition tile at an 8/12 pitch. Some ancillary spaces have metal roofs. The only flat roof areas have incorporated roof decks.

All of the home's chimneys are drawn as stucco with decorative screen caps.

The existing circle driveway is to remain. A new paver walkway connects the drive to the new house. A new driveway extension will connect to the home's detached garage. Due to the slope of the property, a retaining wall has been added along the east side of the driveway.

At the rear of the house, a large stone patio/terrace extends the width of the main mass. Due to the slope of the lot, the main floor is higher than the rear grade. The terrace steps down to a lower patio that includes the proposed swimming pool. The terrace is significantly higher than the adjacent rear yards. Given the orientation of the rear yard to the neighbors, discussion is recommended.

A detached garage is proposed at the southeast corner of the lot. Since this is the higher side of the lot, the finished floor of the garage will be approximately 3 ½ feet higher than the existing detached garage. It should also be noted that the garage has been located on the shallower side of the yard. All materials, detailing and fenestration for the detached garage matches the main house.

**Ordinance Compliance:**

There are no conflicts between the proposed project and the City of Mission Hills Code of Ordinances.

**Design Guideline Review:**

Section 2.3 on pages 64 through 67 of the Design Guidelines provides specific recommendations for the Neighborhood Estates character area.

Subsection A suggests that the main mass of the house should be between 40% and 50% of the lot width. At 40 feet wide (37.7%) the main mass is only slightly narrower than recommended. However, since the two side wings are in scale with the main mass, the full 72 foot (67.9%) wide front elevation can be interpreted as the main mass.

Subsection B suggests that front wings have a width clearly less than the main mass with the total of all wings being less than 50% of the main mass width. This recommendation has been met.

Subsection C recommends side wings should be set back behind the front of the main mass. The current design has the front wings aligned with the front of the main mass. **Discussion is recommended.** The section goes on to suggest that side wings located in the Conditional Building Area be limited to 1 ½ stories and 24 feet tall. These recommendations have been met.

Subsection D recommends rear wings located in the Primary Building Area have an unlimited depth, with a height up to 2 stories and 24 feet tall. These recommendations has been met. The section goes on to suggest that the spacing between multiple wings be no less than the eave height of the taller wing. This recommendation has been met.

Subsection E recommends detached accessory buildings, located in the Primary Landscape Area, be limited to 720 square feet, 1-story and have 10-foot eaves. The recommendations have all been met, with the exception of the eave height. Due to the slope of the property, the eaves will be 10 feet at the front, but will be significantly higher at the rear. **Discussion is recommended.**

While it is not expressly forbidden, it should be noted that the project includes construction at all of the minimum side and rear setbacks.

Section 2.6.4 on page 89 of the Design Guidelines provides recommendations for lot coverage. The section suggests that lot coverage be limited and should not exceed an increase of 50% over the average percentage maximum lot coverage that is being used by the neighboring properties. This recommendation has been met.

Section 2.72 A on page 101 recommends garages be set behind the façade of the main house mass. The proposed garage is located in a forward facing detached garage. This recommendation has been met.

Lot Information	
Zoning:	R-1(20)/LS-1
Lot Area:	15,983 SF
Lot Width:	106.0'

Ordinance	Allowable/Required by Ord	Proposed
Maximum Height	35'	33.6'
Minimum Front Yard:	50' (Platted)	50'
Minimum Side Yard (Left):	10'	17.8'
Minimum Side Yard (Right):	10'	10.5'
Minimum Combined Side Yards: (25% of Mean Lot Width)	26.5'	28.3'
Minimum Rear Yard: (20% of Mean Lot Depth)	40.0 (At Closest Point)	50'
Detached Accessory Building Maximum Height	24'	18.5'
Detached Accessory Building Minimum Side Yard:	10'	10.2'
Detached Accessory Building Minimum Rear Yard:	10'	10'
Lot Coverage:	4,420 SF	3,600 SF (81.45% of Max)

Address	Lot Area	Existing Lot Coverage	LC by Ordinance	% max used
2117 Drury Ln	15,983	2,761	4,420	62.47%
2100 Drury Ln	18,125	2,212	4,823	45.86%
2032 Drury Ln	13,036	1,998	3,836	52.09%
2020 Drury Ln	21,745	2,994	5,474	54.69%
2035 Drury Ln	13,967	1,825	4,024	45.35%
6101 High Dr	21,239	2,438	5,385	45.27%
6105 High Dr	15,384	1,734	4,304	40.29%
2112 Brookwood	19,653	4,406	5,102	86.35%
2100 Brookwood	14,744	3,052	4,179	73.04%
2040 Brookwood	14,345	1,973	4,100	48.13%
			Average	55.35%
			50% Increase	83.03%
<b>2117 Drury Ln</b>	<b>15,983</b>	<b>Proposed = 3,600</b>	<b>4,420</b>	<b>81.45%</b>
<b>Recommended Lot Coverage as reduced by 150% Rule</b>			<b>3,670</b>	<b>98.09%</b>