

ARCHITECTURAL REVIEW BOARD AGENDA

January 19th, 2021

3:00 p.m.

Pre-meeting to begin at 2:00 p.m.

- | | | |
|-----|---|--|
| #1 | Scott Radecic*†
6526 High Drive | Multiple additions / Pool / Patio
<i>Continued from Dec 1st, 15th & Jan 5th meetings</i> |
| #2 | Neil Karbank & Gretchen Calhoun
5519 East Mission Drive | Addition |
| #3 | Mark and Ashley Huppe
2021 West 61 st Terrace | Replace driveway and add patio
<i>Continued from Dec 15th & Jan 5th meetings</i> |
| #4 | Alison & Eric Jager
3201 West 69 th Street | Changes to previously approved project |
| #5 | Chip & Holli Zuck
6505 Willow Lane | Changes to previously approved project |
| #6 | Guy Creveling
2818 West 66 th Terrace | Play Structure |
| #7 | David & Cathy Sarazen
3215 Tomahawk Road | Changes to previously approved project |
| #8 | James McCann & Gaby Wise*†
3015 West 67 th Street | Addition/renovation of front of home / new screened
in porch |
| #9 | Jonathan & Sarah Yen †
2215 Drury Lane | Driveway replacement / New pool, spa and pool deck |
| #10 | Fred & Lucy Coulson † CONTINUED TO
6405 Wenonga Road JULY 20TH | Subterranean detached accessory building |
| #11 | Adam & Michelle Colombo †
6515 Belinder Avenue | New house and pool
<i>Continued from Dec 1st meeting</i> |

*Variance required. † Substantial Construction

Mr. Radecic is proposing multiple additions at the rear of his house. He is also proposing a new pool and patio.

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

This project was continued at the December 1st, 15th and January 5th ARB meetings so an existing greenspace plan could be developed to determine the total change in greenspace. The Radecics were also asked to modify the plan to eliminate the 25% variance and pool variances.

Summary of Property:

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

Summary of Project:

The main addition is at the northeast corner of the house. It consists of a 1-story addition that extends along the side of the house and into the rear yard. A second addition is located at the left side of the house and consists of a second floor addition over the top of an existing first floor wing. The last addition is at the left rear of the house and is a covered lanai with an outdoor fireplace. A small portion of this area is being enclosed as part of the main house. All materials and detailing match the existing house.

The proposed pool is located to the rear of the house and is encircled on three sides by a concrete patio.

Update: 12/9/2020

Revised plans have been provided that reduce the right side addition, keeping it in line with the existing side of the house. As a result, a variance for the combined side yards is no longer required.

Update: 1/12/2021

Revised plans have been provided that reconfigure the pool, removing it from the 15 foot side yard setback. As a result, the pool variance is no longer required.

Impervious Surface Calculations:

Total Lot Area:	9,629 SF
Existing House Footprint:	1,775 SF
Existing Shed:	80 SF
Existing and Proposed Driveway & Walks:	1,438 SF
Proposed Additions:	618 SF
Proposed Pool:	391 SF
Remaining Greenspace:	5,327 SF

Ordinance Compliance:

The project is in violation of City Code Section 5-120.A.1.a that requires lots with an LS-1 lot size have a minimum side yard setback no less than 10 feet. The left side of the house is an existing non-conforming use at 7 feet from the side property line. The proposed second floor addition modifies the project in this area and sits 7 feet from the side property line. **A variance of 3 feet is required.**

* A variance is required.
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The project is further in violation of Code Section 5-120.D which requires lots with an LS-1 lot size have a minimum 15 foot side yard setback for pools. A variance of 5.3 feet is required.

Design Guideline Review:

Section 2.4 on pages 68 through 71 of the Design Guidelines provides specific recommendations for the Traditional Neighborhood character area. The traditional neighborhood character area does not have defined secondary and conditional building areas for side wings. In the primary area the design guidelines recommend that the house be limited to 1 ½ story and 24 feet in height. The proposed second floor addition is in the primary landscape area, a full 2-stories and just over 24 feet tall. **This recommendation has not been met.**

Section 2.7.1.A on page 106 of the Design Guidelines recommends that LS-1 lots have a minimum greenspace area no less than 60% of the total lot area. For this lot, that is 5,777 SF of greenspace, and 5,524 SF has been provided. This is 253 SF less than the recommended area. **This recommendation has not been met.**

Lot Information	
Zoning:	R-1(10)/LS-1
Lot Area:	9,629 SF
Lot Width:	75.3'

Ordinance	Allowable/Required by Ord	Proposed
Minimum Side Yard (Left):	10'	7.0' (Existing)
Minimum Side Yard (Right):	10'	12.2' (Existing)
Minimum Combined Side Yards:	25% = 18.8'	19.2'
Minimum Rear Yard:	20% = 28.0'	34.0'
Pool/Patio Minimum Rear Yard Setback:	15'	23.0'
Pool/Patio Minimum Side Yard Setback:	15'	15'
Minimum Greenspace:	60% (5,777 SF)	5,524 SF (57.4%)

#2 Neil Karbank & Gretchen Calhoun

5519 East Mission Dive

Mr.Karbank and Mrs.Calhoun are proposing an addition to the front of their existing garage.

Summary of Property:

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

Summary of Project:

The addition extends the front of the existing garage out, moving the new doors 10'-10" toward the street. The addition will be sided with timbered stucco to match the main house. The roof will be a low slope sedum green roof. All other materials and detailing match the existing house.

Ordinance Compliance:

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

Design Guideline Review:

Section 2.7.1.A on page 106 of the Design Guidelines recommends that LS-5 lots have a minimum greenspace area no less than 65% of the total lot area. For this lot, that is 23,897 SF of greenspace, and 27,408 SF has been provided. This recommendation has been met. Note: sedum roofs do not count as greenspace.

Lot Information	
Zoning:	R-1(10)/LS-1
Lot Area:	36,764 SF
Lot Width:	174'

Ordinance	Allowable/Required by Ord	Proposed
Minimum Side Yard (Left):	26'	26'
Minimum Side Yard (Right):	26'	26' (Existing)
Minimum Rear Yard:	30%	No Change
Minimum Greenspace:	65% (23,897 SF)	27,408 SF (74.6%)

The Huppes are proposing to replace their driveway and add a new patio with seat walls at the rear of their home.

This project was continued at the December 15, 2020 and January 5, 2021 meeting so an alternate plan could be developed to reduce or eliminate the patio variance.

Summary of Property:

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

Summary of Project:

The existing driveway is a direct drive that is 9'-10" wide at the property line that slowly flairs to match the garage width. The proposed asphalt drive matches the width at the street, and flairs on both sides 30 feet behind the property line. At the widest point, the driveway is 27'-8" wide. A large section of the front walkway will be removed as part of the project.

The proposed patio is located to the side of an existing rear wing. The material is limestone set on a concrete base. The seat walls surrounding the patio are proposed as thin limestone veneer over a CMU wall. The walls stand 18 inches above the patio which is about 32 inches above the adjacent grade. All the walls are capped with limestone.

Ordinance Compliance:

~~The project is in violation of city code section 5-120.D which requires patios on LS-1 lots to have a minimum side yard setback of 15 feet. A variance of 3.0 feet is required.~~ Revised drawings have been provided that remove the need for a variance.

Design Guideline Review:

Section 2.7.2 B 2 on page 103 of the Design Guidelines provides specific recommendations for driveways. This section recommends that back-out and maneuvering clearances should be located near the garage doors, should be located behind the front building line. A portion of the proposed driveway meets this recommendation, the majority does not.

Section 2.7.3 C provides recommendations for garden walls and fences. The proposed walls are stone veneer which is in keeping with the requirements of this section, however the ARB typically requires 4-inch masonry veneer in lieu of the specified thin stone veneer. **Discussion is recommended.**

Lot Information	
Zoning:	R-1(20)/LS-1
Lot Area:	15,700 SF
Lot Width:	N/A

Ordinance	Allowable/Required	Proposed
Patio Minimum Side Yard:	15'	15'
Patio Minimum Rear Yard:	15'	> 65'
Greenspace:	60% (9,420 SF)	70% (10,985 SF)

#4 Alison & Eric Jager

3201 West 69th Street

The Jagers are returning to the ARB with changes to their previously approved project.

Summary of Property:

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

Summary of Project:

The Jagers are proposing a new flagstone patio in the rear yard, directly behind the existing driveway. The new patio is a freeform shape with an attached walkway that connects to the driveway. The patio is surrounded by extensive landscaping.

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.

#5 Chip & Holli Zuck

6505 Willow Lane

The Zucks are returning to the ARB with changes to their previously approved dormer project.

Summary of Property:

- Character Area: Suburban (Transitional)
- Location of Common Green Space: Front
- Any Special Frontages: None

Summary of Project:

The ARB originally approved a dormer of the garage with the understanding that it would include a window. The Zucks are proposing a dormer with no window.

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.

#6 Guy Creveling

2818 West 66th Terrace

The Crevelings are proposing a play structure in their rear yard.

Summary of Property:

- Character Area: Suburban (Transitional)
- Location of Common Green Space: Front
- Any Special Frontages: None

Summary of Project:

The proposed play structure is a manufactured set and will sit the northeast corner of the rear yard.

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.

#7 David & Cathy Sarazen

3215 Tomahawk Road

The Sarazens are returning to the ARB with changes to their previously approved project.

Summary of Property:

- Character Area: Suburban (Transitional)
- Location of Common Green Space: Front
- Any Special Frontages: None

Summary of Project:

At the rear of the house, a new bay window was approved to be cantilevered out from the house, with the lower section being sided with wood panels. The Sarazans are now proposing brick siding below the windows.

Also, at the rear, an outdoor grill was proposed under an existing porch. The extent of the grill and associated back wall have increased significantly. Within the porch, the original approved plans included a pair of French doors with a third matching fixed panel. The Sarazans are now proposing a more contemporary metal and glass door.

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 McCann/Wises are proposing a new addition/renovation to the front of their home and a new screened porch addition at the rear.

City Code Section 5-103.75 defines outdoor fireplaces as outdoor recreational facilities which makes this project a substantial construction matter.

Summary of Property:

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

Summary of Project:

At the front of the house, the majority of the front elevation will be demolished to make way for a new addition under the existing eave. The front wall will be relocated to convert the front porch into a living space. A new gable will be added to create a new front porch. All of the front windows are being replaced with clear-view casements, fixed or hopper windows. All existing shutters will be removed.

At the rear of the house, the fenestration is being reorganized to have larger clear-view casement, fixed and hopper windows. An outdoor fireplace is proposed; however, no patio is proposed nor does an existing patio exist at this location.

At the east side of the house two existing windows are to be removed and three new larger windows added. The rightmost window will be partially obscured by a wood screen wall.

At the west side of the house, an existing window will be replaced with a new unit of the same size and style.

The proposed screened porch is located to the side of the main mass behind an existing rear wing. A new low slope roof will tie into the existing roof.

Ordinance Compliance:

The project is in violation of Code Section 5-120 A. 1. that requires LS-1 lots to have a minimum side yard setback of 10 feet. The screened in porch is located 4.25' off the property line. **A variance of 5.75' is required.** This section also requires the sum of the two side yards to be a minimum of 25% of the lot width. **A variance of 19 feet is required.**

The project is also in violation Code Section 5-135 B which limits fences and walls, located in the side yard within 15 feet of the front yard, to a maximum height of 4 feet. The proposed privacy screen wall is 8 feet tall. **A variance of 4 feet is required.**

Design Guideline Review:

Section 2.7.1.A on page 106 of the Design Guidelines recommends that LS-1 lots have a minimum greenspace area no less than 60% of the total lot area. For this lot, that is 8,916 SF of greenspace, and 8,990 SF has been provided. This is 73 SF more than the recommended area. This recommendation has been met. Please note, any future patio would likely cause the project to have less than the required greenspace.

* Multiple variances required.
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Lot Information	
Zoning:	R-1(16)LS-1
Lot Width:	130.0'
Lot Area:	14,861 SF

Ordinance	Allowable/Required by Ord	Proposed
Minimum Side Yard (Left):	10'	9.25' (Existing)
Minimum Side Yard (Right):	10'	4.25'
Minimum Combined Side Yards:	25% = 32.5'	13.5'
Minimum Greenspace:	60% (8,916 SF)	8,990 SF (60.1%)

The Yens are proposing a driveway replacement, new pool, spa and pool deck.

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 Green

Summary of Project:

As part of the driveway replacement, the Yens are proposing to widen the driveway to 18 feet wide for the section directly in front of the house. The remaining driveway will be replace in the same location as the previous drive

The proposed pool deck is located in the center of the rear yard. Due to the slope of the property, a stone retaining wall is proposed along the north east and west sides of the pool deck that allow the deck to be sunken into the yard and create a level area. A stone stair connects the new pool deck to the existing patio.

The pool equipment is proposed along the south side of the existing detached garage.

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.

Lot Information	
Zoning:	R-1(20)/LS-5
Lot Area:	30,247 SF

Ordinance	Allowable/Required by Ord	Proposed
Pool Minimum Side Yard:	20'	25.75'
Pool Building Minimum Rear Yard:	20'	20'
Minimum Greenspace:	65% (19,660 SF)	19.661 SF (65%)

The Coulsons are proposing a 3,060 square foot subterranean detached accessory building to house a pool in their side and rear yard.

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

Summary of Property:

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

Summary of Project:

The proposed detached accessory building is located partially in the south (right) side yard and partially in the rear yard. It is a non-traditional structure with a flat green roof. A subterranean building is a unique structure in the City. For the purposes of this review, the green roof is not being considered “greenspace” because it is not pervious, although the ARB may take that into consideration as part of their review.

The rear (east) of the building is cut into the existing slope allowing the lawn to flow directly onto the green roof. At the west end (street facing) side of the building, approximately 4'-8" of vertical wall will be exposed, the remainder of the structure is completely underground. A 3 foot guardrail is proposed atop the wall. At the south side of the property, a berm is proposed that aligns with the roof obscuring any view of the structure. At the north side of the building, the existing patios are being modified to create a sunken stairway to access the pool house. Several new stone retaining walls will terrace the area down to the pool deck level. An all-glass curtain wall is indicated for the majority of the façade, along with stone above grade and the same railing at the west side. A large skylight is proposed over the pool within the new building. An underground tunnel connects the pool building back to the basement of the main house.

The pool equipment is located in a vault on the north side of the pool. The top of the vault will be flush with grade and covered with a grate.

Ordinance Compliance:

Code section 5-120 B allows detached accessory building to be located in the side yard provided that it is at least 60 feet from the front property line and at least 20 feet from the side or rear property line. All of these requirements have been met. The section goes on to limit the size to no more than 20% of the total minimum side yard area for the entire lot. The total minimum side yard area is 6,673 SF. Which makes a maximum area of 1,334 SF. 1,030 SF of the building is located in the side yard. This requirement has been met.

Code section 5-121 B allows for detached accessory buildings to be located in the rear yard provided that it is at least 10 feet from the side or rear property line. All of these requirements have been met. The section goes on to limit the size to no more than 20% of the total minimum rear yard area for the lot. The total minimum rear yard area is 20,508 SF. Which makes a maximum area of 4,101 SF. This requirement has been met.

Section 5-123 restricts the footprint of the principal building and all detached accessory buildings to a specific number based on a formula. For this lot, the maximum area allowed is 12,547 SF and the total area of the principal building and all accessory buildings is 8,958 SF. This requirement has been met.

Design Guideline Review:

Section 2.2 on pages 60 through 63 of the Design Guidelines provides specific recommendations for the Countryside Estates character area.

Subsection E suggests that detached accessory building located in the conditional building area be limited to 1 story with 10 foot eaves and a maximum area of 720 SF. The eave height is not an issue but the area is more than 4 times the recommended area. **Discussion is recommended.** This section also limits the total number of accessory buildings to 2 per lot. This recommendation has been met.

Section 2.6.4 on page 89 of the Design Guidelines provides recommendations for lot coverage of roofed structures. 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 not been met; however, over 3,000 sq. ft. of new roofed structure will be mostly underground with a green roof.**

Section 2.7.3.A on page 106 recommends that LS-6 properties have a minimum of 70% greenspace. Because the detached building is not considered greenspace, **this recommendation has not been met.**

Lot Information	
Zoning:	R-1(E1)/LS-6
Lot Area:	71,742 SF
Lot Width:	210'

Ordinance	Allowable/Required by Ord	Proposed
Accessory Building Minimum Side Yard:	20'	20'
Accessory Building Minimum Rear Yard:	20'	66.4'
Accessory Building Maximum Height:	24'	4.7' (Not including railing)
Accessory Building Max Side Yard Area:	1,334 SF	1,030 SF
Accessory Building Max Rear Yard Area:	4,101 SF	2,030 SF
Minimum Greenspace:	70% (50,219 SF)	48,809 SF (68%)

Address	Lot Area	Existing Lot Coverage	LC by Ordinance	% max used
6405 Wenonga Rd	72,299	5,600	12,617	44.39%
6335 Wenonga Rd	64,593	4,278	11,666	36.67%
6315 Wenonga Rd	71,972	4,716	12,577	37.50%
6431 Wenonga Rd	56,488	6,767	10,628	63.67%
6340 Wenonga Rd	152,589	4,792	21,203	22.60%
6410 Wenonga Rd	72,520	3,393	12,643	26.84%
			Average	38.61%
			50% Increase	57.92%
Allowable LC reduced by 150% Rule =		7,307		
6405 Wenonga Rd	Proposed =	8,958	71.0%	of City Ordinance Limit
			122.6%	of Design Guideline Limit

#11 Adam & Michelle Colombo

6515 Belinder Avenue

The Colombos are proposing a new 1-story home with a 5,225 sq. ft. footprint. The footprint consists of 3,728 sq. ft. of first floor living space, an 899 sq. ft. 3-car garage, and 544 sq. ft. of covered porches. An additional 1,373 sq. ft. of unfinished spaces is included in the footprint. The project includes a swimming pool and an auto-court driveway.

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

This project was continued at the December 1st ARB Meeting.

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 one story with a central vertical mass. The main mass is flanked on both sides by one story side wings. The house is sided primarily with brick and has a stone base and water table.

The new first floor elevation is less than one foot higher than the previous house. The main floor sits approximately 2 feet higher than the right and approximately even with the home to the left. The main ridge is approximately 5.6 feet higher than the home to the right and approximately 7.88 feet lower than the home to the left.

Windows are a combination of clear-view fixed and casements. Several horizontal clearstory windows are indicated as well. The roof is standing seam metal throughout and utilizes several roof pitches. The dominate roof pitch is 15:12 at all of the gables. A concrete driveway is proposed at 12 feet wide at the entrance and widens into an auto-court near the house. A significant hammerhead is indicate at the rear of the garage. The AC units and generator are located in a mechanical yard behind the garage. The house forms a U shape in plan. The pool is proposed at the center of the lot partially inside the U. It is surrounded on all sides by a new terrace. A retaining wall is proposed at the southeast corner. The proposed landscape plan has been provided.

Ordinance Compliance:

There are no conflicts between the proposed project and the 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 60 feet wide (41%), the main meets this recommendation. This section goes on to suggest that the depth of the main mass should be 25% of the lot width. At 33 feet deep, the depth of the main mass is less than 25% of the lot width.

Subsection D suggests that rear wings located in the primary or secondary building areas can be up to 2 stories and 30 feet tall providing that their height is less than the main mass. This recommendation has been met. This section goes on to suggest that rear wings should have a width clearly less than the main mass and should not exceed 50% of the main mass width. This recommendation has 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.

Section 2.7.2 A on page 101 recommends garages be set behind the façade of the main house mass. This recommendation has been met.

Section 2.7.2.B on page 102 recommends drives to be no more than 12 feet wide at the front property line. This recommendation has been met.

Section 2.7.3.A on page 106 recommends that LS-6 properties have a minimum of 70% greenspace. This recommendation has been met.

Section 2.6.4.A on page 89 discourages overbuilding by suggesting that homes avoid reaching more than 2 minimum/maximum setbacks or limits. This recommendation has been met.

PRP Recommendation:

The Professional Review Panel conducted multiple meetings regarding the Colombo project. Most recently on January 8th where the PRP requested a few additional changes. All of the requirements have been included with the current set.

The PRP recommends approval of the project as submitted.

Lot Information	
Zoning:	R-1(30)/LS-6
Lot Area:	44,547 SF
Lot Width:	145'

Ordinance	Allowable/Required by Ord	Proposed
Maximum Height:	35'	29.5'
Minimum Front Yard:	100'	100'
Minimum Side Yard (Left):	15% = 21.75'	28.25'
Minimum Side Yard (Right):	15% = 21.75'	21.75'
Minimum Rear Yard: (30%)	91.5' (At closest point)	122.25'
Minimum Greenspace:	70% (31,183 SF)	31,638= 71%

Address	Lot Area	Existing Lot Coverage	LC by Ordinance	% max used
6515 Belinder Ave	44,547	4,403	9,011	48.86%
6501 Belinder Ave	40,586	4,133	8,446	48.93%
6509 Belinder Ave	40,582	5,995	8,446	70.98%
6525 Belinder Ave	36,610	4,414	7,862	56.14%
6535 Belinder Ave	35,006	3,905	7,621	51.24%
6601 Belinder Ave	43,825	3,332	8,909	37.40%
			Average	52.26%
			50% Increase	78.39%
6515 Belinder Ave	44,547	Proposed: 5,225	9,011	57.98%
Recommended Lot Coverage as reduced by 150% Rule:			7,064	73.97%