

ARCHITECTURAL REVIEW BOARD AGENDA

January 22, 2019

3:00 p.m.

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

Approve Minutes of Last ARB Meeting

#1 CONSENT AGENDA

A. Scott & Sarah Mathews – 5640 Pembroke Lane

Replace fence with fence/wall

#2 **Dustin & Megan Eils**
2102 W. 67th Terrace

New dormer at rear of home

#3 **Rob & Mary Newth**
2117 Drury Lane

New home, detached garage, and pool
Continued from January 8th ARB mtg

* 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. Scott & Sarah Mathews

5640 Pembroke Lane

The Mathews are proposing to replace an existing fence with a new fence/wall combination.

Summary of Property:

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

Summary of Project:

The base wall is cut limestone and is approximately 2 feet tall. The proposed shadowbox fence will be installed on top of the wall and maintain a maximum height of 7 feet.

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.

#2 Dustin & Megan Eils

2102 West 67th Terrace

The Eilses are proposing an interior renovation that includes adding a new dormer to the rear of the house.

Summary of Property:

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

Summary of Project:

The propose dormer is located at the back of the house and is more of an extension than a dormer. The main face of the addition is in line with the first floor façade. The existing board-and-batten siding will be extended up along the new elevation. The roof will be a simple shed like the adjacent dormer.

All of the windows in the house, existing and new, are drawn as clear view, but the photos indicate that all of the existing windows have muntin bars. It is assumed that the new windows will also have muntin bars to match the existing. **Clarification is required.**

Please note, the dormer appears wider than the roof it is attaching to. It is not clear how that geometry will be resolved. Discussion is recommended.

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 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%
2117 Drury Ln	15,983	Proposed = 3,600	4,420	81.45%
Recommended Lot Coverage as reduced by 150% Rule			3,670	98.09%