

ARCHITECTURAL REVIEW BOARD AGENDA

January 23, 2018

3:00 p.m.

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

#1 CONSENT AGENDA

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| A. David & Sara O'Connell – 6615 Willow Lane | Replace deck and patio; new seat wall, fire pit & fountain |
| B. Russ & Susan Jones – 2911 W. 68 th Street | Install windows and doors in screened porch |

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|-------------------------|------------------------------|
| #2 Dan & Leslie Hogan * | New screened porch and patio |
| 6840 Tomahawk Road | |

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| #3 Ricardo Ramos & Claudia Costa * | Replace patio; new outdoor kitchen, |
| 5415 Mission Drive | patio, fire element and pergola |

* 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. David & Sara O'Connell

6615 Willow Lane

The O'Connells are proposing to replace their existing deck and patio with a new deck and patio in the same location, and add a seat wall, fire pit, and fountain.

Summary of Property:

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

Summary of Project:

The proposed deck is in the same location and similar configuration as the existing deck. The material will be changed from synthetic decking to IPE wood decking.

The existing patio is a large freeform shape. The proposed patio is a rectilinear configuration composed of multiple concrete sections separated by strips of landscaping.

The plans also indicate a seat wall, fire pit and fountain. The seat wall is natural stone, approximate 24 to 30 inches tall. The fire pit is similar to the seat wall and will stand 16 inches tall. The fountain is a waterfall style falling from a stone wall. The exact height of the wall is not indicated, therefore clarification is required.

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.

B. Russ & Susan Jones

2911 West 68th Street

The Joneses are proposing to install windows and doors in their existing screened porch.

Summary of Property:

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

Summary of Project:

The proposed windows and doors will match the existing openings in the porch. The style of the windows and doors are in keeping with the design of the house.

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 a new screened porch and patio at the rear of their home.

Summary of Property:

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

Summary of Project:

The proposed porch will replace an existing wing at the south corner of the house. It will have a low slope, standing-seam roof with a small gable at the rear entrance. The southern side of the addition will have closed painted louvers over the screens. The western side will have open screens. Muntins are indicated at the west side. It is unclear how these are to be constructed. Clarification is required. Painted wood panels will be installed below the openings to match similar panels on an existing bay window. The remainder of the addition is sided with lap siding to match the main house.

The proposed patio extends off the western side of the house. It is separated from the addition by a small landscape bed. A short set of stairs with stone cheek walls connects the porch to the patio.

Ordinance Compliance:

The proposed patio is in violation of the Cherokee Lane platted setback. **A variance of 10 feet is required.**

Design Guideline Review:

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

* A variance is required

The Ramos/Costas are proposing to replace their existing paver patio with a new paver patio with a concrete sub-base. They are also proposing an outdoor kitchen, and a new patio with a fire element and pergola.

Summary of Property:

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

Summary of Project:

The existing paver patio extends the full width of the house and to the north property line. The proposed patio will follow the same configuration. The proposed outdoor kitchen consists of a grill with a stone counter set into an offset at the north side of the house.

The new patio is a free form shape and is located toward the rear of the yard and will align to an existing retaining wall. The proposed fire pit is located at the front of the new patio. It consists of a low stone wall with a limestone cap. The proposed pergola sits at the rear of the patio. It is a simple freestanding cedar structure that stand 8'-10" at its highest point.

Ordinance Compliance:

The project is in violation of city ordinance 5-120 G which requires accessory structures, such as patios, maintain a minimum side yard setback of 10 feet. The existing, and new, patio extends to the property line on the north side of the property, and within 8 feet on the south. Similarly, a catch basin is located approximately 6 feet from the south side property line. **A variance of 10 feet is required at the north, 2 feet and the south, and 4 feet for the catch basin.** Please note, the outlet for the catch basin does not require a variance.

Design Guideline Review:

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

* Multiple variances are required