

ARCHITECTURAL REVIEW BOARD AGENDA

February 5, 2019

3:00 p.m.

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

Approve Minutes of Last ARB Meeting

#1 CONSENT AGENDA

- A. Jerry White & Cyprienne Simchowitz – 1912 W. 61st Terrace Multiple window replacements
- B. Trey & Bethany Humphrey – 5800 State Line Road New pergola

#2 Seth & Lyndsay Henson 2609 W. 70th Street

One-story addition and second floor dormer

#3 Pat & Sarah Thelen* 3309 W. 68th Street

Two-story addition; widen drive and add hammerhead; cosmetic modifications

#4 David & Demi Kiersznowski 2720 Verona Circle

Bocce court; landscape plan

#5 ~~Todd & Sandra Morgan~~ CONTINUED TO 2921 W. 69th Street FEBRUARY 19

New home; circle drive; swimming pool

* 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. Jerry White & Cyprienne Simchowitz

1912 West 61st Terrace

The property owners are proposing multiple window replacements at the north and east side of their home.

Summary of Property:

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

Summary of Project:

At the north (rear) of the house, an existing window will be removed and a slightly larger window will be added in the same area. The timber and stucco siding will be modified to accommodate the new windows.

At the east (right) side of the house, an existing triple window will be removed and replaced with a wider, but shorter, triple window in the same area. Again, the timber and stucco siding will be modified to accommodate the new windows.

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. Trey & Bethany Humphrey**5800 State Line Road**

The Humphreys are proposing to add a new pergola adjacent to their existing tennis court.

Summary of Property:

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

Summary of Project:

The existing tennis court is located in the southwest corner of the Humphrey's property and the proposed pergola is located at center court on the east side of the court. The pergola is a simple post-and-beam steel structure with wood slats forming the shade structure. The pergola sits on an existing brick paver patio that is not being modified.

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.

#2 Seth & Lyndsay Henson

2609 West 70th Street

The Hensons are proposing a 1-story addition at the rear of their home and a new second floor dormer at the side.

Summary of Property:

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

Summary of Project:

The second floor dormer is located at the side of the house, over the existing garage doors. The existing house has a variety of shed and hip dormers. The proposed dormer has a gabled form.

At the rear of the house, an existing rear wing is flanked by two small alcoves. The Hensons are proposing to infill these alcoves and create a larger rear wing. The fenestration consists of five pairs of Palladian casement windows. This is similar to other windows at the rear 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 Thelans are proposing a new two-story addition at the rear of their home in addition to various cosmetic changes to the house. They are also proposing to widen their driveway and add a hammerhead in the front yard.

Summary of Property:

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

Summary of Project:

At the front of the house, the existing balcony railing will be replaced with a new railing with a new design. A second floor window in a front projecting wing will be replaced with a new window of the same size and style. Also on the front, a small half-round vent will be removed and sided over to match the rest of the façade.

The back of the house consists of multiple overlapping gabled facades of both one and two stories. The proposed addition continues this theme by adding a new two-story rear wing. All materials, fenestration, lighting and detailing will match the existing house. The new wing connects into the main house at an existing two-story screened porch. The portion of the porch that remains on the second floor will be enclosed with a system of fixed shutters and solid panels. The first floor portion of the porch will be converted to an open covered patio. At the west (right) side of the house, an existing window will be replaced with a new window of the same size and style. The driveway modifications include widening the driveway from 14 feet wide to 20 feet wide, and adding a 10 foot by 18 foot hammer head.

Ordinance Compliance:

The project is an existing non-conforming use that is in violation of City ordinance 5-120.A that requires the sum of the side yards be a minimum of 25% of the lot width. For this lot, the sum of the side yards should be no less than 24.38 feet. As proposed, a variance of 0.48 feet is required.

Design Guideline Review:

There are no conflicts between the proposed addition and the Mission Hills Design Guidelines.

Section 2.7.2 B on pages 102 through 103 of the Design Guidelines provides specific recommendations for driveways. Subsections 1 and 2 both recommend direct drives have a maximum width of 12 feet. The existing 14 foot wide drive is already in excess of this recommendation. The Design Guidelines do not specifically address hammer heads, but does suggest that maneuvering areas be located near the garage doors and behind the front building line. The proposed hammer head is in front of the building line. **Discussion is recommended.**

* A variance is required.

Lot Information	
Zoning:	R-1(20)/LS-2
Lot Area:	18,937 SF
Lot Width:	97.5'

Ordinance	Allowable/Required	Proposed
Maximum Height	35'	No Change
Minimum Front Yard:	70' (Platted)	No Change
Minimum Side Yard (Left):	10'	12.3' (Existing)
Minimum Side Yard (Right):	10'	11.6' (Existing)
Minimum Combined Side Yards: (25% of Mean Lot Width)	24.38'	23.9'
Minimum Rear Yard: (20% of Mean Lot Depth)	39.0' (At closest point)	65.6' (Existing)
Lot Coverage:	4,972 SF	2,860 SF (26.26% of Max)

#4 David & Demi Kiersznowski

2720 Verona Circle

The Kiersznowskis are returning to the ARB with their required landscape plan. They are also proposing a new Bocce court in their rear yard in addition to another small patio.

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 Bocce court consists of a low stone wall enclosing a level playing surface constructed of decomposed granite. The court is located at the northwest side of the property, fairly close to the main house.

The other patio proposed is a free form shape at the northeast corner of the property which will be located in a wooded area.

All other hardscape elements are either existing or were approved with 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:

Extensive landscaping is proposed in the minimum front yard. Under normal circumstances, the Design Guidelines discourage plantings in the front yard and favor open lawns to maintain vistas. Given the unique layout of the Kiersznowskis' property, the ARB may find this acceptable. **Discussion is recommended.**

Lot Information	
Zoning:	R-1(E1)/LS-6
Lot Area:	104,487 SF
Lot Width:	350.0'

Ordinance	Allowable/Required	Proposed
Sport Court Minimum Rear Setback	20'	>50'
Sport Court Minimum Side Setback	20'	53'

#5 Todd & Sandra Morgan

2921 West 69th 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).

This project was continued at the January 8th ARB meeting at the owner's request.

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 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 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 th Street	33,631	5,715	7,412	77.1%
Allowable Lot Coverage as reduced by 150% Rule			7,263	78.7%