

ARCHITECTURAL REVIEW BOARD AGENDA

February 6, 2018

3:00 p.m.

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

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| #1 | Ricardo Ramos & Claudia Costa *
5415 Mission Drive | Replace patio; new outdoor kitchen,
patio, fire element and pergola
<i>Continued from January 23rd ARB mtg</i> |
| #2 | Bret & Erin Knighton *
6520 Overbrook Road | New patio with outdoor fireplace
and grill station |
| #3 | Craig & Joanna Scurato
2901 W 68 th Street | New Residence
<i>Continued from January 9th ARB mtg</i> |

*** 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.

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.

This project was continued, at the owner's request, at the January 23rd ARB meeting.

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 at 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

The Knightons are proposing a new patio with an outdoor fireplace and grill station.

Summary of Property:

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

Summary of Project:

The proposed patio is a freeform shape located in the center of the rear yard, directly behind an existing brick patio. The patio will be concrete with a brick boarder. The proposed grill station is located at the south end of the patio. It is all brick with concrete countertops. The proposed fireplace is located at the north end of the patio. It is all brick with a concrete hearth and mantle to match the counters at the grill station.

The new patio connects into the existing patio at the north end. Please note, the existing patio is an existing non-conforming structure but it is not being replaced. The new patio is in violation of required setbacks.

Ordinance Compliance:

The project is in violation of Code Section 5-121 C which requires accessory structures, such as patios, maintain a minimum rear yard setback of 10 feet. **A variance of 5 feet is required for the new patio.**

Design Guideline Review:

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

* A variance is required