

# ARCHITECTURAL REVIEW BOARD AGENDA

February 19, 2019

3:00 p.m.

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

## #1 CONSENT AGENDA

A. Andy & Megan Pence – 2941 Verona Road Replace front door

#2 Hunter Armistead & Alison Hebenstreit Modify existing detached garage  
2709 Tomahawk Road

#3 Mission Hills Country Club Replace patio beside pickle ball court  
5400 Mission Drive

#4 Chris & Stephanie Cooch Changes to previously approved project  
5630 High Drive

#5 Don & Betty Simpson Replace door and windows  
2001 Brookwood Road

#6 ~~Todd & Sandra Morgan~~ WITHDRAWN ~~New home, circle drive, swimming pool~~  
~~2921 W. 69<sup>th</sup> Street~~

#7 David & Sondra Estes New home & swimming pool  
3101 W. 69<sup>th</sup> Street

\* 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. Andy & Megan Pence**

**2941 Verona Road**

The Pencses are proposing to replace their existing front door.

#### **Summary of Property:**

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

#### **Summary of Project:**

The existing door is a single door with side-lites and a large transom. The proposed is a pair of solid doors with a similar large transom.

#### **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 Armistead/Hebenstreits are proposing modifications to their existing detached garage.

**Summary of Property:**

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

**Summary of Project:**

Two large shed dormers are proposed on the west side of the existing structure. Each dormer will have a pair of double hung windows to match the main house. An additional new oculus window will be added over the center garage doors. At the north side of the building, adjacent to the existing stairs, a new air conditioning unit is proposed. New landscaping is indicated to screen the unit.

**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.

### **#3 Mission Hills Country Club**

**5400 Mission Drive**

The Mission Hills Country Club is proposing a new patio viewing area at their existing pickle-ball courts.

#### **Summary of Project:**

An existing tent structure with a concrete base will be removed to make way for the larger patio area. Due to the topography of the area, the back of the patio will be enclosed with a stone retaining wall. The height of the wall varies from 5'-0" at the back and stair-steps down to 3'-0" at the front. Since the patio is being cut into the hillside, the backside of the wall is typical only about 1 foot tall, except at the front of the patio.

#### **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 Cooches are returning 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:**

At the rear of the addition, the Cooches are proposing to relocate one of the rear windows and add stucco detailing above the rear windows to match similar details at the north side 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:**

Moving the left window in makes the wall area on the side of the left window noticeable wider than the wall area to the side of the right window which takes away from the symmetry of the layout. While there is no specific Design Guideline for this situation, it is worth pointing out and discussing.

**#5 Don & Betty Simpson**

**2001 Brookwood Road**

The Simpsons are proposing to replace an existing door and windows 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 existing door is a single 15-lite door that is flanked by two narrow double-hung windows. This will be replaced with a four-panel clear-view door.

**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 D on page 96 of the Design Guidelines provides specific recommendations for windows and doors. This section recommends that doors and windows match the architectural style of the house. The proposed door is contemporary in nature and does not match the traditional Tudor style of the house. **Discussion is recommended.**

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 February 5<sup>th</sup> ARB meeting at the owner's request. The ARB has informed the Morgans that no additional continuances will be granted and if they fail to appear at the February 19<sup>th</sup> ARB meeting, the ARB will deny the permit application.

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

The Esteses are proposing a new home with a 4,792 sq. ft. footprint. The footprint consists of 3,561 sq. ft. of first floor living space, 825 sq. ft. of garage, and 406 sq. ft. of covered porches. An additional 1,606 sq. ft. are proposed on the second floor. The project includes a new rear terrace, patios, and swimming pool.

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: None

**Summary of Project:**

The main mass of the house is 1-story with second floor dormers. The main mass is sided with James Hardie plank lap siding and wood trim, and the wings will be sided by James Hardie shake shingles. Two 1-story side wings extend from each side of the house. The wings have similar detailing as the main house except they have shingle siding. The left (east) side wing extends beyond the edge of the Conditional Building Area at the rear, but due to the shape of the property, is inside the primary building area at the front. The right (west) side wing sits entirely within the Primary Building Area. A rear wing at the west side protrudes into the Secondary Building Area. The western side wing sits on the front building line while the main mass is recessed.

The new first floor elevation is approximately the same as the previous home. The house is approximately 8.25 feet taller than the two-story house to the left (east) and 4.15 feet taller than the two-story house to the right (west). Please note, the house to the east is currently in the substantial construction process for a new home.

All windows are a combination of double-hung, all with muntin bars in the upper sash. At the front of the house, windows stack from the first to second floor. The window arrangement remains fairly 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 concrete tile at a 9/12 pitch in a dark gray color. Some ancillary spaces (typically crickets) will have metal roofs. The only flat roof area is at the west wing. A cupola is proposed toward the front of the west wing. Both chimneys will be faced with limestone and will have stone caps.

A direct driveway is proposed at the same location as the existing driveway. A new concrete walkway with a brick border connects the drive to the new house.

At the rear of the house, a large patio/terrace extends the width of the main mass. The proposed pool sits directly behind the new patio. To the west of the pool is a pergola and small patio. The pergola will be painted cedar and stands 11'-11" tall. The columns feature brick bases with cut stone caps. There will be limestone on the rear patio foundation.

The patios do not extend to the south or east sides of the pool. The pool equipment, as well as the homes A/C units and generator, are in a mechanical yard at the west side of the house, adjacent to the rear wing. The yard is screened with a privacy fence.

**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 39 feet wide (27.7%), the main mass is narrower than recommended. However, since the two side wings are in scale with the main mass and the lot narrows quickly, the ARB may find this acceptable.

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. This is not uncommon for the design style of the house.

Subsection D recommends rear wings located in the secondary Building Area have a height up to 2 stories and 30 feet tall. 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 2.72 A on page 101 recommends garages be set behind the façade of the main house mass. The proposed garage is located in a forward projecting wing. **Discussion is recommended.** Note that the garage in the existing house is at this location.

**Professional Review Panel Recommendation:**

The Professional Review Panel reviewed the project and determined that the discrepancies from the Design Guidelines were minor and unavoidable given site constraints. The Panel recommended approval of the project as presented.

Lot Information	
Zoning:	R-1(20)/LS-4
Lot Area:	25,791 SF
Lot Width:	140.0'

Ordinance	Allowable/Required by Ord	Proposed
Maximum Height	35'	31.75'
Minimum Front Yard:	70'	70'
Minimum Side Yard (Left):	10'	11.5'
Minimum Side Yard (Right):	10'	30.4'
Minimum Combined Side Yards: (25% of Mean Lot Width)	35'	41.9'
Minimum Rear Yard: (20% of Mean Lot Depth)	40.0 (At Closest Point)	57.1'
Lot Coverage:	6,163	4,792 = 77.7% of Max

Address	Lot Area	Existing Lot Coverage	LC by Ordinance	% max used
3101 W 69th St	25,791	2,769	6,163	44.93%
2921 W 69th St	33,631	3,729	7,412	50.31%
3109 W 69th St	23,796	3,091	5,828	53.04%
3117 W 69th St	21,536	2,447	5,437	45.00%
3201 W 69th St	32,003	2,340	7,161	32.68%
3100 W 69th St	18,630	2,516	4,916	51.18%
3030 W 69th St	21,054	2,482	5,353	46.37%
3020 W 69th St	19,988	4,742	5,163	91.85%
			Average	51.92%
			50% Increase	77.88%
3101 W 69th St	25,791	Proposed = 4,792	6,163	77.7%
Recommended Lot Coverage as reduced by 150% Rule			4,800	99.8%