

# ARCHITECTURAL REVIEW BOARD AGENDA

March 5, 2019

3:00 p.m.

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

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| #1 | <b>Dwarakraj Soundarraj &amp; Amita Naria</b><br>2308 Arno Road            | Replace retaining walls; new stairs                                    |
| #2 | <b>Matt &amp; Kirstin Salzman</b><br>2811 W. 66 <sup>th</sup> Terrace      | New screened porch, patio, and retaining walls                         |
| #3 | <b>Anthony &amp; Elizabeth Krsnich</b><br>2403 W. 69 <sup>th</sup> Terrace | Window replacements; door removal; second floor addition; circle drive |
| #4 | <b>Kevin &amp; Janell Caponecchi *</b><br>6012 Mission Drive               | Changes to previously approved project                                 |
| #5 | <b>Tanya Trost</b><br>2520 W. 63 <sup>rd</sup> Street                      | Substantial addition; cosmetic modifications                           |
| #6 | <b>ARB Resolution – City Administrator Approve Certain Exterior Work</b>   |  |

\* 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 Soundarraaj/Narias are proposing to replace multiple retaining walls in their rear yard.

**Summary of Property:**

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

**Summary of Project:**

At the rear of the house there are multiple existing railroad tie retaining walls. The Soundarraaj/Narias are proposing to replace these walls with new decorative concrete block retaining walls. Additionally, multiple stairs will be reconstructed out of the same concrete blocks.

**Ordinance Compliance:**

There are no conflicts between the proposed project and the City of Mission Hills Code of Ordinances.

**Design Guideline Review:**

Section 2.7.3 B. on page 107 of the Design Guidelines provides specific recommendations for garden walls. This section suggests that walls be constructed of brick, stone, or material compatible with the main mass. The ARB has approved the use of decorative concrete block walls when they are of increased quality and appearance.

The Salzmanns are proposing a new screened porch, patio, and retaining walls.

**Summary of Property:**

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

**Summary of Project:**

At the rear of the house, a large patio exists next to an existing rear wing. The proposed screened porch will be added at this location. A new patio will be added to the side of the new porch and will extend further east and south.

The proposed porch will have full height screens. The eave line will match the existing rear wing and the roof will have a low pitch to match an existing rear shed dormer.

The proposed patio is located to the side of the new porch and is held off of the house to create a planting area. The patio connects to the main house and the screened porch via sidewalks with stairs.

The retaining walls sit to the south of the patio. They are proposed as large dry-stacked limestone blocks. The walls will be approximately 18 inches tall.

**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 Anthony & Elizabeth Krsnich

2403 West 69<sup>th</sup> Terrace

The Krsniches are proposing multiple cosmetic modifications to their home along with a second floor addition and a new circle drive.

#### Summary of Property:

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

#### Summary of Project:

All of the windows in the house will be replaced with new windows to match the existing size and style, with the exceptions listed below.

At the front and west side of the house, the only changes are the window replacements.

At the rear of the house, an existing door will be removed and sided over to match the rest of the house. At the second floor, an existing dormer will be modified to extend to the side of the house where it will tie into another existing dormer. Please note, the proposed enlarged dormer will require a flat roof.

Multiple windows, and the east side of the house, will be added, removed or reconfigured.

The proposed circle drive connects to the existing driveway at the west side of the yard and extends to the far east side. The width between curb cuts is approximately 95 feet, and the interior greenspace depth is approximately 25 feet.

#### Ordinance Compliance:

There are no conflicts between the proposed project and the City of Mission Hills Code of Ordinances.

#### Design Guideline Review:

Section 2.5 on pages 72 through 75 of the Design Guidelines provides specific recommendations for the Suburban character area.

Subsection G suggest that circle driveways have an inner green that is no less than 80 feet wide and 40 feet deep. The proposed circle drive sits much closer to the street than recommended.

**Discussion is recommended.**

Mr. and Mrs. Caponecchi are returning to the ARB with changes to their previously approved project.

**Summary of Property:**

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

**Summary of Project:**

At the rear of the house, the Caponecchis are proposing an alternate layout for the retaining walls. Previously the detached garage and pool house were in direct contact with grade. They are now proposing to add retaining walls behind these structures. The proposed wall will be terraced to limit the height and allow for a lawn space at the rear of the house. A new generator is proposed near the detached garage and will be located between the terraces. This change also requires modifications to the placement of the outdoor fireplace. They are also proposing to extend the existing fence to the property lines along the sides and rear to enclose the entire back yard.

Additional changes include overlaying the existing pool deck with a new bluestone patio.

**Ordinance Compliance:**

The project is in violation of City ordinance 5-120 H which requires pools located in the side yard to be a minimum of 20 feet from the side property line. The existing pool is 4.5 feet from the west property line. **A variance of 15.5 feet is required.**

**Design Guideline Review:**

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

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\* A variance is required

The Trosts are proposing a substantial addition to their existing 2,247 sq. ft. home. The additions will add new living space, garages, and covered porches. The final footprint of 3,880 sq. ft. consists of 3,032 sq. ft. of first floor living space, 732 sq. ft. of garage, and a 116 sq. ft. of covered porches. An additional 650 sq. ft. are on the existing second floor.

**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 one story and is proposed to be sided with smooth stucco. Two large side wings extend forward at each side of the house. The eastern (right) wing is an existing 2-story mass. The western (left) wing is the new garage. The eave line and ridge of the garage are set slightly higher than the main mass. The left side wing extends into the rear yard to the rear yard setback line. An HVAC alcove separates the majority of the west wing, forming a secondary rear wing.

All windows are clear-view fixed, awnings or casements. The window arrangement is fairly formal on each elevation. All of the windows are aluminum with minimal trim. At the rear of the house, an aluminum folding door system is being proposed. The garage door is a translucent glass unit.

The roof of the house and additions will be standing seam metal, with the majority of the roof at a 5.5/12 pitch. A shallower 2/12 pitch is proposed at the rear of the house. The two small covered porches are being proposed with either TPO membrane roofing or standing-seam metal to match the rest of the house. Two existing skylights at the front of the house are to be replaced. At the rear of the west wing, a series of 8 skylights are proposed at the main ridge.

The existing chimney at the rear of the house will be clad with new cut limestone to match the stone of the fireplace at the interior. The proposed cladding will be 2 inches thick. The front porch is a large tile stoop with a small, flat-roof covering. A low cut limestone wall is provided at the front entry that will match the new chimney. The cap on the wall will be cast stone. At the rear of the house, a large tile patio extends the majority of the width of the house. A small, flat-roof porch is proposed at the rear door.

**Ordinance Compliance:**

There are no conflicts between the proposed project and the City of Mission Hills Code of Ordinances.

**Design Guideline Review:**

Section 2.3 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 82 feet wide (72%), the main mass is wider than recommended. However, the house is designed with a horizontal massing which is traditionally much wider because wings are integral to the mass. This recommendation has been met.

Subsection B recommends front wings have a width clearly less than the main mass and a depth not greater than the width. Both of the front wings meet these recommendations. The section goes on to recommend a maximum height of 2 stories and clearly less than the main mass. Both of the proposed wings are taller than the main mass. The eastern wing is an existing condition that is not being modified. The western wing is a remodeled area that is approximately 1 foot taller than the main mass. **Discussion is recommended.**

Subsection C recommends side wings located in the secondary building area be clearly shorter than the main mass, and limited to 2 stories and 30 feet in height. This recommendation has been met, except the eastern wing is taller than the main mass. This is an existing condition that is not being modified. This section goes on to recommend that wings located in the conditional building area be limited to 1 ½ stories and 24 feet in height. This recommendation has been met.

Subsection D recommends rear wings located in the conditional building area be limited to 1 ½ stories, 24 feet tall, and have eaves no higher than 12 feet. This recommendation has been met. Please note, the rear wing has been set to be parallel to the rear setback so the full width of the rear wing nearly touches the rear setback. **Discussion is recommended.**

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 2.7.1 B 2 e states that skylights should not be allowed in roofs that are visible from the street. The two existing skylights, that are to be replaced, do not meet this recommendation. **Discussion is recommended.**

Section 2.7.2 A on page 101 recommends garages be set behind the façade of the main house mass. The existing house has a front facing garage. With the modification, the garage will be moved forward and will be the closest point to the street. This is often an acceptable situation in contemporary homes.

Subsection B 2 recommends only direct drives should be used on lots narrower than 150 feet. The Section goes on to suggest that the drive width should not be wider than 12 feet within 30 feet of the curb. The proposed driveway width is not dimensioned but appears to be approximately 20 feet wide for the full length of the drive. **Discussion is recommended.**

#### **Professional Review Panel Recommendation:**

The Professional Review Panel reviewed the project and recommended the project be approved with modifications to the roof plan and the awning at the rear patio. These changes have been made and incorporated into the provided drawings.

Lot Information	
Zoning:	R-1(30)/LS-3
Lot Area:	22,681 SF
Mean Lot Width:	112.5'

Ordinance	Allowable/Required	Proposed
Maximum Height	35'	21.0'
Minimum Front Yard:	58.0' (Average of Adjacent)	59.9"
Minimum Side Yard (Left):	10'	10.64'
Minimum Side Yard (Right):	10'	17.82' (Existing)
Minimum Combined Side Yards: (25% of Mean Lot Width)	28.13'	28.46'
Minimum Rear Yard: (20% of Mean Lot Depth)	39.42' (At Closest Point)	39.42'
Lot Coverage:	5,545 SF	3,880 SF (70.0% of Max)

Address	Lot Area	Lot Coverage	Formula	% max used
2520 West 63rd Street	22,681	2,247	5,637	39.86%
2410 West 63rd Street	18,559	2,941	4,903	59.98%
2427 West 63rd Street	15,433	2,137	4,313	49.54%
2501 West 63rd Street	20,318	2,226	5,222	42.63%
2516 West 63rd Street	24,812	3,602	6,000	60.04%
2509 West 63rd Street	24,843	1,948	6,005	32.44%
2530 West 63rd Street	21,843	2,848	5,491	51.87%
			Average	48.05%
			50% Increase	72.08%
2520 West 63rd Street	22,150	3,880	5,545	70.0%
Allowable Lot Coverage as reduced by 150% Rule			3,996	97.1%

## **#6 ARB Resolution**

The Resolution revises the list of items that the ARB has given the City Administrator authority to approve. The change adds the authority to approve:

- New or replacement light fixtures that are in keeping with the style of the home