

ARCHITECTURAL REVIEW BOARD AGENDA

March 19, 2019

3:00 p.m.

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

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| #1 | Anthony & Elizabeth Krsnich
2403 W. 69 th Terrace | Window replacements; door removal;
second floor addition; circle drive
<i>Continued from March 5th ARB Mtg</i> |
| #2 | Michael & Margot Turner
2514 W. 64 th Street | New front and side walkways;
driveway with third car extension |
| #3 | Paul & Sara Greenwood
6631 Rainbow Avenue | New front door and second floor dormer |
| #4 | Rolando Breier & Marinana Garcia-Touza
2227 W. 63 rd Street | Second story addition |
| #5 | Kyle & Natalie Hartman *
6438 Willow Lane | Replace A/C unit |

* 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 Anthony & Elizabeth Krsnich

2403 West 69th Terrace

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

This project was continued at the 3/5 ARB meeting so an alternate roof plan could be developed and the City could determine if the existing circle driveways on this street meet the Design Guideline recommendations.

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.

#2 Michael & Margot Turner

2514 West 64th Street

The Turners are proposing a new front walkway and a new driveway with a 3rd car extension. The project includes another side walkway.

Summary of Property:

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

Summary of Project:

The driveway will be concrete with a brick ribbon. The extension will widen the driveway by 9 feet to the west. The dimensions shown on the plans appear to be in error and require clarification.

The front walkway will replace the existing walkway in the same configuration. The new walkway will be concrete with a brick ribbon.

The walkway to the rear yard will be a simple concrete walkway.

Neither of the walkways indicate the proposed width. A maximum width of 5 feet is allowed by ordinance. 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:

Section 2.7.2 B.2 on page 103 of the Design Guidelines provides specific recommendations for driveways. This section suggests that the width of direct drives should not exceed 12 feet within 12 feet of the curb. The exact dimension for the extensions relationship to the curb could not be determined. **Discussion is recommended.**

The Greenwoods are proposing an interior remodel project that includes a new front door and a second floor dormer on the front of the house.

Summary of Property:

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

Summary of Project:

The new front door is proposed as half-glass with muntin bars.

The new dormer is centered over a large first floor set of windows. The siding and roofing materials will match the existing house. The layout of the dormer is a little unconventional as it has a T-shape with a short side wall. The proposed dormer windows are similar to the windows on the rest of the house, except there are no muntin bars proposed in the lower sashes.

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 doors and windows. This section suggests that window styles should be consistent throughout the design. **Discussion is recommended.**

The Breier/Garcia-Touzas are proposing a second story addition over their existing garage

Summary of Property:

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

Summary of Project:

The proposed second floor addition will extend out over the existing garage doors by approximately 5 feet. A new column will support the northwest corner of the new addition. All side materials and detailing is to match the existing house.

A large triple window is indicated at the front and rear of the addition, but there is no indication of size or function of this window. Clarification is required. There are no windows proposed at the west side of the new addition.

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 doors and windows. This section suggest that window styles should be consistent throughout the design. Since the exact function of the proposed windows is not indicated, discussion is recommended. While the Design Guidelines do not specifically forbid the installation of a blank wall, the ARB does not typically approve them without a compelling reason. **Discussion is recommended.**

#5 Kyle & Natalie Hartman

6438 Willow Lane

The Hartmans are proposing to replace an air conditioning unit at the side of their home.

Summary of Property:

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

Summary of Project:

The existing unit is a non-conforming structure because it is located at the side of the house less than 10 feet from the side property line.

Ordinance Compliance:

The project is in violation of City ordinance 5-120 G which requires accessory structures, located in the side yard, to be a minimum of 10 feet from the side property line. **A variance of 6 feet is required.** Please note, this is an existing condition.

Design Guideline Review:

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