

ARCHITECTURAL REVIEW BOARD AGENDA

March 20, 2018

3:00 p.m.

Site Visit at KCCC – meet at clubhouse parking lot at 2:00 p.m.
Pre-meeting to begin at 2:30 p.m.

#1	Kansas City Country Club 6200 Indian Lane	New automatic gate and fence extension
#2	Kansas City Country Club 6200 Indian Lane	Electrical equipment and fan on 12 th green <i>Continued from the February 20th ARB mtg</i>
#3	Overhill Realty 6537 Overhill Road	Landscape plan and hardscape changes
#4	Mark & Gabrielle Cohen * 3700 W 64 th Street	Changes to previously approved project
#5	Mark & Katie Moreland 3000 W 68 th Street	Changes to previously approved project
#6	TBL Investments 6640 Indian Lane	New house and pool <i>Continued from the March 6th 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.

#1 Kansas City Country Club

6200 Indian Lane

The Kansas City Country Club is proposing to install a new gate and automatic operator at an existing entrance to their property.

Summary of Project:

The Windsor Road entrance to the Club has an existing fence and manual gate at the back of an existing parking lot. The Club is proposing to extend an existing wood fence toward the front of the parking lot and install the gate there. The new gate is metal and will be constructed similar to a pre-approved fence style. The gate will operate by rolling across the opening in lieu of the existing swinging gates. The height of the gate is 30 inches.

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 Kansas City Country Club

6200 Indian Lane

The Kansas City Country Club is proposing to install a new fan and associated electrical equipment at the 12th green.

This project was previously presented in May-June 2017 and was withdrawn by the applicant at that time.

This project was continued at the 2/20/2018 meeting so a site visit could take place on March 20th.

All information provided for and at the 2/20/2018 meeting has been made available to the ARB digitally. Others can view the paper copies at City Hall.

Summary of Project:

The fan is located at the northwest edge of the 12th green at the northwest edge of the KCCC property. The associated electrical will be located to the west of the green along the tree line.

Ordinance Compliance:

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

Design Guidelines:

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

#3 Overhill Realty

6537 Overhill Road

Overhill Realty is returning to the ARB to present their landscaping plan as required and changes to the hardscape around the property.

This project was continued at the 3/6/2018 meeting so the landscaping could be reviewed with the hardscape revisions.

Summary of Property:

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

Summary of Project:

The proposed landscape plan provides extensive plantings around the perimeter of the yard as well as the perimeter of the house. There are no modifications to any of the previously approved hardscape elements.

On the left (north) side of the house, the driveway is being modified to extend approximately 18 feet further back behind the garage. This will allow two additional vehicles to be parked at the side of the house.

On the right (south) side of the house, the HVAC equipment is being reconfigured to make room for a generator and pool equipment. Please note these may be visible from the street, if the home's wing wall does not fully block the view.

At the rear of the house the pool and patio have been significantly scaled down. The pool now only has 160 sf of water surface and is no longer considered a substantial construction mater.

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.

#4 Mark & Gabrielle Cohen

3700 West 64th Street

The Cohens are returning to the ARB with multiple changes 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 front (south) and right (east) side of the house, multiple windows have been reconfigured. At the left (west) side of the house, a new column structure has been added to support the cantilevered roof system.

At the rear of the house, the windows connecting the pergola to the main house have been changed to be an operable glass partition.

Ordinance Compliance:

The project is in violation of city ordinance 5-120 G which requires accessory structures to have a minimum side yard setback of 10 feet. The proposed pool equipment pad is located 3 feet off of the side property line. **A variance of 7 feet is required.** The previous approval required that this variance be eliminated but the current plans still indicate the equipment in violation.

Design Guideline Review:

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

Lot Information	
Zoning:	R-1(30)/LS-5
Lot Area:	43,467 SF
Lot Width:	158.5

Ordinance	Allowable/Required	Provided
Maximum Height (From Mean Grade)	35'	No Change
Minimum Front Yard:	95'	No Change
Minimum Rear Yard: (20% of Lot Depth)	55' (At closest point)	>130'
Minimum Side Yard: (Left)	15.8'	42.9' (Existing)
Minimum Side Yard: (Right)	15.8'	29.4' (Existing)
Minimum Combined Side Yards: (25% of Lot Width)	39.6'	72.3' (Existing)
Accessory Building Minimum Side Yard:	20'	20.8'
Accessory Building Minimum Rear Yard:	10'	100'
Accessory Building Maximum Area in Rear Yard:	1,743 SF	1,180 SF
Allowable Lot Coverage:	8,859 SF	6,471 SF 73.04% of Max 7,043 SF 79.50% of Max
Allowable Lot Coverage – 150% Guideline	Reduced to 7,421 SF	87.2% of Reduction 94.9% of Reduction

Allowable Lot Coverage Analysis				
Address	Lot Area	Lot Coverage	Formula	% max used
3621 West 63rd Street	26,837	2,189	6,336	34.55%
3701 West 63rd Street	28,773	1,822	6,650	27.40%
3711 West 63rd Street	28,015	3,323	6,528	50.90%
3608 West 64rd Street	24,473	2,760	5,943	46.44%
3616 West 64rd Street	33,164	6,686	7,340	91.09%
3617 West 64rd Street	35,108	3,977	7,637	52.08%
3701 West 64rd Street	30,211	4,901	6,880	71.24%
3715 West 64rd Street	29,390	3,694	6,749	54.73%
3716 West 64rd Street	42,308	6,788	8,694	78.08%
3838 West 64rd Street	38,382	4,223	8,125	51.98%
			Average	55.85%
			50% Increase	83.77%
3700 West 64th Street	43,467	6,471 7,043	8,859	73.04% 79.50%
Allowable Lot Coverage as reduced by 150% Rule			7,421	87.19% 94.91%

#5 Mark & Katie Moreland

3000 West 68th Street

The Morelands are returning to the ARB with changes to their previously approved new pool and pool house, patio, and pergola at the rear of their home.

Summary of Property:

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

Summary of Project:

At the January 9th ARB meeting, the Morelands' project was tentatively approved with the requirement that they eliminate all variances. During the process of making the required modifications, the Morelands decided to revise the entire design.

The size of the pool cabana has been reduced to 320 square feet but the overall design has not changed. Only 110 square feet of the structure is completely enclosed. That area is used for storage and pool equipment. The location of the cabana has changed to the opposite side of the rear yard.

The outdoor kitchen consists of a stone base with a stone countertop along the north side of the cabana.

The secondary patio at the rear of the pool is constructed of stone pavers on a pervious base. This construction is considered a landscape feature and is not subject to the 10 foot rear setback for accessory structures which allows the patio to be less than 8 feet from the rear property line. The pergola structure is set at the 10 foot minimum rear setback and will stand 9 feet tall to bottom of the structure. The overall height will be approximately 11 feet. Extensive landscaping is proposed between the patio and the rear fence.

A new iron fence has been indicated to encircle the rear yard.

Ordinance Compliance:

Since a 1-foot gap is proposed between the pool and the pool deck, the City Administrator has determined that the pool deck can be considered a patio and follow the requirements of such.

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 provide specific recommendations for the Neighborhood Estates Character Area.

Subsection E suggests that detached accessory buildings, located in the conditional building area, be limited to 1 story with 10 foot eaves and a maximum area of 720 sq. ft. These recommendations have been met.

Section 2.7.1 on page 92 of the Design Guidelines discussed materials. This section discourages the use of thin stone veneer products. This product was approved at the 1/9/2018 meeting.

Lot Information	
Zoning:	R-1(30)/LS-6
Lot Area:	Unknown
Mean Lot Width:	230.0'

Ordinance	Allowable/Required	Proposed
Accessory Structure Maximum Height	24'	16.0'
Accessory Structure distance from Main house.	10'	10.75'
Accessory Building Minimum Side Yard (When located in the rear yard):	10'	10'
Accessory Building Minimum Rear Yard:	10'	10'
Accessory Building Maximum Footprint (when located in the rear yard):	687 SF (20% of min rear yard areas)	320 SF

TBL Investments is proposing a new home with a 5,890 sq. ft. footprint. The footprint is roughly 53% larger than the existing home. The footprint consists of 3,605 sq. ft. of first floor living space, and 925 sq. ft. of covered porches. An additional 2,692 sq. ft. are on the second floor, and 1,360 sq. ft. in detached garages. The project includes a circle drive with an auto-court a new pool and extensive landscape retaining walls.

The proposed project is a substantial construction matter and was noticed as such.

A. Summary of Property:

- Character Area: Neighborhood Estates
- Location of Common Green Space: Front & Side
- Any Special Frontages: Intersection Green

B. Summary of Project:

The house is all stone with a central vertical massing style. It is 2-stories at the central mass with flanking side wings. The west (left) side wing is 2-stories. The wing steps in and down from the main mass. The east (right) side wing steps from 2-stories to 1-story as it transitions into a porte-cochere. A 2-story rear wing is located near the middle of the house and transitions into an open, covered porch. One of the detached garages is connected to the main house via a porte-cochere. The second detached garage flanks the first creating an auto-court between the two.

The proposed house is maintaining the existing topography, with minimal grading, which is in keeping with the rest of the street. The finished floor of the house will be approximately 5 feet lower than the existing house. This is due to the topography of the lot and the fact that the proposed house is significantly closer to the street than the existing house. To maintain this lower elevation, an extensive retaining wall will wrap around the south and west sides of the house. A portion of this retaining wall will be located in the 67th Street platted side yard.

The main ridge of the house will be approximately ~~44.6~~ 10.3 feet higher than the 1 1/2-story house to the right, on Indian Lane and approximately ~~9.3~~ 10.6 feet lower than the 2-story home to the left on 67th Street. Please note that due to the slope of the street, the detached garages which sit closest to the neighbor to the right on Indian Lane, are approximately 5.5 feet shorter than the adjacent home.

The house is sided with combination of stone and wood shingle siding utilizing stone and wood trim. Stone quoins, soldier courses, and similar masonry details have been provided across the front façade. The siding transitions to shingle siding at the rear and portions of the sides. The roof is faux slate tile with copper at the dormers and accents. A small cupola is proposed at the front detached garage roof.

Windows are a combination of fixed, double-hung and casements - all with colonial muntin bars. At the front of the house, windows stack from the first to second floor. The window arrangement remains formal for the main mass, and is only slightly less formal at the wings. The windows at the front have solid panels at the bottom and arched tops, some with transoms. The dormer windows have been sized to match the dormer with minimal trim.

The detached garages are sided with a combination of stone and shingle siding to match the main house. The fenestration details are also replicated from the main house.

The driveway is a circle drive just like the existing house. The configuration has changed significantly to pull the driveway closer to the street and to accommodate the house being located closer to the street. The auto-court serves two 2-car side detached garages and a small side-entry porch. The driveway extends past the garages to the northwest creating a small hammer-head. Due to the slope of the property, a new retaining wall is located along the northeast side of the driveway in the front yard.

The proposed pool and HVAC equipment is located at the north side of the rear wing of the house. This places the equipment between the main house and the detached garages.

A new patio is proposed at the rear of the house. It will contain the new pool deck. It is directly connected to the large covered porch at the rear of the house. A fence will encircle the patio and porch as required by building code for pools. Two retaining walls form a terrace at the rear of the yard allowing the house and patio to be recessed into the hill side.

Multiple trees are being removed as part of the project, including three large trees on the south side of the property which is highly visible from 67th Street. The proposed plans do not indicate any new trees at this time. The ARB should discuss the future landscape intent.

C. Ordinance Compliance:

Code Section 5-138 forbids walls located within platted setback areas except for retaining walls. Both the south and driveway walls are located within platted setbacks and must meet the requirements of 5-103.84 to be allowed.

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

D. 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 40 feet wide (20% of lot width), the main mass is significantly narrower than recommended, this is further exasperated by the strong presence of the two side wings that are wider than the main mass. The PRP discussed this at length and came to the consensus that the stone portion of the house worked as a unit and is interpreted as the main mass. This section also suggests that the depth of the main mass should not be more than 50% of the width. This recommendation has been met. This section goes on to recommend that the height of the house be limited to 35 feet. This recommendation has also been met.

Subsection C recommends side wings located in the primary building area be clearly shorter than the main mass. The proposed wings are subordinate to the main mass in height and well proportioned.

Subsection D recommends rear wings located in the secondary building area be subordinate in height and clearly less than the main mass. The height should be no more than 30 feet and the depth should be less than the main mass. These recommendations have been met.

Subsection E recommends detached accessory buildings, located in the secondary building area have a maximum height of 2 stories or 24 feet. This recommendation has been met, but please note, the garages have nearly the same ridge height at the adjacent home. The section goes on to recommend that buildings located in the conditional building area be limited to 1 story with 10-foot eaves. The northwest corner of the southern accessory building extends into the conditional area, and while the eave lines are approximately 13.5 feet high, that portion of the building is set into the hillside which makes the eaves considerably lower. The section also limits the maximum area of detached accessory buildings to 720 sq. ft. each. This recommendation has been met. The PRP has requested that the height of the house and detached accessory building be lowered by 16 inches. This lower height does not exactly meet the Design Guidelines, but the PRP feels it is acceptable given the slope of the property.

Section 2.6.3 on page 84 provides specific recommendations for homes with an intersection green frontage. Subsections 1.i&k recommend that homes that front parklets have the house oriented to face the parklet. This particular lot is unique in that it intersects two parklets. While the proposed house is well oriented to the Indian Lane parklet, it shows little relationship to the Tomahawk Road parklet. This orientation also makes the rear and side of the house more visible to 67th Street. Discussion of the home's orientation is recommended. Subsections 1.l&m recommend that there be no fences or grading in the intersection green area. The portion of the wall in the minimum platted setback is 5'-0" tall at its highest point at the west and tapers to 0" as it approaches the east end.

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. Refer to the table below for more information.

Section 2.1.1 E on page 97 discusses architectural aberrations such as multi-styled buildings. The house is designed in the Colonial Revival Style. Per page 117 of the Design Guidelines, this style features double-hung windows with shutters. The house features casement windows with no shutters. The first-floor window openings are wider than 2nd floor windows with arched-top heads and extend to the finished floor. This feature is more representative of the Mediterranean Revival style. Mixing of style elements should be avoided in favor of maintaining the simplistic Colonial Revival style with double-hung windows with shutters, and the alignment of window opening width. The PRP has required the main mass of the house be changed to double-hung windows, with the exception of the first-floor fixed windows and the second floor triple unit. The Panel found that the remaining windows were acceptable as casements.

~~Section 2.1.1 F on page 99 discusses massing aberrations such as complex applied massing. While the front of the house does a good job conveying the relationships between the main mass and the two side wings, at the rear of the house the complicated form results in multiple roof planes. This issue was eliminated during the PRP process.~~

Section 2.72 A on page 101 recommends garages be set behind the façade of the main house mass. This proposed garage is located in a detached accessory building that is located the same distance from the street as the main house. The location of the detached garage is inevitable given that the porte-cochere is an integral part of both the main house and the detached garage. The spirit of this guideline has been satisfied in the fact that the doors of the garage in question face the rear yard and are not visible from the street.

Section 2.72 B 2 recommends that circle driveways be configured to allow a minimum of 80 feet between curb cuts with the drive set back a minimum of 40 feet from the back of curb. While the distance between curb cuts is more than adequate, the distance between the driveway and the street is only 35 feet. This is further reduced by a retaining wall that will sit approximately 30 feet from the back of curb. The PRP has required that the landscape wall associated with the driveway be set a minimum of 40 feet from the back-of-curb. That places the leading edge of the driveway 45 to 50 feet from the back-of-curb. This requirement has been met.

Lot Information	
Zoning:	R-1(E1)/LS-6
Lot Area:	44,360 SF
Lot Width:	200.0'

Ordinance	Allowable/Required	Proposed
Maximum Height	35'	33.2'
Minimum Front Yard:	65' (Platted)	65.7'
Minimum Side Yard (Left):	40' (Platted)	40.5'
Minimum Side Yard (Right):	20'	73.0'
Minimum Combined Side Yards: (25% of Mean Lot Width)	50'	113.3'
Minimum Rear Yard: (20% of Mean Lot Depth)	38.0' (At closest point)	49.9'
Detached Accessory Building Min. Front Yard: (When located in the side yard)	60'	65.0'
Detached Accessory Building Min Side Yard:	10'	24'
Detached Accessory Building Max area:	360 SF (Total)	N/A
Lot Coverage:	8,985 SF	5,890 SF (62.52% of Max)

Address	Lot Area	Lot Coverage	Ordinance Limit	% max used
6640 Indian Lane	44,360	3,686	8,985	41.03%
6630 Indian Lane	38,391	4,106	8,126	50.53%
6635 Indian Lane	55,360	3,394	10,480	32.39%
3600 W 67th Street	35,127	6,142	7,639	80.40%
6632 Wenonga Road	40,902	4,196	8,492	49.41%
			Average	50.75%
			50% Increase	76.12%
6640 Indian Lane	44,360	5,890	8,985	65.56%
Allowable Lot Coverage as reduced by 150% Rule			6,840	86.12%