

ARCHITECTURAL REVIEW BOARD AGENDA

April 2, 2019

3:00 p.m.

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

#1 CONSENT AGENDA

- A. Paul & Liz Uhlmann – 5841 High Drive Changes to previously approved project
- B. Julie Marchesi – 2310 W. 69th Terrace Replace existing driveway
- C. Stephanie & Paul Freeman – 6950 Overhill Road New window at rear of home
- D. James & Melinda Scovell – 6424 Ensley Lane Multiple window/door replacements; additions
- E. Bob & Jenny Ludington – 2711 W. 66th Terrace Replace two windows
- F. James Flynn – 5720 High Drive * New decorative wall in front yard
- G. Neil & Amy Atha – 3716 W. 65th Street Changes to previously approved detached garage

#2 Anthony & Elizabeth Krsnich Window replacements; door removal; 2nd floor addition
2403 W. 69th Terrace *Continued from March 19th ARB mtg*

#3 Rolando Breier & Marinana Garcia-Touza Second story addition over garage
2227 W. 63rd Street *Continued from March 19th ARB mtg*

#4 Lynne Beaver Window/door modifications; second floor addition
6449 Verona Road

#5 Scott & Ashley Fillmore Second floor addition; window replacements;
7030 Belinder Avenue modify stucco

#6 John & Daisy MacDonald * Replace fence
6540 Sagamore Road

#7 Richard & Marisa Fleenor* Changes to pool deck/patio; new grill station;
3200 W. 69th Street extensive landscaping

#8 David & Kathy Clark * Additions; A/C units
6532 High Drive

* 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. Paul & Liz Uhlmann

5841 High Drive

The Uhlmanns are returning to the ARB with 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 rear of the house, the Uhlmanns are proposing two new skylights on an existing rear wing. The skylights are similar in style to previously approved skylights.

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.

B. Julie Marchesi

2310 West 69th Terrace

Ms. Marchesi is proposing to replace her existing driveway in the same place with the same materials.

Summary of Property:

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

Summary of Project:

The existing curb cuts are to remain.

Ordinance Compliance:

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

Design Guideline Review:

The existing driveway does not meet all the requirements of the Design Guidelines, however this project is proposing to replace an existing non-conforming use.

C. Stephanie & Paul Freeman

6950 Overhill Road

The Freemans are proposing an interior remodel that includes a new window 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:

The proposed window is a pair of casements that flank a fixed window. The new unit replaces a smaller pair of casement windows.

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.

D. James & Melinda Scovell

6424 Ensley Lane

The Scovells are proposing multiple windows/door replacements and additions.

Summary of Property:

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

Summary of Project:

At the front (east) of the house, the existing kitchen window will be replaced with a new unit of the same size and style.

At the south side of the house, a new window will be installed in a new powder room.

At the rear (west), two existing patio doors will be replaced with new doors of the same size and style. Also at the north side of an existing rear (west) wing, a new window will be installed adjacent to an existing pedestrian door.

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.

E. Bob & Jenny Ludington

2711 West 66th Terrace

The Ludingtons are proposing new windows at the south and east sides of their home.

Summary of Property:

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

Summary of Project:

At the south side of the house, an existing casement window will be replaced with a narrower unit of the same style. Similarly at the east side of the house, another casement window will be replaced with a narrower unit of the same style.

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.

F. James Flynn *

5720 High Drive

The Flynnns are proposing a new decorative wall in their front yard.

Summary of Property:

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

Summary of Project:

The walls are proposed as concrete with a stucco finish and precast concrete cap. The front yard will be regraded to use the new wall for retaining. The street-side of the wall will stand approximately 30 inches tall. The walls are proposed to tie into an existing stair at the front walkway.

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.

Design Guideline Review:

The Design Guidelines generally discourage walls in the front yard.

* A variance is required.

G. Neil & Amy Atha

3716 West 65th Street

The Athas are returning to the ARB with changes to the location of their previously approved detached garage.

Summary of Property:

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

Summary of Project:

Multiple windows and doors at the rear of the house are being slightly modified.

At the east side of the house, a new stone screen wall with ornamental iron gates is proposed between the main house and a detached accessory building. A grill station is incorporated into the back side of the new wall.

At the west side of the house, changes are proposed to an overhead door in a detached accessory building and a window is being changed at the main house.

Other changes include additional windows and doors being added to the detached accessory building.

All changes are in keeping with the original design intent.

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 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 and 3/19 ARB meeting so an alternate roof plan could be developed and elevations updated to show the correct windows. The circle driveway was approved at the 3/19 ARB Meeting.

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 at 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.

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

This project was continued at the 3/19 ARB meeting so windows could be added to the west side of the new addition, alternate layouts for the north and south windows could be considered, and the elevations could be updated to show the correct garage doors.

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 siding 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.**

#4 Lynne Beaver

6449 Verona Road

The Beavers are proposing various window/door modifications at the rear of their home and a second floor addition at the southeast side of the house.

Summary of Property:

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

Summary of Project:

At the front (west) side of the house, the only new work visible is the second floor addition at the south side of the house.

At the south side of the house, the new addition consists of two large dormers that share a common façade. The window arrangement within the dormers is not in keeping with the formality of windows in other dormers around the house. At the first floor, 8 new windows are proposed to replace a variety of existing sliding glass doors. The new windows are in keeping with existing windows throughout the house.

At the east side of the house, various windows and doors are being replaced. All are in keeping with the design intent.

They are also proposing to replace the existing wood shake roof with composition shingles. The existing standing seam metal roofs will remain.

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 Filmores are proposing a whole house remodel that includes a second floor addition, new windows throughout, and extensive modifications to the existing stucco siding.

Summary of Property:

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

Summary of Project:

At the front (east) side of the house, multiple windows replacements are proposed and the main ridge has been raised to accommodate the second floor addition. The side of the new north dormer is also visible.

At the south (left) side of the house, a large section of existing stucco is being removed and replaced with a new decorative stucco pattern. A new window is proposed at a second floor dormer.

Like the south elevation, at the north (right) side of the house, large portions of stucco are being replaced with decorative stucco and several new windows are proposed. On this elevation, the side of the proposed rear wing and second floor addition can be seen.

At the rear of the house, nearly all of the windows are being replaced and the stucco is being replaced.

All of the proposed materials and fenestration is in keeping with the design intent 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:

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

#6 John & Daisy MacDonald *

6540 Sagamore Road

The MacDonalds are proposing to replace their existing fence with a new fence of the same style and location.

Summary of Property:

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

Summary of Project:

The existing fence is built in two major sections. At the rear of the house the fence is a 6-foot tall board-on-board fence.

At the front of the house, the fence is a 42 inch tall picket fence.

Ordinance Compliance:

The picket fence portion of the fence extends 12 feet into the minimum front yard. This is in violation of Code Section 5-135 C which forbids fences in the front yard. **A variance is required.**

Design Guideline Review:

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

* A variance is required.

The Fleenors are proposing cosmetic changes to their existing pool deck/patio that include a new surface, a new grill station, and extensive landscaping.

Summary of Property:

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

Summary of Project:

The existing pool deck will be overlaid with new concrete pavers. A bluestone inlay is proposed between the house and the existing pool.

A brick patio, located closer to the house, will be modified slightly with existing bricks on site. A new grill station is proposed at the rear edge of the patio. The grill station is to be constructed with natural stone veneer and a bluestone countertop.

At the rear of the property, an existing brick wall spans the majority of the width of the lot. New landscaping is proposed between the existing wall and the pool deck. Another section of landscaping is proposed at the side of the pool patio behind the grill station. An existing tree will be removed as part of the project.

Ordinance Compliance:

The house is an existing non-conforming use in violation of Code Section 5-121 D which requires outdoor recreational facilities, located in the rear yard, to have a minimum setback of 20 feet from the side or rear property lines. At its closest point, the pool deck is 4.5 feet from the rear property line and 6.0 feet from the side property line. **Variances of 15.5 feet and 14.0 feet are required.**

Design Guideline Review:

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

* A variance is required.

The Clarks are proposing an addition/remodel at the rear and side of their existing home.

Summary of Property:

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

Summary of Project:

The bulk of the project is located at the rear southwest corner of the house. An existing 1-story wing will be remodeled and a second-story addition added. Another small, single-story addition spans the width of the house between the two rear wings.

All materials, detailing, and fenestration match the existing house.

Ordinance Compliance:

The house is an existing non-conforming use. It is in violation of Code Section 5-120 A which requires that the sum of the side yards on each side of the dwelling total an amount no less than 25% of the width of the lot - 25% of the lot width is 20.5 feet. The sum of the existing side yards is 13.4 feet. **A variance of 7.1 feet is required.**

The project is also in violation of Code Section 5-120 B that requires a minimum side yard of 10 feet be provided. At the south side of the house, new work is proposed 5.2 feet from the property line. **A variance of 4.8 feet is required.**

The project is also in violation of Code Section 5-120 G that requires accessory structures have a minimum side yard setback of 10 feet. The proposed A/C units on the south side of the house are located within 10 feet of the side property line. **A variance is required;** however, an exact dimension has not been provided.

Design Guideline Review:

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

* A variance is required.