

ARCHITECTURAL REVIEW BOARD AGENDA

April 4, 2017

3:00 p.m.

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

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|-----------|---|--|
| #1 | Hunter & Anne Harris
6510 Rainbow Avenue | Replace patio; new pergola |
| #2 | Scott & Jane Ferber
6430 Norwood Road | New front portico, screened porch,
and side porch |
| #3 | Jason & Lisa Nicolay
6541 High Drive | Changes to previously approved project |
| #4 | Dennis & Mary Pat Williams
6927 Belinder Avenue | Changes to previously approved project |
| #5 | James & Rebecca Densmore
6310 Verona Road | Changes to previously approved patio |
| #6 | Tom & Teresa Walsh
2101 W 59 th Street | Changes to previously approved hardscape |

***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 Hunter & Anne Harris

6510 Rainbow Avenue

The Harrises are proposing to replace their existing patio and add a new pergola.

Summary of Property:

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

Summary of Project:

The proposed patio is located in the rear yard directly behind the main mass of the house. The pergola is located in the center of the patio and consists of four large posts supporting the trellis structure. At the highest point, the pergola will stand 11'-6" tall.

Directly behind the pergola is another smaller patio. There are no dimensions indicating how far off the property line this patio will be. A minimum setback of 10 feet is required.

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 Scott & Jane Ferber

6430 Norwood Road

The Ferbers are proposing a new front portico, a screened porch, and a side porch.

Summary of Property:

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

Summary of Project:

The new front portico will consist of a new stoop adjacent to an existing stoop. Above the new stoop will be an open gable roof supported by columns.

Due to the slope of the property, the proposed screened porch will be significantly elevated above the rear patio. The porch will connect to a small deck that includes stairs to access the lower patio. The Ferbers are requesting the option to add a brick fireplace at the end of the new porch.

The side porch is located at the left/south side of the house. A new concrete stoop with a brick cap will be added. A simple shed roof will be added over the new stoop. The detailing of the porch roof is similar to the front porch. A small retaining wall will continue from the corner of the porch toward the rear yard. This will create an alcove for an A/C unit.

Ordinance Compliance:

The new front porch combined with the existing is well over the 60 sq. ft. limit but the majority of the porch sits behind the front building line so a variance is not required. There are no other 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.

Lot Information	
Zoning:	R-1(E1)/LS-6
Lot Area:	104,487 SF
Mean Lot Width:	350.0'

Ordinance	Allowable/Required	Proposed
Maximum Height	35'	30.5'
Minimum Front Yard:	40'	49.6'
Minimum Side Yard (Left):	35.0'	42.5'
Minimum Side Yard (Right):	35.0'	100.6'
Minimum Combined Side Yards: (25% of Mean Lot Width)	87.5'	143.1'
Minimum Rear Yard: (20% of Mean Lot Depth)	54.9' (At closest point)	134.7'
Lot Coverage:	16,690 SF (43.36% of Max)	7,555 SF

Address	Lot Area	Lot Coverage	Formula	% max used
2724 Verona Circle	34,391	3,155	7,528	41.9%
2800 Verona Road	42,213	3,594	8,680	41.4%
2840 Verona Road	93,271	5,635	15,060	37.4%
2700 Verona Road	53,207	5,120	10,195	50.2%
6012 Mission Drive	57,224	4,178	10,724	39.0%
6036 Mission Drive	59,763	5,802	11,053	52.5%
			Average	43.73%
			50% Increase	65.60%
2720 Verona Circle	104,487	7,555	16,296	46.36%
Allowable Lot Coverage as reduced by 150% Rule			10,690	70.67%

#3 Jason & Lisa Nicolay

6541 High Drive

The Nicolays are returning to the ARB with changes to their originally approved project.

Summary of Property:

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

Summary of Project:

At the front of the house, the Nicolays were originally approved to have a small porch covering that cantilevered from the house. They are now proposing a slightly larger covering that is supported on columns.

At the rear of the house the project was approved with 3 pairs of casement windows. They are now proposing a triple casement flanked by single casements on each side. Also at the rear, a small square window at the second floor has been changed to a shorter awning style window.

At the south/right side of the house, a single bay window was originally approved. They are now proposing two bay windows.

Additionally, both previously approved skylights have been omitted.

Ordinance Compliance:

There are no other 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.

#4 Dennis & Mary Pat Williams

6927 Belinder Avenue

The Williamses are returning to the ARB with changes to their previously approved project.

Summary of Property:

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

Summary of Project:

The original approval included enclosing an alcove at the rear of the house under an existing roof structure. The Williamses are now proposing to build a boxed bay window in the same location.

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.

#5 James & Rebecca Densmore

6310 Verona Road

The Densmores are returning to the ARB with changes to their previously approved patio project.

Summary of Property:

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

Summary of Project:

The upper patio has been converted to a deck, and while the overall size of the patio/deck has increased, the new design holds the deck closer to the house. The planter walls beyond the patio/deck have been eliminated.

The deck railing consists of stone pilasters with an unknown rail material. 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:

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

Lot Information	
Zoning:	R-1(10)/LS-1
Lot Area:	9,450 SF
Lot Width:	70.0'

Ordinance	Allowable/Required	Proposed
Maximum Height (From Mean Grade)	35'	28.2' (existing)
Minimum Front Yard:	45' Platted	47.5' (existing)
Minimum Rear Yard: (20% of Lot Depth)	27' (At closest point)	37.5'
Minimum Side Yard: (Left)	10'	7.5' (existing)
Minimum Side Yard: (Right)	10'	10' (existing)
Minimum Combined Side Yards: (25% of Lot Width)	N/A	N/A
Allowable Lot Coverage:	3,067 SF	2,555 SF (existing)

The Walshes are returning to the ARB with changes to their previously approved hardscape plan.

Summary of Property:

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

Summary of Project:

The circle driveway has been modified to allow for a short walkway between the drive and the front stoop. The Design Guideline requirements for a circle driveway have been maintained.

At the east side, the gravel guest parking spot has been modified and now includes a 4-foot wide walkway connecting the side entrance. The walkway is to be constructed of cut limestone pavers.

At the south side of the driveway a new low retaining wall has been added. The wall will be 2 feet tall at the highest point and constructed of limestone rubble.

At the south property line, the perimeter fence will transition from a 4 foot to 6 foot iron fence at the east side to a 6 foot wood fence at the south side. A similar 6 foot iron fence will form the side return at the west/right side of the house.

Lastly, a 12" tall dry stack landscaping wall has been added in the rear yard to the west of the pool.

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.