

ARCHITECTURAL REVIEW BOARD AGENDA

April 14, 2020

3:00 p.m.

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

#1 CONSENT AGENDA

A. Kevin & Janell Caponecchi – 6012 Mission Drive

Copper cap on outdoor fireplace

#2 Will & Olivia Lynn
2301 W 63rd Street

Synthetic shake shingle on roof
Continued from March 31st ARB mtg

#3 Nick & Clare Blasi
6640 Indian Lane

Changes to previously approved project
Continued from March 31st ARB mtg

#4 James McGinness & Nancy Lombardino *
5400 State Line Road

Outdoor fireplace
Continued from December 17th ARB mtg

#5 Kirk & Stesha Black
6548 Sagamore Road

Two additions, patio, and pergola at rear of home
Continued from March 17th ARB mtg

#6 Robert & Angela Evangelidis
3300 W 68th Street

Replace and extend driveway

#7 Sean & Christina Hogan
6616 Wenonga Terrace

Generators and landscape plan

#8 Brad & Blair Jackson
3517 W 64th Street

Modify previously approved fence

#9 Thomas & Ellen Cray
6621 Belinder Avenue

Patio with fire pit in rear yard

#10 William & Natalie Busch *
5601 High Drive

Additions, renovation, patio/terrace with
outdoor fireplace

#11 Scott & Ashley Fillmore
7030 Belinder Avenue

Fire pit and outdoor kitchen

* 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. Kevin & Janell Caponecchi

6012 Mission Drive

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 a previous meeting, the Caponecchis were approved for an outdoor fireplace. They are returning to the ARB to add an 18-inch tall copper shroud at the top of the fireplace.

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 Will & Olivia Lynn

2301 West 63rd Street

The Lynns are returning to the ARB with changes to their previously approved project. They are proposing a faux shake roof.

This project was continued at the March 31st meeting so the ARB could visit the site and see a mockup installation.

Summary of Property:

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

Summary of Project:

The Lynns are currently in the process of a whole house remodel. When originally reviewed, the ARB approved the change from an existing cedar shake roof to a composition tile roof. The Lynns are now proposing a synthetic shake shingle.

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 B on page 94 of the Design Guidelines provides specific recommendations related to roofing. This section recommends that roofing materials be consistent with the architectural style of the home, but does not specifically mention faux materials. The ARB has approved some, but not all, synthetic roofing materials in the past. The proposed shingle has not been reviewed previously.

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

This project was continued at the March 31st ARB meeting due to technical difficulties and the owner proposing additional changes that were not previously noticed.

Summary of Property:

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

Summary of Project:

The layout of the retaining walls at the rear of the house are being modified. At the rear of the house, the wall that borders the neighboring property is being extended to the north almost to the north property line. The wall tapers down from south to north. It follows the grade of the neighboring property. On the Blasi side of the wall, the wall tapers from approximately 4 feet tall, down to 1 foot tall at the north end. The wall material has not changed. A new utility yard has been added at the rear of the garage. Two A/C units and a generator will be partially enclosed with stone wall. **New Changes: 1) small overhead door on the rear of the home will be removed and will be filled in with stucco; 2) roof material will be a Grand Manor composition shingle in pearl black color; and 3) remove stone screen wall at rear of mechanical units.**

The muntin pattern for all windows have been changed to a more traditional layout in lieu of the “horizontals only” that was previously submitted. The Blasis are also proposing to change the stone band that wraps the house from cut stone, to cast stone with a foam infill. The top of the main chimney has been modified to allow for a second flew.

At the front elevation, the front entry surround will change from stucco to all stone. The roof over the porch will be changed to composite shingles to match the main roof. To accomplish this, the pitch must be increased slightly. With the roof change, the height of the window that is centered over the front entry has been decreased. The secondary entrance door near the garage is being changed to a full glass door with muntins to match the windows. The sill height of the adjacent window is being increased while the head height remains unchanged. The front wing that includes the front door originally included windows on both sides. These windows have been omitted. Two windows at the front of the left side wing are moving to be more equally spaced in the elevation. At the right side elevation, a railing has been added to the wall that separates the rear yard from the basement access.

At the rear elevation, two large windows at the back of the garage are being omitted. These windows are in the same area as the previously mentioned utility yard. Stone wainscoting is being added for a portion of the rear elevation first floor. The flat roof area over a rear porch is being converted into a roof deck. An iron railing has been added. Additionally, a pair of casement windows are being converted into a pair of doors. This area of the rear elevation makes a U shape. One of the side windows is being changed to a single door. On the opposite interior elevation, the sill height of a window is being increased while the head height remains

unchanged. In this view you can see where two of the windows in the front wing were omitted.

At the left side of the house, the only changes visible are those general items previously mentioned and the omitted windows at the side of the front wing.

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. (Previously approved, no changes proposed)

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

Design Guideline Review:

Section 2.7.1 A on pages 92 of the Design Guidelines provides recommendations for exterior wall materials. While this section accepts the use of cast stone for trim and accent materials, this is a departure from the natural cut stone previously approved.

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

Ordinance	Allowable/Required	Proposed
Maximum Height	35'	32.2'
Minimum Front Yard:	65' (Platted)	65.2'
Minimum Side Yard (Left):	40' (Platted)	41.3'
Minimum Side Yard (Right):	20'	28.7'
Minimum Combined Side Yards: (25% of Mean Lot Width)	50'	70.0'
Minimum Rear Yard: (20% of Mean Lot Depth)	30.0' (At closest point)	45.3'
Greenspace:	Not Calculated	

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	6,737	8,985	74.98%
Allowable Lot Coverage as reduced by 150% Rule			6,840	98.49%

The property owners are proposing a new outdoor fireplace on an existing patio.

This project was continued at the December 17th ARB meeting, at the owner's request. The ARB required that the fireplace be relocated to a location that does not require a variance. No new drawings have been submitted.

Summary of Property:

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

Summary of Project:

The proposed fireplace is constructed with stone and brick and stands 12 feet tall at its highest point.

Ordinance Compliance:

The project is in violation of Code Section 5-120 C which requires accessory structures be located a minimum of 10 feet from the side property line. The fireplace is proposed at 4 feet from the property line. **A variance of 6 feet 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 Blacks are proposing two new rear wing additions, a patio and pergola at the rear of their home.

The Blacks were continued at the March 17th meeting so the drawings could be revised to lessen the height of the rear addition.

Summary of Property:

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

Summary of Project:

The new addition is located at the north end of the rear elevation. All of the proposed materials, detailing and fenestration matches the existing house. A new fireplace is proposed at the side of the new wing. The wing features a second floor dormer that is set back to the conditional building area.

As part of the project, a smaller 2-story addition is proposed at the opposite side of the rear elevation. This addition extends 4 feet from the rear of the house. Like the larger addition, all materials and detailing matches the main house.

The new patio and pergola are located between the two wings and extend only slightly further into the rear yard. The patio will have stone paving, and the pergola aligns with the second floor plate line.

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 Robert & Angela Evangelidis

3300 W 68th Street

The Evangelidises are proposing to replace their existing driveway and add a small extension near the house.

Summary of Property:

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

Summary of Project:

The new driveway will be concrete with brick paver borders. An existing curb along the left (west) side of the drive will be rebuilt and reduced from 7 inches tall to 5 inches tall. How the curb and brick border will work together has not yet been resolved.

The new extension is near the house. At 43.94 feet from the street, the width of the driveway will be extended by 10 feet. Since the drive has an existing curve near the garage, the extension near the house will only be 4.67 feet wide.

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.

#7 Sean & Christina Hogan

6616 Wenonga Terrace

The Hogans are returning to the ARB with changes to their previously approved project. They were originally approved for a new pool house in their rear yard. They are returning to add generators at the side of the new pool house. A landscape plan has also been provided for ARB review.

Summary of Property:

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

Summary of Project:

The proposed generators are located at the southwest side of the pool house. Sheet LS-312 shows the location of one unit approximately 10.5 feet from the side property line. The second unit is closer to pool house. Sheet LS-112 indicates extensive landscaping around the generators and along the southwest side of the property. This sheet also shows a cobblestone walkway connecting the pool deck to the existing circle driveway.

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(20)/LS-4			
Lot Area:	26,897 SF			
Ordinance	Allowable/Required by Ord	Proposed		
Detached Accessory Building Maximum Height	24'	16.7'		
Detached Accessory Building Minimum Side Yard:	10'	19.1'		
Detached Accessory Building Minimum Rear Yard:	10'	51.9'		
Lot Coverage:	6,346 SF	4,618 SF (72.8% of Max)		
Address	Lot Area	Existing Lot Coverage	LC by Ordinance	% max used

6616 Wenonga Ter	26,897	3,447	6,346	54.32%
6626 Wenonga Ter	26,848	2,892	6,338	45.63%
6620 Wenonga Ter	38,302	5,801	8,113	71.50%
6610 Wenonga Ter	28,188	5,199	6,556	79.30%
6600 Wenonga Ter	41,601	3,283	8,592	38.21%
6551 Wenonga Rd	25,249	3,428	6,073	56.45%
6549 Wenonga Rd	35,390	3,724	7,679	48.49%
6601 Wenonga Rd	32,377	2,415	7,219	33.45%
			Average	53.42%
			50% Increase	80.13%
6616 Wenonga Ter	26,897	3,447	6,346	
Recommended Lot Coverage Limit as reduced by 150% Rule			5,085	
	PROPOSED	4,618		90.82%

#8 Brad & Blair Jackson

3517 West 64th Street

The Jacksons are returning to the ARB to propose modifications to their existing fence.

Summary of Property:

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

Summary of Project:

The Jackson's existing metal fence does not meet the current code requirements for pool enclosures. They are proposing to add an expanded metal mesh to the fence to close off the space between the pickets. The attached photo shows the mesh over a small part of the fence, but in reality it will cover the center portion of the fence as shown on attachment 4.

Ordinance Compliance:

The swimming pool is an existing non-conforming structure that will not be modified as part of this project.

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 Crays are proposing a new patio with a fire pit in their rear yard.

Outdoor fireplaces are substantial construction matters as defined by Code section 5-103.75 and was noticed as such.

Summary of Property:

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

Summary of Project:

The new patio is located at the center of the rear façade. The patio extends into the rear yard. A low seat wall, approximately 20 inches tall, encloses the rear of the patio. Both the patio and the walls will be constructed of brick. The wall will be capped with stone. Light fixtures are proposed at the wall pilasters. The proposed fire pit is located in an alcove formed by the rear seat wall. The fire pit will be the same approximate height as the seat wall.

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 Busches are proposing two significant addition/renovations that include a new patio/terrace with an outdoor fireplace.

Outdoor fireplaces are substantial construction matters as defined by Code Section 5-103.75 and was noticed as such.

Summary of Property:

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

Summary of Project:

At the front of the house, an existing timber front porch roof will be removed and not replaced. The existing masonry will be repaired and a new light fixture added over the front door.

At the south side of the house, a new addition will replace the existing garage. The existing garage will be removed in its entirety and a new garage added. The new garage will be all brick to match the existing garage, and like the existing garage, the new will have a flat roof. An existing second floor porch, over the garage, will be reconstructed over the new garage, but now it will be fully enclosed with siding, and fenestration to match the existing house.

At the north side of the northeast corner of the house, an existing 1-story wing with a low pitched roof is being demolished, and a new slightly larger wing added in its place. The new wing will have siding, detailing, and fenestration to match the existing house. The new addition will include a pitched roof to match the main house.

At the rear of the house, a new terraced patio is proposed. A new outdoor fireplace is proposed at the rearmost terrace. A large portion of the patio protrudes into the minimum rear yard. This is acceptable as long as the height of walls and railings follows the rule for fences limiting them to a maximum of 7 feet. That condition has been met.

As part of the project, the Busches are proposing to widen their driveway. The new extension is near the main house. An existing stone screen wall will be reconstructed at the west side of the new driveway extension. The proposed driveway and the wall are both located in the side yard.

Ordinance Compliance:

The project is in violation of Code Section 5-120.B that requires all homes in the LS-4 Lot Size Category have a minimum side yard setback, no less than 15% the width of the property. **A variance of 12.3 feet 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
April 14, 2020

Lot Information	
Zoning:	R-1(25)/LS-4
Lot Area:	29,653 SF
Lot Width:	227'

Ordinance	Allowable/Required by Ord	Proposed
Maximum Height:	35'	No Change
Minimum Front Yard:		No Change
Minimum Side Yard (Left):	34'	55'
Minimum Side Yard (Right):	34'	21.7'
Minimum Rear Yard: (30%)	36"	36.9'
Minimum Greenspace:	65%	68.2%

Address	Lot Area	Existing Lot Coverage	LC by Ordinance	% max used
5601 High Dr	29,653	2,905	6,791	42.78%
2031 W 56th St	17,020	1,627	4,617	35.24%
5600 Pembroke Ln	19,901	3,032	5,147	58.91%
5620 Pembroke Ln	23,718	2,341	5,815	40.26%
			Average	44.30%
			50% Increase	66.44%
5601 High Drive	29,653	Proposed = 2,995	6,791	44.10%
Recommended Lot Coverage as reduced by 150% Rule			4,511	66.39%

#11 Scott & Ashley Fillmore

7030 Belinder Ave

The Fillmores are proposing a new fire pit and outdoor kitchen on their previously approved patio.

Outdoor fireplaces are substantial construction matters as defined by Code Section 5-103.75 and was noticed as such.

Summary of Property:

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

Summary of Project:

The new fire pit is located in the corner of the patio adjacent to an existing seat wall. The fire pit will be approximately 22 inches tall and constructed to match the seat wall.

The outdoor kitchen consists of an L-shaped island with a drop-in grill. The construction of the kitchen is similar to the previously approved walls.

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.