

# ARCHITECTURAL REVIEW BOARD AGENDA

April 16, 2019

3:00 p.m.

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

## #1 CONSENT AGENDA

A. Neil & Amy Atha – 3716 W. 65<sup>th</sup> Street Changes/additions to previously approved project

#2 Rolando Breier & Marinana Garcia-Touza  
2227 W. 63<sup>rd</sup> Street

Second story addition over garage  
*Continued from April 2nd ARB mtg*

#3 Charles Shrout & Kelly Cole  
2501 W. 63<sup>rd</sup> Street

Two-story addition at rear of home

#4 John & Daisy MacDonald \*  
6540 Sagamore Road

Replace fence

#5 Steven and Mona Mingos \*  
3840 W. 64<sup>th</sup> Street

Replace fence

#6 Vince & Amy Hodes  
2415 W. 67<sup>th</sup> Street

Swimming pool, patio, pergola,  
built-in grill, and storage shed

#7 Kirk & Jennifer Ecton  
2400 Tomahawk Road

Multiple additions

#8 City of Mission Hills  
Hiawasee Park

New memorial bench

#9 City of Mission Hills  
Sunken Gardens

Small structures at north property line

\* 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. Neil & Amy Atha**

**3716 West 65<sup>th</sup> 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:**

The majority of the changes are related to updating the landscape plans to match the various recent changes.

Additional work includes:

- Adding HVAC equipment and a generator behind the detached garage.
- Addition of a brick stoop at the rear door.
- Addition of landscape trellises at the rear walkway.
- Reconfiguration of the front walkway.

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.

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.*

*This project was continued at the 4/2 ARB meeting at the owner's request.*

**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.**

The Shrout/Coles are proposing a two-story addition at the rear of their home.

**Summary of Property:**

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

**Summary of Project:**

An existing screened porch, at the rear of the house, will be removed to make way for the new addition. The new addition maintains the footprint of the existing porch and is set 2 feet further back than the existing rear wing and will align with the east side of the house. All siding and roof materials are to match the existing house. Since the new addition aligns with the east elevation, the roof eaves will be modified to accommodate a new low slope roof. They will take away from the symmetrical nature of the existing east elevation.

What appears to be a stone or block foundation is shown on the new addition. Clarification is required.

All of the proposed windows are not clearly indicated, but appear to be casement windows that do not match any of the existing windows in size, configuration, or muntin pattern. The second floor windows are considerably smaller than any existing window and do not share the same head or sill height.

**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. **Discussion is recommended.**

**#4 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 project is in violation of Code Section 5-135 B 2 which allows fences, located in the side yard, to be 6 feet tall if located 15 feet behind the front yard. The proposed 6 foot fence is located at the front yard. **A variance of 15 feet is required.** 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.

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\* A variance is required.

**#5 Steven & Mona Mingos\***

**3840 West 64<sup>th</sup> Street**

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

**Summary of Property:**

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

**Summary of Project:**

The existing fence is a split rail fence located in the front yard. Previously, it had been covered with landscaping and was difficult to see from the street.

**Ordinance Compliance:**

The project 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.

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\* A variance is required.

The Hodeses are proposing a rear yard renovation that includes a new swimming pool, bluestone patio, pergola, built-in grill and storage shed.

**Summary of Property:**

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

**Summary of Project:**

The existing house is somewhat of an L shape. The proposed patio and pool are located behind the main mass of the house and to the east side of the existing rear wing. Multiple existing trees will be removed to make way for the new work.

The proposed pergola is located directly behind the main mass of the house. It is a simple post-and-beam structure with a pitched roof. Perforated wood panels are proposed to be installed between the roof rafters. The structure will stand approximately 15 feet tall at its highest point.

The built-in grill is proposed at the east end of the pergola patio. It consists of a brick base with a bluestone countertop and stainless steel grill and cabinet.

A seat wall separates the pergola patio from the pool patio that is directly north of the pergola. Two steps down to the pool patio are integrated into the seat wall. The pool is a 20'x34' rectangle with an 8'x8' spa built into the west end. A small secondary patio is located to the east of the pool patio.

To the west of the pool patio is another patio that is two steps higher.

The pool storage shed is located at the rear of the house. The area between the house and the shed is enclosed with 6' high fencing and will house the pool equipment. The storage shed will be sided with lap siding to match the main house and will stand 12 feet tall to the ridge.

**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 Ectons are proposing a substantial addition that will increase their home's footprint by more than 50%. *The proposed project is a substantial construction matter 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:**

The house sits at the intersection of Tomahawk Road and 64<sup>th</sup> street, and while it has a Tomahawk Road address, the main mass is oriented to the point of the intersection and the garage and front door are loosely oriented toward 64<sup>th</sup> street. The Ectons are proposing multiple additions to the house that will emphasize the orientation to the intersection.

The front door will be relocated to the center of the main mass, putting it on axis with the intersection. The second floor windows will be replaced and a new front gable added. A new covered porch will be added as well. The porch is constructed in two pieces – a center gable at the front door and flanking side wings that have simple shed roofs. Both side wings will be enclosed with screens. New two-story additions are proposed behind the new porches.

All of the home's siding will be replaced with a combination of shingle siding and limestone veneer. The existing limestone veneer may be left in place and whitewashed.

All of the windows are being replaced with casement windows that have the appearance of being double-hung. New windows are arranged in a fairly symmetrical, formal arrangement at the front of the house. The layout becomes less formal at the rear 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:**

Please note, calculating building areas on corner lots gets complicated when platted setbacks exist. That combined with the unique shape of this lot and the location of the existing house, make defining secondary and conditional building areas problematic. Section 2.6.3 has been followed to the best of my ability.

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 24 feet wide (17%) the main mass is narrower than recommended. However, this is the existing condition.



Subsection B suggests that front wings have a width clearly less than the main mass with the total of all wings being less than 50% of the main mass width. This recommendation has been met.

Subsection C recommends side wings should be set back behind the front of the main mass. This recommendation has been met.

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.

Section 2.72 A on page 101 of the Design Guidelines recommends garages be set behind the façade of the main house mass. The proposed garage is in a side wing that faces 64<sup>th</sup> street. This is considered a side facing garage for this lot, so this recommendation has been met.

**Professional Review Panel Recommendation:**

The PRP met with the Ectons at two separate meetings. The result of these meetings required multiple minor changes in the design, all of which have been incorporated. The PRP recommends that the project be approved as presented.

Lot Information	
Zoning:	R-1(16)/LS-1
Lot Area:	20,260 SF
Lot Width:	140' (Measured at intersection)

Ordinance	Allowable/Required by Ord	Proposed
Maximum Height	35'	No change
Minimum Front Yard:	N/A	
Minimum Side Yard (Left):	30' (Platted)	31'
Minimum Side Yard (Right):	30' (Platted)	30' (Existing)
Minimum Combined Side Yards: (25% of Mean Lot Width)	N/A	
Minimum Rear Yard: (20% of Mean Lot Depth)	20.0 (At Closest Point)	23.4'
Lot Coverage:	5,211	3,599 = 77.37% of Max

Address	Lot Area	Existing Lot Coverage	LC by Ordinance	% max used
2400 Tomahawk Rd	20,260	2,348	5,211	45.05%
6400 Ensley Ln	21,330	4,349	5,401	80.52%
6401 Ensley Ln	20,307	3,138	5,220	60.12%
6331 Ensley Ln	20,673	2,583	5,285	48.87%
6336 Ensley Ln	21,374	3,406	5,409	62.97%
			Average	59.51%
			50% Increase	89.26%
<b>2400 Tomahawk Rd</b>	20,260	2,348	<b>5,211</b>	
<b>Recommended Lot Coverage Limit as reduced by 150% Rule</b>			<b>4,652</b>	
	<b>PROPOSED</b>	<b>3,599</b>		<b>77.37%</b>

The City of Mission Hills is proposing a new bench in Hiawasee Park.

**Summary of Project:**

The City is proposing to install a bench in Hiawasee Park to memorialize our long time arborist, George Eib. With the recent renovations to the bridge and channel it appears that there is an increased usage of the park especially by people with dogs. The City's Park Board has approved the idea and begun working with a local woodworker on the design.

There are two proposed locations. Either location will require a concrete slab approximately 7 feet by 3 feet to be set at grade. The bench will be attached to the slab to prevent theft or loss in a flood event.

**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.

## **#9 City of Mission Hills**

## **Sunken Gardens**

The City of Mission Hills is proposing a series of small structures to delineate the property line at the north side of Sunken Gardens.

### **Summary of Project:**

The proposed identifiers consist of short 18-inch-tall fence posts spaced approximately every 30 feet on center on the north side of the park. The posts will be black and integrated into the landscaping.

### **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.