

ARCHITECTURAL REVIEW BOARD AGENDA

April 18, 2017

3:00 p.m.

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

#1	Dr. Jay Richardson 1900 Drury Lane	DaVinci roof
#2	Grant Jordan 2212 W 56 th Street	DaVinci roof
#3	Anne & Anthony Carreno 2102 W 70 th Terrace	Three new dormers
#4	Ken & Jenny Collins 6412 Sagamore Road	Changes to previously approved project
#5	John & Patricia Dorsey 3100 W 68 th Street	Window additions and replacements
#6	Kansas City Country Club 6200 Indian Lane	Two new fans and electrical equipment on golf course
#7	Rolando Breier 2227 W 63 rd Street	Driveway replacement and expansion
#8	Tom & Patty Wood 5819 High Drive	Changes to previously approved new house
#9	Michael & Molly Johnson 2409 W 68 th Street	Changes to previously approved project
#10	Daniel & Anne Durrie 6501 Wenonga Road	Concrete pad in rear yard for sculpture
#11	Gus & Angie Zinn 6600 Wenonga Terrace	Changes to previously approved project
#12	Chandler McCray & Heather Trower 3810 W 65 th Terrace	New addition to rear of home

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 Dr. Jay Richardson

1900 Drury Lane

The Richardsons are coming to the ARB for a retroactive approval of their previously installed roof.

Summary of Property:

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

Summary of Project:

In the fall of 2015 the Richardsons were granted a permit to replace their existing roof with a new DaVinci roof using the smoky grey blend. Instead of the approved blend, a monochromatic roof was installed and the Richardsons failed their final inspection. They are now requesting approval for the roof as installed.

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 Grant Jordan

2212 West 56th Street

The Jordans are proposing a new DaVinci roof using the mountain shake profile.

Summary of Property:

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

Summary of Project:

The color blend has not been specified, but samples will be provided at the meeting.

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.

#3 Anne & Anthony Carreno

2102 West 70th Terrace

The Carrenos are proposing two new dormers at the front of their house, and a larger shed dormer at the rear.

Summary of Property:

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

Summary of Project:

The proposed front dormers are gabled with the same pitch as the adjacent roof. The dormers are centered over two existing first floor windows.

The rear dormer has a shed roof that ties into the main ridge of the house.

In addition to the new dormers, a new window will be added to the existing 2nd floor gable at the east end of the house.

All of the dormers will be sided with horizontal lap siding to match the gable over the garage. All of the new windows are clear-view casements. The existing house has a variety of window styles, but all second floor windows will be casements.

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 Ken & Jenny Collins

6412 Sagamore Road

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

Summary of Property:

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

Summary of Project:

The original project included a pedestrian door from the side of the garage into the rear yard. They are proposing to relocate this door to the rear of the garage.

At the rear of the house, an existing door was originally slated to remain unchanged. They are now proposing to replace this door with a new door of the same size and 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.

#5 John & Patricia Dorsey

3100 West 68th Street

The Dorseys are proposing multiple window replacements and additions.

Due to the limited scope of the project, photo documentation has been allowed in lieu of traditional elevation drawings.

Summary of Property:

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

Summary of Project:

At the right side of the front elevation there are two triple-casement windows. The rough opening for both windows is the same, but one of the windows has a panel section at the sill. The Dorseys are proposing to replace the taller window with a unit with the same sill panel to make the windows match. A similar window is located at the end of the porch. This window will be replaced to include a sill panel to match the others.

At the right/east side of the house there are two existing casement windows near the side porch. The Dorseys are proposing to infill the space between the two windows to make this into a quad-casement.

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 Kansas City Country Club

6200 Indian Lane

The Kansas City Country Club is proposing to install two new fans and associated electrical equipment.

Summary of Project:

The first 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.

The second fan is located at the southeast edge of the 18th hole. The associated electrical equipment will be located at an existing maintenance area to the east of the tennis courts.

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.

The Breier/Garcia-Touzas are proposing a driveway replacement that includes an extension at the west side.

Summary of Property:

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

Summary of Project:

The existing driveway is an existing direct drive that is 18 feet wide. They are proposing to replace the driveway in the same size and configuration. The new extension will provide an 11' x 20' hammerhead to the west side of the driveway up near the house.

Ordinance Compliance:

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 provides specific recommendations for the Neighborhood Estates character area. Subsection G suggests that driveways should maintain an 8% side yard setback (7.6 feet for this lot). **Discussion is recommended.** There is an exception for lots less than 140 feet wide that have a side entry garage.

Section 2.7.2 B on page 102 of the Design Guidelines provides specific recommendations for driveways. This section recommends that direct drives, especially long drives, be no more than 12 feet wide near the street and widen near the house. **Discussion is recommended.**

#8 Tom & Patty Wood

5819 High Drive

The Woods 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 Woods are proposing two new skylights at the south side of the northern rear wing. These skylights face the courtyard between the rear wings and will not be visible from the street.

At the northeast corner of the rear yard, the previously approved retaining wall has been omitted due to conflicts with KCP&L required clearances. The yard will be graded as 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.

#9 Michael & Molly Johnson

2409 West 68th Street

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

Summary of Property:

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

Summary of Project:

The original design enclosed the existing pool patio on all sides with stone seat walls. The revised version provides gaps in the perimeter walls at the rear and two sides.

Ordinance Compliance:

The project is in violation of City ordinance 5-120 H which requires pools located in the side yard to have a side yard setback no less than 20 feet. A portion of the new pool deck is 17 feet from the side property line. **A variance of 3 feet is required.** The BZA hearing is scheduled for April 26, 2017.

Design Guideline Review:

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

#10 Daniel & Anne Durrie

6501 Wenonga Road

The Durries are proposing a concrete pad in their rear yard to accommodate a new sculpture.

Summary of Property:

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

Summary of Project:

The proposed location for the sculpture is in an existing planting bed to the east of the existing rear patio.

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.

#11 Gus & Angie Zinn

6600 Wenonga Terrace

The Zinns 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: Intersection Green

Summary of Project:

The original project was for a new pool and outdoor kitchen. The Zinns are now requesting an arbor/ pergola over a large portion of the outdoor kitchen seating area. The arbor will have an open roof structure and stand 10'-7" tall at the highest point.

Ordinance Compliance:

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

Design Guideline Review:

The Design Guidelines do not apply to a project of this type.

#12 Chandler McCray & Heather Trower**3810 West 65th Terrace**

The McCray/Trowers are proposing a new addition 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 new addition is a rear wing located at the center of the main mass. All materials and detailing is to match the existing house. A new deck will be added at the side of the new wing. The deck will connect to an existing rear wing. At the west side of the addition, a new sliding glass door will access the existing patio.

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 D suggests that rear wings located in the primary building area be limited to 1 ½ stories and 24 feet in height. This recommendation has been met. This section goes on to recommend that the spacing between multiple rear wings should be no less than the eave height of the taller wing. Again this recommendation has been met.

Lot Information	
Zoning:	R-1(20)/LS-3
Lot Area:	104,487 SF
Lot Width:	138.0'

Ordinance	Allowable/Required	Proposed
Maximum Height	35'	No Change
Minimum Front Yard:	40' Platted	No Change
Minimum Side Yard (Left):	10'	No Change
Minimum Side Yard (Right):	10'	No Change
Minimum Combined Side Yards: (25% of Mean Lot Width)	34.5'	38.8' No Change
Minimum Rear Yard: (20% of Mean Lot Depth)	28.6' At closest point	>55.0'
Lot Coverage:	5,223 SF	2,984 SF (57% of Max)