

# ARCHITECTURAL REVIEW BOARD AGENDA

May 15, 2018

3:00 p.m.

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

## #1 CONSENT AGENDA

- A. Jim Tinsman – 6512 Willow Lane Replace faux slate roof with a new faux slate roof
- B. Tyler & Ruby Meierotto – 6435 Wenonga Road Modify landscape plan
- C. Ronald & Melissa Langstaff – 6524 Willow Lane New patio at rear of home
- D. Kurt & Ellen Junger – 6612 Overhill Road Small exterior storage room

#2 **Bharata & Kamani Lankachandra** Replace pillars and fence with new  
7020 Overhill Rd

#3 **Cindy Price** New patio and deck at rear of home  
6930 Belinder Avenue

#4 **Mike Fenske** Replace drive, new front walk, new gate  
2736 Verona Terrace and brick pilaster; new light fixtures

#5 **James & Tara Lin** New covered patio w/  
3508 W 64<sup>th</sup> Street outdoor kitchen and fire pit

#6 **Mike & Patty Daly \*** New screened porch at rear of home  
2710 W 68<sup>th</sup> Street

#7 **Megan & Eric Edwards \*** New exterior materials, addition,  
6610 Indian Lane and new front entry

#8 **Kansas City Country Club** New pickle ball court  
6200 Indian Lane

#9 **Mike & Susan Heitmann** New home, carriage house, and circle drive  
5725 Belinder Road

\* 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. Jim Tinsman**

**6512 Willow Lane**

The Tinsmans are proposing to replace their existing faux slate roof with a new faux slate roof.

#### **Summary of Property:**

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

#### **Summary of Project:**

The proposed material is DaVinci multi-width slate shingle in all black. Traditionally the ARB has only approved DaVinci slate roofing when a variegated color has proposed. However, in the past few months the ARB has approved solid color roofing. In this case, the existing roofing is a single color, so the ARB may find a single color acceptable.

#### **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. Tyler & Ruby Meierotto****6435 Wenonga Road**

The Meierottos are returning to the ARB with modifications to their previously approved landscape plan.

**Summary of Property:**

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

**Summary of Project:**

Various plants throughout the property are being omitted from the project's scope.

**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.

**C. Ronald & Melissa Langstaff**

**6524 Willow Lane**

The Langstaffs are proposing a new patio at the rear of their home.

**Summary of Property:**

- Character Area: Suburban
- Location of Common Green Space: Front
- Any Special Frontages: Creekside

**Summary of Project:**

The proposed patio is a simple rectilinear shape. It is to be concrete with a brick border. Various brick seat and planter walls are included around the 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.

**D. Kurt & Ellen Junger**

**6612 Overhill Road**

The Jungers are proposing a small exterior storage room 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 exterior storage room is located at the rear of the house adjacent to an existing rear entry door. The roof for the proposed room will extend over the rear door creating a small covered porch for the existing door. All materials and detailing is to match the existing 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.

## #2 Bharata & Kamani Lankachandra

7020 Overhill Rd

The Lankachandras are proposing to replace their existing pillars/fence combination with new 7 ft. tall brick pillars and a 6 ft. tall cedar fence. They are also building a retaining wall with landscape bricks along the new fence and extending the corner to the house.

### Summary of Property:

- Character Area: Suburban
- Location of Common Green Space: Front
- Any Special Frontages: Corner Lot

### Summary of Project:

As drawn, the new fence and pillars appear to run along the property line with the pillars being partly on the neighbor's property. Clarification is required.

### Ordinance Compliance:

A fence in the side yard must not be taller than 4 ft. until it is 15 ft. back from the front plane of the house. The proposed fence/pillar system is not drawn on the survey with the house, so clarification is required to determine if the 6 ft. fence begins 15 ft. from the front plane of the house.

### Design Guideline Review:

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

### #3 Cindy Price

6930 Belinder Avenue

The Prices are proposing a new elevated patio and deck 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 house has two rear wings at the main mass. The proposed patio is located between these two wings. Because finished floor for the house is higher than the adjacent grade, the surface of the patio is higher than the adjacent grade. At the rear of the patio, a 20" tall retaining wall and two sets of steps connect the patio to the rear yard. The material for the retaining wall is not indicated. Clarification is required.

The proposed deck is located at the rear of the shorter rear wing and connects to the new patio. No railing is proposed for the new deck. The decking material is not indicated. Clarification is required.

As part of the project, a small circular flagstone patio is proposed at the center of a garden feature. If this patio is set in sand and is considered a landscape feature, a variance will not be required. If it is set in concrete, the project will be in violation of city ordinance 5-120 G and a variance will be required. 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.

## #4 Mike Fenske

## 2736 Verona Terrace

Mr. Fenske is proposing a driveway replacement, new front walkway, new gate, and new brick pilaster (for the gate). He is also proposing new light fixtures at the front entry, garage pedestrian door, and driveway porch.

### Summary of Property:

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

### Summary of Project:

Mr. Fenske is proposing to replace his existing 12 foot wide asphalt driveway with a new 15 foot wide concrete driveway. As part of the driveway replacement, a single pine tree will be removed.

At the front of the house, a new bluestone walkway is proposed to connect the new driveway to the front door and to extend the width of the front yard and connect to the rear yard along the right side of the house.

The new brick pilaster is proposed at the left side of the house, adjacent to the new driveway. The new 6 foot tall gate will span from the new pilaster back to the corner of the house. The new pilaster and gate will match another pilaster and gate on the property (see photo).

### Ordinance Compliance:

At 8 feet wide, the proposed walkway is much wider than the 5 foot allowed in front yards. However, the wider portion is technically located in the side yard and is not subject to the narrower requirement.

### Design Guideline Review:

Section 2.7.2 B on page 102 of the design guidelines provides specific recommendations for driveways. This section recommends driveways be as narrow as possible and suggest that they not exceed 12 feet in width. **Discussion is recommended.**



Lot Information	
Zoning:	R-1(30)/LS-3
Lot Area:	24,388 SF
Lot Width:	164.5'

Ordinance	Allowable/Required	Provided
Maximum Height (From Mean Grade)	35'	No Change
Minimum Front Yard:	75'	No Change
Minimum Rear Yard: (20% of Lot Depth)	40' (At closest point)	42'
Minimum Side Yard: (Left)	10'	29.0' (Existing)
Minimum Side Yard: (Right)	10'	56' (Existing)
Minimum Combined Side Yards: (25% of Lot Width)	41.12'	85' (Existing)
Accessory Building Minimum Side Yard:	10'	10'
Accessory Building Minimum Rear Yard:	10'	10'
Allowable Lot Coverage:	5,928 SF	3,582 SF 60.4% of Max
Allowable Lot Coverage – 150% Guideline	Reduced to 4,374 SF	81.9% of Reduction

Allowable Lot Coverage Analysis				
Address	Lot Area	Lot Coverage	Formula	% max used
2720 Verona Terrace	29,272	4,403	6,730	65.42%
2725 Verona Terrace	44,008	3,319	8,935	37.15%
2730 Verona Terrace	30,254	3,197	6,886	46.43%
2715 Verona Road	35,496	2,966	7,695	38.54%
2835 Verona Road	35,488	3,662	7,694	47.60%
2901 Verona Road	41,320	3,587	8,552	41.94%
2927 Verona Road	41,962	5,813	8,644	67.25%
			Average	49.19%
			50% Increase	73.78%
2736 Verona Terrace	24,388	3,582	5,928	60.4%
Allowable Lot Coverage as reduced by 150% Rule			4,374	81.9%

The Lins are proposing a new covered patio with an outdoor kitchen and fire pit.

**Summary of Property:**

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

**Summary of Project:**

The proposed patio will replace the existing concrete patio. The patio will span the majority of the width of the home and will extend 20.65 feet into the rear yard. Due to the slope of the rear yard, a series of steps are proposed at the east end of the patio. The surface material for the patio is indicated as dimensional stone, but an exact product has not been indicated.

The outdoor kitchen is located at the east end of the patio and consists of a dimension stone base with a black granite countertop.

The firepit is integrated into a 32-inch wide by 11-foot long fire feature. The exact construction for the fire feature has not been indicated. Clarification is required.

The roof structure is a solid structure covered in composition shingles to match the main house. The structure is supported by three pairs of columns at the leading edge of the patio. The underside of the roof structure will feature a tongue-and-groove ceiling with recessed lighting and ceiling fans.

**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 Dalys are proposing a new screened porch 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 screened porch is located at the center of the home's main mass and extends 14 feet into the rear yard. The detailing of the porch seems to be of a southwest style that is not in keeping with the existing home's architectural style. The materials are not clearly indicated so clarification is required.

The proposed roof is a combination of hips and sheds which is not in keeping with the gable roof on the existing house.

**Ordinance Compliance:**

The project is in violation of city ordinance 5-121 A which requires a rear yard setback no less than 20% of the lot depth at any given point. **A variance of 3 feet is required.**

**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 recommends that rear wings located in the conditional building area be limited to 1 story, and 16 feet in height and a depth not to exceed 24 feet. These recommendations have been met.

Section 2.7.1 on page 92 provides guidelines for materials and configurations. This section recommends that all materials, configurations and methods be consistent with the architectural style of the home.

**Discussion is recommended.**

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\* A variance is required.

Lot Information	
Zoning:	R-1(16)/LS-2
Lot Area:	15,230 SF
Lot Width:	105.0'

Ordinance	Allowable/Required	Proposed
Maximum Height	35'	No Change
Minimum Front Yard:	45' (Platted)	No Change
Minimum Side Yard (Left):	10'	10' (Existing)
Minimum Side Yard (Right):	10'	16' (Existing)
Minimum Combined Side Yards: (25% of Mean Lot Width)	26.25'	26.0' (Existing)
Minimum Rear Yard: (20% of Mean Lot Depth)	28' (At closest point)	25.0'
Lot Coverage:	4,274 SF	3,496 SF (81.8% of Max)

Address	Lot Area	Lot Coverage	Formula	% max used
2710 West 68th Street	15,230	3,062	4,274	71.65%
2700 West 68th Street	18,445	3,601	4,882	73.76%
2701 West 68th Street	17,125	3,350	4,637	72.25%
2711 West 68th Street	15,112	2,853	4,251	67.12%
2720 West 68th Street	15,619	3,335	4,349	76.68%
2721 West 68th Street	15,382	2,857	4,303	66.39%
2800 West 68th Street	14,718	2,912	4,173	69.77%
2701 West 67th Terrace	18,992	3,046	4,983	61.13%
2711 West 67th Terrace	16,756	2,588	4,567	56.67%
			Average	68.38%
			50% Increase	100.00%
2710 W 66th Terrace	15,230	3,496	4,274	81.80%
Allowable Lot Coverage as reduced by 150% Rule			4,274	81.80%

The Edwards are proposing a whole house remodel with new exterior materials. A new rear addition and new front porch are proposed as part of the project.

**Summary of Property:**

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

**Summary of Project:**

All of the exterior materials and windows are being modified to change the style of the house into an arts-and-crafts style. The main mass is primarily sided in stone, with the wings sides with board-and-batton siding. The roof will be cedar shake, with the exception of a new lantern at the center of the house that will have a flat-seam copper roof. All of the proposed windows are casement or fixed, all with colonial style muntin bars. Shutters are only provided at selected windows and are proportional to the associated window.

The rear addition is mostly a pergola structure with an open roof structure. The porch features an outdoor fireplace and an outdoor kitchen. The rest of the new addition includes a new fireplace and large gable with windows.

The front porch includes a low stone wall and stone columns supporting an extension of the main roof over the front porch.

**Ordinance Compliance:**

The project is in violation of city ordinance 5-132 B. 3 (d) which allows a stoop or porch to project into the minimum front yard, but limits that amount to 60 square feet. 132 square feet of the proposed front porch is in the minimum front yard. **A variance of 72 square feet is required.** The project is further in violation of city ordinance 5-132 B. 3. (e) which allows coverings for stoops or porches to project into the minimum front yard, but limits that amount to 80 square feet. **A variance of 52 square feet is required.**

**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 B recommends front wings sit entirely within the primary building area, have a depth no greater than the width, a height clearly less than the main mass, no more than two and the location be set on or very near the front building line. The proposed front porch meets all of these recommendations except it extends over the front building line. **Discussion is recommended.**

Subsection D recommends wings, located in the primary building area, have an unlimited depth, a width clearly less than the main mass and a height clearly less than the main mass. All of these recommendations have been met.

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\* A variance is required.

Lot Information	
Zoning:	R-1(E1)/LS-6
Lot Area:	49,305 SF
Lot Width:	105.0'

Ordinance	Allowable/Required	Proposed
Maximum Height	35'	No Change
Minimum Front Yard:	45' (Platted)	No Change
Minimum Side Yard (Left):	10'	10' (Existing)
Minimum Side Yard (Right):	10'	16' (Existing)
Minimum Combined Side Yards: (25% of Mean Lot Width)	26.25'	26.0' (Existing)
Minimum Rear Yard: (20% of Mean Lot Depth)	28' (At closest point)	25.0'
Lot Coverage:	4,274 SF	3,496 SF (81.8% of Max)

Address	Lot Area	Lot Coverage	Formula	% max used
2710 West 68th Street	15,230	3,062	4,274	71.65%
2700 West 68th Street	18,445	3,601	4,882	73.76%
2701 West 68th Street	17,125	3,350	4,637	72.25%
2711 West 68th Street	15,112	2,853	4,251	67.12%
2720 West 68th Street	15,619	3,335	4,349	76.68%
2721 West 68th Street	15,382	2,857	4,303	66.39%
2800 West 68th Street	14,718	2,912	4,173	69.77%
2701 West 67th Terrace	18,992	3,046	4,983	61.13%
2711 West 67th Terrace	16,756	2,588	4,567	56.67%
			Average	68.38%
			50% Increase	100.00%
2710 W 66th Terrace	15,230	3,496	4,274	81.80%
Allowable Lot Coverage as reduced by 150% Rule			4,274	81.80%

**#8 Kansas City Country Club**

**6200 Indian Lane**

The Kansas City Country Club is proposing a new pickle ball court near their existing tennis courts.

This is considered a substantial construction project 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 proposed court consists of a 30-foot by 60-foot concrete slab. The new court will replace an existing concrete pad, similar in size, located near the existing tennis courts approximately 115 feet to the nearest neighbor's property line.

**Ordinance Compliance:**

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

**Design Guideline Review:**

Design Guidelines do not apply to Country Club Districts.

The Heitmanns are proposing a new home with a 3,615 sf footprint. The footprint consists of 2,144 sf of first floor living space, 555 sf of garage, a 237 sf screened porch, and a 405 sf entry porch. An additional 1,245 sf are on the second floor. A 719 sf two-story carriage house with 488 sf on the second floor is also proposed. The total roofed structures equal 4,334 sf. The project includes a new circle driveway, auto-court and large patio.

The proposed project is a substantial construction matter and was noticed as such.

**Summary of Property:**

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

**Summary of Project:**

The main mass of the house is 2-stories and sided in rubble stone with wood accents and cut limestone trim. Two large, all stucco rear wings extend out the back (north) creating a courtyard space between the two where a large screen porch has been placed. Both rear wings are one story with second floor dormers. The second-floor dormers are sided with shingle siding. Both wings protrude out from the side of the main mass exposing a blank stucco wall to the front of the main house.

All windows are fixed or casements - all with colonial style muntin bars. At the front of the house, windows stack from the first to second floor. The window arrangement remains fairly formal at the sides and rear. All roof elements are indicated as real slate. A/C units will be located at the rear of the house.

The front porch is covered by a large portico supported on columns with stone bases. The porch spans the majority of the main mass width.

**Ordinance Compliance:**

There is a 40 foot platted setback line running parallel to the Mission Drive and Brookbank Lane sides of the house. There are no conflicts between the proposed project and the City of Mission Hills Code of Ordinances.

**Design Guideline Review:**

Section 2.2 on pages 60 through 63 of the Design Guidelines provides specific recommendations for the Countryside Estates character area.

Subsection A suggests that the main mass of the house should be between 40% and 50% of the lot width. This recommendation has been met.

Subsection C recommends side wings located in the primary building area be clearly smaller than the main mass. This recommendation has been met.

Subsection D recommends rear wings located in the secondary building area be subordinate in height that is clearly less than the main mass and no more than 2 stories and 30 feet tall. The section goes on to suggest that width of rear wings be limited to 50% of the main mass. This recommendation has been met.



Subsection E recommends accessory building located in the conditional building area be limited to 1 story with 10 foot eaves and a maximum area of 720 square feet. The proposed accessory building is 2 stories, 24 feet tall and has 10 foot eaves. **Discussion is recommended.**

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 recommends garages be set behind the façade of the main house mass. This recommendation has been met.

Lot Information	
Zoning:	R-1(E1)/LS-5
Lot Area:	30,274 SF
Lot Width:	160.00'

Ordinance	Allowable/Required	Proposed
Maximum Height	35'	34.71'
Minimum Front Yard:	40' (Platted)	~50' (Not Dimensioned)
Minimum Side Yard (Left):	40' (Platted)	~45' (Not Dimensioned)
Minimum Side Yard (Right):	40' (Platted)	~45' (Not Dimensioned)
Minimum Combined Side Yards: (25% of Mean Lot Width)	N/A	N/A
Minimum Rear Yard: (20% of Mean Lot Depth)	35' (Platted)	>42' (Not Dimensioned)
Accessory Structure Minimum Side Yard:	40' (Platted)	(Not Dimensioned)
Accessory Structure Minimum Rear Yard:	35' (Platted)	(Not Dimensioned)
Lot Coverage:	6,889 SF	4,334 SF (62.9% of Max)

Address	Lot Area	Lot Coverage	Formula	% max used
5700 Mission Drive	48,055	4,710	9,498	49.59%
5701 Mission Drive	90,483	6,130	14,745	41.57%
2360 Guilford Lane	45,310	5,299	9,118	58.12%
5805 Mission Drive	106,111	10,589	16,472	64.28%
5800 Brookbank Lane	52,900	3,839	10,154	37.81%
			Average	50.27%
			50% Increase	75.41%
5750 Mission Drive	30,274	4,334	6,889	62.91%
Allowable Lot Coverage as reduced by 150% Rule			5,195	83.42%