

ARCHITECTURAL REVIEW BOARD AGENDA

May 16, 2017

3:00 p.m.

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

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| #1 | KCCC CONTINUED TO MAY 30TH 6200 Indian Lane | Permanent fan on 12 th green |
| #2 | Carolyn Dayani 6440 Ensley Lane | Changes to previously approved project <i>Continued from May 2nd ARB mtg</i> |
| #3 | Brian & Reagan Wittek 6600 Willow Lane | New covered entry at front of home |
| #4 | Dennis & Mary Pat Williams 6927 Belinder Avenue | Changes to previously approved project |
| #5 | Vince Rook 2002 W 69 th Terrace | Multiple window replacements |
| #6 | Francie & Brian Bradley 6620 Wenonga Terrace | New swimming pool, patio, equipment pad, outdoor kitchen, and subterranean storage area |

* 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 Kansas City Country Club

6200 Indian Lane

The Kansas City Country Club is proposing to install a new fan and associated electrical equipment at the 12th green.

The fan at the 18th hole was approved at the April 18th ARB meeting, but the fan at the 12th green was continued to May 16th so more information could be provided.

*****The project will need to be continued to May 30th so the decibel level testing can be completed.**

Summary of Project:

The 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.

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.

#2 Carolyn Dayani

6440 Ensley Lane

Ms. Dayani is returning to the ARB with changes to her previously approved project.

This project was continued at the May 2nd ARB meeting at the owner's request.

Summary of Property:

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

Summary of Project:

The original proposal included relocating an existing window near a remodeled side porch. They are now proposing to replace the single window with a new triple-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.

#3 Brian & Reagan Wittek

6600 Willow Lane

The Witteks are proposing a new covered entry at their existing front stoop.

Summary of Property:

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

Summary of Project:

The proposed roof structure is slightly larger than the existing front stoop. It is supported by columns at the front and features a gabled roof. Please note, the plans do not indicate pilasters at the face of the house.

A new front door with sidelights is proposed to replace the existing front door.

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 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 a small pergola at the back of the house. The Williamses are now proposing a new screened porch at that location.

The proposed porch will not extend past the rear most portion of the house. It will in-fill an alcove between two existing rear wings. A new low-slope roof will cover the new addition with an eave height matching others on the 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.

#5 Vince Rook

2002 West 69th Terrace

Summary of Property:

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

Summary of Project:

Mr. Rook is proposing an interior remodel that includes replacing multiple windows and doors. The exact number of windows being replaced is not clearly indicated. Clarification is required.

At the rear of the house, a new clearstory window is being added over an existing large clear-view window. In the same area, a sliding glass door and a half-glass door will be replaced with a new slider and new full glass door respectively.

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 Bradleys are proposing a new swimming pool, new patios, equipment pad, an outdoor kitchen, and a subterranean storage area.

The project is considered substantial construction 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 in the center of the rear yard. The pool is located in the side yard because the house is an L shape and the pool is located beside the rear wing. The patio is pervious travertine except over the subterranean area.

The outdoor kitchen is located near the house and consists of two long bar counters. The entire area is covered with an open pergola structure. The pergola is to be constructed of cedar and stands 10'-6" at the tallest point. The counters and counter tops are all clad in stone.

A second covered area is located outside of the carriage house. The pergola is supported on a combination of stone walls. The large wall includes a fireplace. Like the outdoor kitchen, the walls are all clad in stone.

A 260 square foot pad is proposed at the northwest corner of the property to accommodate generators and air conditioners. The pad is located 15 feet from the rear property line and is surrounded on the sides and rear by a 5-foot tall wood shadow box fence.

A 6-foot-tall wood shadow box is proposed at the perimeter of the rear and side yards. The fence transitions into a 5-foot wrought iron fence at the south return.

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.