

ARCHITECTURAL REVIEW BOARD AGENDA

May 26, 2020

3:00 p.m.

Pre-meeting to begin at 2:15 p.m.

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|----|--|--|
| #1 | Greg & Sandee Smith
3700 W 67 th Street | Replace patio and seat walls |
| #2 | John & Michelle Pendleton
2401 Drury Lane | New play structure |
| #3 | David & Diane Zimmer
5924 High Drive | Changes to previously approved project |
| #4 | Monty & Christina Montgomery
5600 State Line Road | Resurface pool deck; patio expansion
with outdoor kitchen and fire pit
<i>Continued from May 12th ARB mtg</i> |

* 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 Greg & Sandee Smith

3700 West 67th Street

The Smiths are proposing to replace their existing patio and seat walls with a new paver patio and modular block seat walls.

Summary of Property:

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

Summary of Project:

In addition to the paver patio and modular block seat wall, the Smiths are proposing a low voltage lighting system incorporated into the new walls. Please note, the documentation includes views of a fire pit. A fire pit is not proposed, that photo is an example of the paving stones.

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 John & Michelle Pendleton

2401 Drury Lane

The Pendletons are proposing a new play structure in their rear yard.

Summary of Property:

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

Summary of Project:

The proposed structure is located in the south corner of the property and meets all required setbacks.

Please note, at a recent meeting a similar structure was proposed where the ARB required that the structure be stained in a dark color.

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 Zimmers 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:

The Zimmers are proposing minor alterations to the shape of their existing circle driveway. Multiple portions of the driveway will be modified to reduce the overall footprint of the driveway. A new band of pavers will be added to the drive surface on axis with the front entry.

At the south side of the house, they are proposing to relocate an existing wing wall 17 feet back from the front corner of the house. The new wall is 6 feet tall and sided with stucco. The wall will include a new iron gate. A similar wall and gate will be added to the north side of the house, replacing an existing fence.

A new wood enclosure is proposed around the A/C units at the north side of the house. The fence style will match the home's existing wood fences.

The existing front double doors will be replaced with a new single door with sidelights.

Ordinance Compliance:

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

Design Guideline Review:

Additions to the Design Guidelines, adopted on March 9, 2020, recommend that LS-3 properties have a minimum of 65% greenspace. As proposed, 55.72% greenspace has been provided. **This recommendation has not been met.** Please note, this project was approved prior to this Design Guideline going into effect. The proposed changes in this submittal are increasing the total greenspace by 229 square feet.

Lot Information	
Zoning:	R-1(25)/LS-3
Lot Area:	20,783 SF
Lot Width:	148'

Ordinance	Allowable/Required	Proposed
Maximum Height	35'	No Change
Minimum Front Yard:	Average of Adjacent	No Change
Minimum Side Yard (Left):	10'	11.13'
Minimum Side Yard (Right):	10'	14.7' (Existing)
Minimum Combined Side Yards: (25% of Mean Lot Width)	24.625'	25.83'
Minimum Rear Yard: (20% of Mean Lot Depth)	42.7' (At Closest Point)	42.7'
Minimum Greenspace:	65% SF = 13,508	11,581 SF = 55.72%

Address	Lot Area	Existing Lot Coverage	LC by Ordinance	% max used
5924 High Drive	20,783	2,821	5,305	53.18%
5920 High Drive	21,330	3,410	5,401	63.13%
5931 High Drive	20,307	3,369	5,220	64.54%
2110 Stratford Road	27,616	2,808	6,463	43.45%
			Average	56.08%
			50% Increase	84.11%
5924 High Drive	20,783	Proposed: 3,973	5,305	74.90%
Recommended Lot Coverage as reduced by 150% Rule:			4,462	89.04%

#4 Monty & Christina Montgomery

5600 State Line Road

The Montgomerys are proposing to resurface their existing pool deck, expand the existing patio, and add an outdoor kitchen and fire pit.

Outdoor kitchens are substantial construction matters as defined by Code section 5-103.75 and was noticed as such. The project was continued from the April 28th and May 12th meetings so that the outdoor kitchen layout and AC placement could be redesigned and additional information provided. The ARB asked for:

- Elevations of “two sides of the house of the corner area with the 2 doors”.
- Elevations should include any walls and stairs that will be in this area.
- Revised survey/site plan with proposed greenspace indicated.

A revised rendering is the only item the City received.

The BZA did grant the Montgomerys a variance to expand the rear patio to be in line with the existing pool deck.

Summary of Property:

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

Summary of Project:

The pool is an existing non-conforming use because it is less than 20 feet from the rear or side property line. The Montgomerys are proposing to replace the existing concrete deck with a new paver deck. They also intend to extend the patio around the pool to the north. Due to the slope of the property a new retaining wall will be added at the northern edge of the patio. The wall will be approximately 3.5 feet tall. The pool equipment will be located to the north of this new wall.

The outdoor kitchen is attached to the house and consists of a stone counter with a built-in grill. A fire pit is located at the northwest corner of the pool in a new seating area. This is a portable unit.

Ordinance Compliance:

The project is in violation of Code Section 5-120 H which requires pool decks have a minimum side yard setback of 20 feet. As proposed, the new patio/pool deck will be 10 feet off of the property line. **A variance of 10 feet was granted by the BZA.**

Design Guideline Review:

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