

ARCHITECTURAL REVIEW BOARD AGENDA

May 28, 2019

3:00 p.m.

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

#1 CONSENT AGENDA

- A. Kevin & Janell Caponecchi – 6012 Mission Drive
(Continued from May 14th) Changes to previously approved project
- B. George & Rachel Cherian – 6568 High Drive Changes to previously approved deck
- C. Vince & Amy Hodes – 2415 W. 67th Street Changes to previously approved pool & patio

#2 Wes Valentine

6131 Ensley Lane

Replace existing retaining wall in front yard
creek

#3 Vanessa & Campbell Williams

6508 Overhill Road

Screened-in-porch at rear of home

#4 Val Brandmeyer*

3200 W. 67th Street

New addition & two patios
Continued from May 14th ARB mtg

#5 Thomas & Lois Roszak

6401 Verona Road

Screened-in-porch at rear of home

#6 Michael & Meredith DiPasquale*

6542 Wenonga Road

Changes to previously approved new house

* 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. Kevin & Janell Caponecchi

6012 Mission Drive

Mr. and Mrs. Caponecchi are returning to the ARB with changes to their previously approved project.

Summary of Property:

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

Summary of Project:

The Caponecchis are proposing an outdoor kitchen at one of their rear patios. The kitchen consists of a stone base cabinet with a stone countertop and stainless steel appliances. The stone is to match the previously approved outdoor fireplace.

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. George & Rachel Cherian

6568 High Drive

The Cherians are returning to the ARB with modifications to their previously approved deck.

Summary of Property:

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

Summary of Project:

The proposed deck sits between the homes two rear wings. The deck will be constructed of a composite decking material and have a metal railing. Originally the deck had a straight run of stairs off the back and a second small stoop was provided adjacent to the deck. The Cherians are now proposing to add a walkway from the main deck to the stoop area and reconfigure the stairs.

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. Vince & Amy Hodes

2415 West 67th Street

The Hodeses are returning to the ARB with changes to their previously approved pool and patio project.

Summary of Property:

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

Summary of Project:

The steps into the swimming pool have been reconfigured to be in the corners of the pool and a retractable cover has been added.

The previously approved outdoor kitchen has been enlarged by approximately 1 foot.

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 Valentines are proposing to replace an existing retaining wall at the creek edge in their front yard.

Summary of Property:

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

Summary of Project:

The Valentines are proposing to replace the existing stone wall with a new modular block retaining wall.

Ordinance Compliance:

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

Design Guideline Review:

Section 2.6.3 C provides specific recommendations for Creekside frontages. This section recommend that creeks should trend back toward a more natural profile with a lower angle of repose that the vertical stone walls that are common. **Discussion is recommended.**

The section goes on to suggest that structures within the creek should be stone or compatible materials.

#3 Vanessa & Campbell Williams

6508 Overhill Road

The Williams are proposing a screened-in-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 existing house has two rear wings that form a u-shaped courtyard at the rear of the house. The Williams are proposing to demolish an existing eyebrow roof located within the courtyard. They are also proposing to provide a new roof structure for the entire courtyard area. The roof would be standing seam to match an existing roof at the front of the house.

Two plans have been proposed. The first uses retractable screens that makes the rear elevation all screen. The alternate plan includes doors at each side of the porch.

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 Code of Ordinances.

Lot Information	
Zoning:	R-1(20)/LS-2
Lot Area:	17,092 SF
Lot Width:	123.33'

Ordinance	Allowable/Required	Proposed
Maximum Height	35'	No Change
Minimum Side Yard (Left):	10'	No Change
Minimum Side Yard (Right):	10'	No Change
Lot Coverage:	4,588 SF	3,795 SF (82.7% of Max)

The Brandmeyers are proposing a new addition and two new patios at the rear of their home. They are also proposing a whole house cosmetic renovation.

This project was continued at the May 14th meeting so additional details and 3d views could be provided.

Summary of Property:

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

Summary of Project:

The new addition is located at the rear of the house, behind the existing garage. The new second floor of the addition is set back from the rear of the house. At the front of the house, the addition is only visible due to the higher ridgeline.

The proposed cosmetic changes are designed to give the house a more contemporary look. All of the siding is being replaced with Hardie board siding in both vertical and horizontal applications. It is not clear if the boards will feature any reveals or shadow lines. Clarification is needed. All of the windows are being replaced with new dark bronze windows. Some of the proposed windows feature horizontal muntin bars and others are clear-view. The operation of the windows is not clear but appear to be casements throughout. At the front of the house, the front door is being replaced with a large pivot door with sidelights. Adjacent to the front door appears to be a large storefront window system.

A second floor dormer, at the front of the house, is being reconfigured to have a larger window and a standing seam shed roof. The same standing seam roof is proposed at the existing east wing and at an eyebrow roof that spans the width of the rear of the house.

Ordinance Compliance:

The project is in violation of Code Section 5-120.A that requires that the sum of the two side yards be no less than 25% of the lot width. **A variance of 12.09 feet is required.**

Design Guideline Review:

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

* A variance is required.

Lot Information	
Zoning:	R-1(16)/LS-2
Lot Area:	18,539 SF
Lot Width:	195'

Ordinance	Allowable/Required	Proposed
Maximum Height	35'	No Change
Minimum Front Yard:	40' (platted)	No Change
Minimum Side Yard (Left):	10'	14.16 (Existing)
Minimum Side Yard (Right):	10'	22.5' (Existing)
Minimum Combined Side Yards: (25% of Mean Lot Width)	48.75'	36.66'
Minimum Rear Yard: (20% of Mean Lot Depth)	36.0' (At Closest Point)	No Change
Lot Coverage:	4,900 SF	3,420 sf (69.79% of Max)

The Roszaks are proposing a screened-in-porch at the rear of their home.

Summary of Property:

- Character Area: Neighborhood Estates
- Location of Common Green Space: Front
- Any Special Frontages: Intersection Green

Summary of Project:

The new rear wing addition is located at the center of the main mass. The structure has screens on the three exterior walls with shingle siding, to match the main house, in the gable. A new stone fireplace is proposed at the rear of the new addition. The fireplace will align with an existing brick fireplace 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:

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

Lot Information	
Zoning:	R-1(20)/LS-2
Lot Area:	17,092 SF
Lot Width:	123.33'

Ordinance	Allowable/Required	Proposed
Maximum Height	35'	No Change
Minimum Front Yard:	50'	No Change
Minimum Side Yard (Left):	10'	15' (Existing)
Minimum Side Yard (Right):	10'	15.8' (Existing)
Minimum Combined Side Yards: (25% of Mean Lot Width)	30.75'	30.8'
Minimum Rear Yard: (20% of Mean Lot Depth)	30.0' (At Closest Point)	30'
Lot Coverage:	4,631 SF	4,226 SF (91.3% of Max)

#6 DiPasquale Residence *

6542 Wenonga Road

The DiPasquales are returning to the ARB with changes to their previously approved new house. They are also presenting their landscaping plan, as required by the ARB.

Summary of Property:

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

Summary of Project:

The pool layout and deck define have been finalized. The pool deck is to be constructed of bluestone pavers. Stone walls to match the house encircle the patio with planters between the pool deck and the proposed walls.

The pool equipment is located behind the detached garage, adjacent to the HVAC equipment. The area will be screened with landscaping.

The pool will be enclosed with a 6' wood privacy fence at the east property line, and a wrought iron fence along the west. Due to the need for a variance, an alternate west fence line has been presented. Either configuration will include landscaping along the fence.

Ordinance Compliance:

One of the proposed fence designs, at the west side of the property, violates a 20 foot platted setback. An exact dimension has not been provided to determine the extent of the variance required.

Design Guideline Review:

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

* A variance is required.