

ARCHITECTURAL REVIEW BOARD AGENDA

May 29, 2018

3:00 p.m.

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

#1 CONSENT AGENDA

- A. City of Mission Hills Park Board – Nymph Island Changes to approved project
- B. Ronald & Kelly Lockton – 2303 W 59th Street Relocate sectionalizer
- C. Matt & Kristen Holton – 5828 Pembroke Court Changes to approved project
- D. Bret & Erin Knighton – 6520 Overbrook Road Changes to approved project
- E. Paul & Liz Uhlmann – 5841 High Drive Changes to approved project
- F. Tom & Patty Wood – 5819 High Drive Changes to approved project
- G. DiPasquale Residence – 6542 Wenonga Road Changes to approved project
- H. KCP&L Replace power pole

#2 Molli & Jason Ittel New fireplace, multiple window modifications,
2808 W 66th Street and a new deck

#3 Craig & Joanne Scurato Replace windows and front door;
2801 W 67th Street new slush-and-brush mortar treatment

#4 Joe & Lindsey Serrano New screened porch over garage; remove bay
5825 Pembroke Lane window; replace shutters and stone veneer

#5 Jeff & Julie Young New deck and gazebo in rear yard
6421 Overbrook Road

#6 James & Rebecca Densmore * Replace front door and front walkway
6310 Verona 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. City of Mission Hills Park Board

Nymph Island

The Park Board is returning the ARB with changes to their previously approved project.

Summary of Project:

The ARB previously approved the installation of the stone pedestal (wayside trail exhibit) with the understanding that the project would return to indicate how the pedestal would connect to the existing sidewalk. The Park Board would like to have 18" to 24" of a small flagstone ribbon/path installed around the base of the pedestal and then sod the remainder of the area. This will keep the pedestal free from damage from lawn equipment and create a solid base between the sidewalk and pedestal for visitors to stand on.

Ordinance Compliance:

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

Design Guideline Review:

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

B. Ronald & Kelly Lockton

2303 W 59th Street

The Locktons are requesting permission to relocate an existing sectionalizer located between their new pool and the street.

Summary of Project:

The Locktons have given KCPL a 10" x 10" easement on the north side of their property at 2303 W 59th Street (just outside the ROW) in which the new sectionalizer will be installed. The Locktons have agreed to landscape around the sectionalizer to hide it from plain view. The existing sectionalizer will be removed.

Ordinance Compliance:

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

Design Guideline Review:

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

C. Matt & Kristen Holton

5828 Pembroke Court

The Holtons are returning to the ARB with additional 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 Holtons are proposing to replace the windows in their existing sunroom at the rear of their home. The existing windows are rectangular with large arched louvered transoms. The proposed windows are the same width, but will now be arched top and eliminate the louvered transoms. The existing French doors will also be changed to match the arch topped windows. A new door will be added to the northwest corner of the sunroom. All of the proposed windows match previously approved windows.

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. Bret & Erin Knighton

6520 Overbrook Road

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

Summary of Property:

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

Summary of Project:

The original project was approved with an outdoor kitchen located at the new lower patio. The Knightons are now proposing to place the outdoor kitchen, in a slightly different configuration, at the existing upper patio in lieu of the lower 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.

E. Paul & Liz Uhlmann

5841 High Drive

The Uhlmanns 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 original project was approved having steel windows at the main mass and aluminum clad windows throughout the rest of the house. The Uhlmanns are now proposing to exclusively use aluminum clad windows.

The Uhlmanns presented the proposed changes to the PRP on May 9th, and after a review, the PRP recommends approval of the changes as submitted.

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.

F. 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:

The Woods are proposing to expand the stone patio to the south and reconfigure a planter bed at the back of the southern rear wing. The required drainage study has been adjusted to accommodate the additional paving.

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.

G. DiPasquale Residence

6542 Wenonga Road

The DiPasquales 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 & Side
- Any Special Frontages: None

Summary of Project:

The original approval included a single door and a pair of windows at the east side of a rear wing to access the covered porch. The DiPasquales are now proposing a large 8-foot wide sliding glass door instead. The sliding door will have muntin bars to match the existing windows.

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.

H. KCPL

KCPL is proposing to replace an existing wood pole with a steel pole along the Mission Hills Country Club.

Summary of Project:

KCPL has an existing wooden pole with overhead lines north of Brush Creek along Mission Hills Country Club. The pole is near the creek and with the storms over the last 9 months, the creek has significantly eroded near the wooden pole and the guide wires are no longer secured to the ground due to the erosion. The pole is now within 4 feet of the creek bank and posing a serious public safety issue, not to mention power reliability should the pole fail in a future storm. Because of the erosion, there is nowhere to locate the new guide wires so the only feasible fix is to install a street pole near the location of the existing pole.

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 this type of project.

The Ittels are proposing an interior remodel that includes a new fireplace, multiple windows, and a new deck.

Summary of Property:

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

Summary of Project:

An existing shingled chimney near the center of the house will be removed and a new masonry chimney will be added near the same location. The Ittels are requesting the option of using stucco in lieu of brick for weight savings.

Two bay windows, a door, and two other windows at the rear of the house are proposed to be removed. Two new sliding glass doors and two casement windows are to be added back. Please note, all existing windows in the house are currently double-hung.

The proposed deck is slightly smaller than the existing deck. The change in configuration will require the existing brick patio be modified to align with the deck stairs. The railing for the deck has not been indicated. 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.

The Scuratos are proposing to replace most of the windows in the home with new windows of the same size, but different style. They are also proposing to replace their existing front door with a new pair of French doors, and to modify the brick on their home to an alternate mortar treatment.

Summary of Property:

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

Summary of Project:

The existing windows in the house are double-hung with 6-light over 6-light sashes. The proposed windows are 6-light single and double casements. The only window to remain in the house is a bay window at the rear.

The new front door is all glass 3-light French door. The photograph indicates a clear-view transom, but there does not appear to be enough room for a transom in the existing house. Clarification is required.

Lastly, the Scuratos are proposing to modify all of the brick on the house to have a slush-and-brush mortar treatment.

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 Joe & Lindsey Serrano

5625 Pembroke Lane

The Serranos are proposing to add a new screened porch over their existing garage. The project also includes removing an existing bay window, replacement of multiple shutters, and replacing stone veneer.

Summary of Property:

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

Summary of Project:

The existing garage is side entry and located toward the center of the lot with a rooftop deck. The proposed screened porch will enclose the deck and add a new fireplace/chimney to the rear of the porch. The new roof will have a swept eave that ties into an existing swept eave. The structure of the new porch has evenly spaced columns infilled with screen panels. The screen panels have a lower panel with wood trim. The gabled end of the porch will have timbered stucco above the screen panels.

At the front (west) side of the house an existing bay window will be removed in its entirety. A new quadruple double-hung window unit will be added in its place.

The foundation at the front of the house is sided with a combination of stone and brick. The Serranos are proposing to replace all of the brick with stone to make a consistent surface material.

The house has shutters primarily on the front of the house. None of the existing shutters are proportional to the windows they serve. The Serranos are proposing to replace all of the shutters with new shutters of the same size and style.

Additional improvements include various areas of stucco and trim repair. They are also proposing to replace the existing roof.

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 Jeff & Julie Young

6421 Overbrook Road

The Youngs are proposing a new deck and gazebo in their rear yard.

Summary of Property:

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

Summary of Project:

The proposed deck will replace their existing deck in a slightly larger configuration. The deck will be constructed of PVC decking and will have an aluminum railing. The exact design of the railing system has not been provided. Clarification is required.

The proposed gazebo is a prefabricated unit and will be installed to the side of the new deck. The gazebo is a post-and-beam structure with 7 foot eaves. The walls of the gazebo are sliding divided light glass panels.

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 Densmores are proposing to replace their front door and front walkway.

Summary of Property:

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

Summary of Project:

The proposed front door is a single door with glass sidelights. It will replace an existing pair of French doors.

The existing walkway is brick and will be replaced with a new flagstone paving.

Ordinance Compliance:

The existing and proposed front walkway is in violation of city ordinance 5-132 B 3. (f) which allows walkways, connecting to a driveway to be no more than 8 feet wide for 6 linear feet. The proposed walkway is 16'-2" wide. **A variance of 8'-2" is required for the width.** The length is approximately 6 feet in the front yard and the first 2 feet are set behind the front plane of the house.

Design Guideline Review:

Section 2.7.3 A 4 on page 106 of the Design Guidelines provides specific recommendations for front walkways. This section suggests that walkways be narrow but can widen to 8 feet wide near the front stoop. **Discussion is recommended.**

* A variance is required.