

ARCHITECTURAL REVIEW BOARD AGENDA

May 30, 2017

3:00 p.m.

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

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|----|----------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------|
| #1 | Kansas City Country Club
6200 Indian Lane | Permanent fan on 12 th green
<i>Continued from May 16th ARB mtg</i> |
| #2 | Jeff & Sharon Gobles
6930 Overhill Road | Enlarge window at rear of home |
| #3 | Carl & Carol Weiner
6140 Mission Drive | Changes to previously approved project;
replace yard light along 63 rd Street |
| #4 | William & Beth Esrey
6716 Willow Lane | Replace and expand rear patio;
new outdoor fireplace |
| #5 | Overhill Realty *
6537 Overhill Road | Changes to previously approved project |
| #6 | Mike Fenske * CONTINUED TO JUNE 13TH
2736 Verona Terrace | Changes to previously approved
detached garage |
| #7 | Walden Residence CONTINUED TO JUNE 13TH
6535 Wenonga Terrace | New home and pool |
| #8 | Kristie Murphy *
2202 W 70 th Terrace | Putting green, patio, fire pit, and modifications
to existing sport court in rear yard |

*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. This project was continued to the May 30th meeting to allow more time to complete the testing.

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 Jeff & Sharon Gobles

6930 Overhill Road

The Gobles are proposing to replace a window at the rear of their home with a new larger window.

Summary of Property:

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

Summary of Project:

The new window will be a triple casement with muntin bars similar to other windows in the home. It does not appear that the proposed window stacks directly under the second floor window.

Please note the existing house has a combination of casement and double-hung windows.

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.

The Weiners are returning to the ARB with changes to their previously approved project and to replace a yard light along 63rd street.

Summary of Property:

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

Summary of Project:

The original project was approved to replace the driveway with a new brick driveway. The Weiners are now proposing an interlocking paver in lieu of the brick.

At the rear of the property, the patio has pilasters that are to have lights mounted to them. The previously proposed fixtures are not available, so the Weiners are proposing an alternate fixture.

The Weiners are also proposing to replace a yard light located along 63rd Street. Due to the uniqueness of the lot, this is technically the side yard, but it is aligned with the neighbors' front yards. Regardless, city ordinances allow for a single yard light located in the front yard. The proposed fixture will be mounted on a 7 foot pole and will match the fixtures proposed at the rear patio. The exact location of the pole needs clarification.

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.

#4 William & Elizabeth Esrey

6716 Willow Lane

The Esreys are proposing to replace and expand their existing patio and add a new outdoor fireplace.

Summary of Property:

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

Summary of Project:

The existing concrete patio will be replaced with new bluestone pavers. A 9 foot wide by 20 foot deep extension will be added along one side. At the end of this new extension, the Esreys are proposing a new outdoor fireplace. The new fireplace will stand 8 feet tall at its highest point and be 11 feet wide. The material of the fireplace 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.

#5 Overhill Realty *

6537 Overhill Road

Overhill Realty is 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 project was originally approved with a large pool and deck located in the rear yard. They are now proposing to significantly decrease the size of the pool and the associated deck. The new pool has a water surface area of 176 square feet and will be located at the south side of the rear yard. Due to its location, the pool is technically located in the side yard.

In addition to the revised pool, they are now proposing a new outdoor fireplace at the rear of the house. The fireplace is "see-thru" and is located in a wall at the transition from the upper patio to the pool deck.

Ordinance Compliance:

The project is in violation of city ordinance 5-120 H which allows pools to be located in the side yard provided they are a minimum of 20 feet from the side property line. The proposed pool deck is located 16.7' from the side property line. **A variance of 3.3 feet is required.**

Design Guideline Review:

The design guidelines generally discourage any project that violates city ordinances. Discussion is recommended.

*Variance required.

Lot Information	
Zoning:	R-1(10)/LS-2
Lot Area:	16,970 SF
Mean Lot Width:	111.0'

Ordinance	Allowable/Required	Proposed
Maximum Height	35'	29.0'
Minimum Front Yard:	40' (Platted)	40'
Minimum Side Yard (Left):	10'	23.25'
Minimum Side Yard (Right):	10'	18.1'
Minimum Combined Side Yards: (25% of Mean Lot Width)	27.75'	41.35'
Minimum Rear Yard: (20% of Mean Lot Depth)	33.0' (At closest point)	61.67'
Lot Coverage:	4,608 SF	3,380 SF (73.03% of Max)

Address	Lot Area	Lot Coverage	Formula	% max used
6515 Overhill	17,713	2,793	4,747	58.84%
6527 Overhill	18,592	2,967	4,909	60.44%
6540 Overhill	18,253	4,025	4,847	83.04%
6543 Overhill	17,910	3,501	4,783	73.19%
6549 Overhill	18,012	3,176	4,802	66.13%
6512 Willow Ln	20,354	3,936	5,228	75.28%
6522 Willow Ln	19,732	2,502	5,117	48.90%
			Average	66.55%
			50% Increase	99.82%
6537 Overhill Road	16,970	3,380	4,608	73.03%
Allowable Lot Coverage as reduced by 150% Rule			4,599	73.49%

Mr. Fenske is returning to the ARB with changes to his previously approved project.

Summary of Property:

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

Summary of Project:

When originally approved, the detached garage was located perpendicular to the main house. While the garage sat at the rear of the property, it was still clearly visible from the street. Mr. Fenske is now proposing to place the detached garage at an angle to the main house allowing it to obscure the visibility of the garage.

Please note, the original detached garage was approved with a hipped roof. The current submittal indicates the garage is to have a gabled roof. It is not clear if this was intentional. Clarification is required.

Ordinance Compliance:

The project is in violation of city ordinance 5-121 C which requires accessory structures, located in the rear yard, to be a minimum of 10 feet from the side or rear property lines. The proposed A/C units are located within this setback. **A variance of 3 feet is required.**

Design Guideline Review:

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

*Variance required.

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%

~~#7 Walden Residence 6535 Wenonga Terrace~~

The Waldens' new house project will be continued to June 13th so that revisions can be made.

Ms. Murphy is proposing a putting green, patio, fire pit and modifications to an existing sport court in her rear yard.

Summary of Property:

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

Summary of Project:

The proposed patio will replace an existing patio at the rear of the house behind the garage. The replacement patio will extend to the east all the way to the property line. A new 6 foot fence will be added along the side property line. At the rear of the patio, a new cable railing will be installed. A new patio will extend into the rear yard directly behind the replaced patio. Due to changes in topography, the new patio will sit several feet lower and be separated from the other patio by a planter bed. A new fire pit is proposed at the center of the lower patio. It is unclear how tall the fire pit walls will be. The two patios will be connected by a walkway and stairs. Planter beds will be installed between the new stairs and the property line. An existing balcony will be resurfaced with wood tile and faced with IPE trim. A new cable railing will replace the existing railing. The patio below the balcony will be resurfaced to match the patios.

At the east side of the garage, a new driveway has been indicated. It is unclear how this driveway will tie into the existing driveway. Clarification is required. At the west side of the house, an existing walkway will be replaced with a new walkway that connects from the rear yard to a series of stepping stones at the west side of the house.

The proposed putting green is a freeform shape in the center of the rear yard. The green sits approximately 7 feet from the rear property line, and the “rough” area is approximately 5 feet from the rear property line. An existing non-conforming sport court is located in the rear yard that touches the rear property line. Two options have been presented to modify this court. Plan A proposes to cover the existing court with new sport court material. Plan B expands the court to the south and west but eliminates 5 feet at the rear of the property. The modified surface will be covered with sport court material.

Ordinance Compliance:

The project is in violation of city ordinance 5-120 G which requires accessory structures, located in the side yard, be a minimum of 10 feet from the side or rear property lines. The proposed patio touches the side property line. **A variance of 10 feet is required.**

The project is also in violation of city ordinance 5-121 D which requires outdoor recreational facilities, located in the rear yard, be a minimum of 20 feet from the side or rear property lines. The existing sport court is located 19 feet from the side and 0 feet from the rear. **If Plan A is approved, variances of 1 foot from the side and 20 feet from the rear are required. If Plan B is approved, variance of 1 foot from the side, and 15 feet from the rear are required.** The putting green, at 7 feet from the rear property line, is also in violation of this ordinance. **A variance of 13 feet is required.**

Design Guideline Review:

The design guidelines generally discourage any project that violates city ordinances. Discussion is recommended.

* Multiple variances are required.