

ARCHITECTURAL REVIEW BOARD AGENDA

June 11, 2019

3:00 p.m.

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

#1 CONSENT AGENDA

A. Jim & Elizabeth Tinsman – 6512 Willow Lane New screen wall at rear patio

#2 Bret Knighton

2040 W 59th Street

Window changes

#3 Wes Valentine

6131 Ensley Lane

Replace retaining wall at creek
Continued from May 28th ARB mtg

#4 Mike & Tracy Jackson

2311 W 69th Terrace

New circle drive

#5 ~~Will & Olivia Lynn~~ WITHDRAWN

2301 W 63rd Street

~~Additions at rear and side of home;
outdoor kitchen~~

#6 Alison & Eric Jager *

3201 W 69th Street

Replace door and windows; new side entry porch/
patio; enclose rear porch; 2nd story addition at rear

#7 David & Diane Zimmer

5924 High Drive

Additions at rear of home; new dormers;
new front courtyard; driveway modification

* 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. Jim & Elizabeth Tinsman

6512 Willow Lane

Mr. and Mrs. Tinsman are proposing a new screen wall at an existing rear patio terrace

Summary of Property:

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

Summary of Project:

The screening wall is constructed of wood posts with lattice infill 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.

#2 Bret Knighton

2040 West 59th Street

Mr. Knighton is proposing a whole house remodel that includes various window changes.

Summary of Property:

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

Summary of Project:

All of the proposed window changes are similar to 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:

Section 2.7.1 D. on page 96 of the Design Guidelines provides specific recommendations for doors and windows. This section generally recommends that windows be consistent in size and style. At the rear of the house, the proposed new window has narrower panes than existing windows and also has a different sill height. **Discussion is recommended.**

#3 Wes Valentine

6131 Ensley Lane

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

This project was continued at the May 28th meeting so that the wall material could be reevaluated. The ARB requested that a stone wall be considered.

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 an existing stone wall with a new cement, 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 recommends that creeks should trend back toward a more natural profile with a lower angle of repose. The section goes on to suggest that structures within the creek should be stone or compatible materials. **Discussion is recommended.**

#4 Mike & Tracy Jackson

2311 West 69th Terrace

The Jacksons are proposing a new circle drive.

Summary of Property:

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

Summary of Project:

The proposed circle drive connects to an existing direct drive. The new drive is a consistent 11 feet wide for the full length and is to be constructed of concrete. 101'-7" is being provided between curb cuts and the interior green is 31'-7" deep.

Ordinance Compliance:

There are no conflicts between the proposed project and City ordinances.

Design Guideline Review:

Section 2.5 on pages 72 through 75 of the Design Guidelines provides specific recommendations for the Suburban character area. Subsection G.b suggests that circle driveways have a minimum of 80 feet between curb cuts and an interior green at least 40 feet deep. The proposed driveway has a slightly shallower interior green. **Discussion is recommended.**

The Lynns are proposing new rear and side additions.

Summary of Property:

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

Summary of Project:

The side addition is a simple one-story structure with a low slope roof. It is sided with stucco to match the existing house.

The rear addition is more substantial and will have a gabled roof to match the main house. The connection from the new addition to the main house is achieved with a standing-seam metal eyebrow roof. A new indoor/outdoor fireplace is proposed at the rear corner of the addition. The addition is sided with stucco to match the main house. All detailing and fenestration matches the existing house.

Ordinance Compliance:

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

Please note, the box bay, at the rear of the house, cantilevers over the rear setback line as allowed by Code Section 5-132.B.3.a

Design Guideline Review:

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

Lot Information	
Zoning:	R-1(10)/LS-1
Lot Area:	15,213 SF
Lot Width:	95'

Ordinance	Allowable/Required	Proposed
Maximum Height	35'	No Change
Minimum Front Yard:	60'	No Change
Minimum Side Yard (Left):	10'	10.25'
Minimum Side Yard (Right):	10'	14.25'
Minimum Combined Side Yards: (25% of Mean Lot Width)	23.75'	24.5'
Minimum Rear Yard: (20% of Mean Lot Depth)	32' (At Closest Point)	32'
Lot Coverage:	4,271 SF	2,821 sf (66.1% of Max)

Address	Lot Area	Existing Lot Coverage	LC by Ordinance	% max used
2301 W 63rd St	15,213	1,921	4,271	45.0%
2315 W 63rd St	16,035	3,575	4,430	80.7%
2235 W 63rd St	17,601	1,624	4,726	34.4%
2231 W 63rd St	15,058	2,013	4,240	47.5%
2227 W 63rd St	14,776	2,008	4,185	48.0%
2300 Tomahawk Rd	15,451	2,635	4,317	61.0%
2216 Tomahawk Rd	12,600	2,369	3,746	63.2%
			Average	54.3%
			50% Increase	81.4%
2301 W 63rd St	15,213	Proposed = 2,821	4,271	66.1%
		Allowable Lot Coverage reduced by 150% Rule =	3,475	81.2%

The Jagers are proposing multiple renovations to their existing home including a new side patio and second floor addition.

Summary of Property:

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

Summary of Project:

At the front of the house, the existing front door and side light are being replaced along with several windows.

At the west side of the house, a new side entry patio is proposed. The porch is all stone to match the foundation of the existing home. An existing window will be removed to make way for a new door and portico. A second window will be removed entirely. Two new raised planters are proposed to the side of the new porch.

At the rear of the house, an existing two-story open porch will be enclosed with windows to match the existing house. The proposed second story addition is located at the rear of the porch and will feature a new gable at the rear of the house. All detailing is to match the existing house. Additionally, multiple windows are being replaced with a new style that is in keeping with the rest of the house.

Ordinance Compliance:

The project is in violation of Code Section 5-120.H which requires patios, located in the side yard, be at least 20 feet from the side or rear property lines. **A variance of 9.5 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.

The Zimmers are proposing new additions at the rear of their home and modifications to the front entry and circle driveway at the front.

Summary of Property:

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

Summary of Project:

The main new addition is located at the rear of the house attached to an existing rear wing. The addition will extend the house an additional 37.5 feet into the rear yard. An existing window, on the south side of the house, will be closed in as part of the project. Two new second floor dormers will also be added to the south side of the house. A covered porch has been incorporated into the north side of the new addition.

The existing house is an H shape with a small courtyard between two rear wings. The Zimmers are proposing to infill the courtyard and create a new living area and a new covered porch.

All materials and detail for the new additions match the existing home.

At the front of the house, a new courtyard wall is proposed at the main entry. The wall will stand 3 feet tall. It is stucco, to match the house, and includes a stone cap. The added front courtyard necessitates the need to configure the existing circle drive. The existing curb cuts will be maintained, but the driveway will be moved closer to the street. Additionally, the area of the drive, near the house, will be widened to 20 feet. Due to the slope of the property, a small retaining wall, 6-12 inches in height, has been proposed at the interior green.

Ordinance Compliance:

There are no conflicts with City ordinances. Please note, Code Section 5-120.B requires 20 feet between a dwelling on said lot and a dwelling on an adjoining lot. The proposed addition is located 16.75 feet from the neighbor's detached garage, which is not a dwelling.

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(25)/LS-3
Lot Area:	20,996 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'
Lot Coverage:	5,305 SF	3,973 sf (74.9% of Max)

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%
Allowable Lot Coverage reduced by 150% Rule =			4,462	89.04%