

ARCHITECTURAL REVIEW BOARD AGENDA

June 12, 2018

3:00 p.m.

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

#1 CONSENT AGENDA

- A. Joe & Lindsey Serrano – 5625 Pembroke Lane New screened porch; other modifications
- B. Russ & Susan Jones – 2911 W 68th Street New rear patio
- C. Popplewell Residence – 6431 Wenonga Road Changes to approved project

#2 **Jeff & Julie Young** New deck and gazebo in rear yard
6421 Overbrook Road *Continued from the May 29th ARB mtg*

#3 **Trey & Bethany Humphrey** Changes to previously approved project
5800 State Line Road

#4 **Julie & Peter Yoakum** New patio, outdoor kitchen, gazebo,
6649 Wenonga Road and outdoor fireplace at rear of home

#5 **Brynn & B. Mac Everist *** New patio at rear of home
2110 Stratford Road

#6 **Mission Hills Country Club** New parking spaces
5400 Mission Drive

#7 **David & Vicki Block** New second floor addition
2001 Stratford 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. 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.

Due to a clerical error, this project was not properly noticed for the May 29th ARB meeting. The project has since been re-noticed to the appropriate neighbors. Before continuing the project, the ARB was about to approve the project, with the stipulation that the stone material match the existing stone on the house and that the city administrator should review in the field. The ARB also stipulated that the roofing shall be one of the pre-approved materials, and that the shutters be made of wood.

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.

B. Russ & Susan Jones

2911 West 68th Street

The Joneses are proposing a new patio between the rear of their home and an existing pool.

Summary of Property:

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

Summary of Project:

The proposed patio is dyed concrete with a brick boarder.

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. Popplewell Residence

6431 Wenonga Road

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

Summary of Property:

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

Summary of Project:

The previously approved design included an accessory building at the rear of the patio and a utility yard at the rear of the driveway. Both of these elements have been removed from the project scope.

With the changes in scope, the retaining wall that borders the rear of the patio, has been reconfigured.

At the north end of the patio, a new outdoor fireplace is being proposed. The fireplace is all stone to match the house and adjacent retaining walls. The fireplace will stand 14 feet tall to the top of the chimney and have an additional 30 inch tall cap.

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 Jeff & Julie Young

6421 Overbrook Road

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

The ARB continued this project so more accurate drawings could be presented. They also requested that the window panes in the gazebo be proportional to the window panes in the existing home's windows.

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.

#3 Trey & Bethany Humphrey

5800 State Line Road

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

Summary of Property:

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

Summary of Project:

Two new large tree wells are proposed flanking the previously approved pergola. The shape of the north end of the patio has been altered and a new retaining wall is proposed at the north end of the house. The height and material for the retaining wall has not been provided. 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.

#4 Julie & Peter Yoakum

6649 Wenonga Road

The Yoakums are proposing a new patio, outdoor kitchen, gazebo, and outdoor fireplace at the rear of their existing home.

Summary of Property:

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

Summary of Project:

The proposed brick paver patio will replace an existing brick patio in a slightly different configuration. At the center of the patio is a new 300 SF rectangular gazebo. The building is proposed to be open on all sides and feature a standing seam roof with swept eaves. At the long edge of the new building, a new chiminea fire feature is proposed.

In addition to the new building, seat walls and an outdoor kitchen have been proposed. All of these accessory structures will be clad in stone and have a stone cap.

At the southeast corner of the property, a new fence is proposed to create an enclosure to store trash cans.

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-3
Lot Area:	22,808 SF
Mean Lot Width:	120'

Ordinance	Allowable/Required	Provided
Accessory Building Max Height	24'	12.5'
Accessory Building Rear Setback	10' (By Ordinance)	40.55'
Accessory Building Side Setback	20' (By Ordinance)	26.82'
Lot Coverage:	5,659 SF	4,265 SF (75.37% of Maximum)

The Everists are proposing a new patio at the rear of their home.

Summary of Property:

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

Summary of Project:

The proposed patio replaces an existing patio in a new configuration. The new patio will have a freeform shape and connect into the coping of the existing swimming pool. An 18-inch seat wall is proposed along the rear edge of the patio. The material for the seat wall is not indicated. Clarification is required.

Ordinance Compliance:

The pool is an existing non-conforming use and is in violation of City ordinance 5-120 H that requires swimming pools, located in the side yard, have a minimum 20 foot side yard setback. The proposed patio connects to the pool and is subject to the same required 20 foot setback. A 5 foot setback is proposed.

A variance of 15 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.

#6 Mission Hills Country Club

5400 Mission Drive

The MHCC is proposing to add approximately 5 additional parking spots to their current parking area at their tennis courts.

Summary of Project:

There is an existing 10-stall parking area to the east of the tennis center. The MHCC is proposing to add 5 parking spots at this location. The parking area will be extended 45 ft. to the south as shown on the exhibit. The new parking area is 30 ft. from the property line and will be made of asphalt.

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.

#7 David & Vicki Block

2001 Stratford Road

The Blocks are proposing a 2nd floor addition on the right side of the home.

Summary of Property:

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

Summary of Project:

The 2nd floor addition will have a front facing balcony over the existing first floor. The Blocks originally proposed to not add windows on the side or rear of the addition; however, they would be willing to place 2 faux windows with shutters on the side. They would also be willing to place 2 sets of closed shutters on the side of the addition since there is another location on the house with closed shutters. The addition will have lap siding.

Ordinance Compliance:

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

Design Guideline Review:

Section 2.3.2 on page 66 of the Design Guidelines provides recommendations for side wings. It appears that the addition will be located in the secondary building area. If so, the Design Guidelines recommend that the height be no more than 2 stories and 30 feet. It also must be clearly less than the main mass. There is no indication of the height on the drawings. Clarification is required.