

ARCHITECTURAL REVIEW BOARD AGENDA

June 13, 2017

3:00 p.m.

~~On-site at 5920 Mission Drive to listen to golf course fans — 2:00 p.m.~~
Pre-meeting to begin at 2:30 p.m.

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|-----|---|--|
| #1 | Kansas City Country Club WITHDRAWN
6200 Indian Lane | Permanent fan on 12 th green
<i>Continued from May 30th ARB mtg</i> |
| #2 | Charles Payne & Amy Ortman
3130 Tomahawk Road | New deck in rear yard |
| #3 | Tim & Melissa Hendricks
2803 W 66 th Terrace | Changes to previously approved project |
| #4 | Mike Fenske
2736 Verona Terrace | Changes to previously approved project
<i>Continued from May 30th ARB mtg</i> |
| #5 | Britt & Kelly Bieri
2524 Tomahawk Road | Modify/replace several windows and doors |
| #6 | Jenny & Ken Collins *
6412 Sagamore Road | New brick patio, front walkway and decorative columns |
| #7 | Brian & Reagan Wittek
6600 Willow Lane | Changes to previously approved project |
| #8 | Laura Buffington *
2920 West 68 th Street | Changes to previously approved project |
| #9 | Walden Residence
6535 Wenonga Terrace | New home and pool
<i>Continued from May 30th ARB mtg</i> |
| #10 | Mike & Pam Jaxx *
6500 Indian Lane | Replace/repair a non-conforming fence |

* 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The project has been withdrawn by the KCCC.

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#2 Charles Payne & Amy Ortman

3130 Tomahawk Road

The Ortman's are proposing a new wood deck at the rear of their house.

Summary of Property:

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

Summary of Project:

The decking will be Ipe and the railings will be treated framing lumber. The deck will be located in an inset area created by two rear wings.

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 Tim & Melissa Hendricks

2803 West 66th Terrace

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

Summary of Property:

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

Summary of Project:

At the rear of the house the project was approved to have a triple casement window. The Hendrickses are now proposing a single casement window at the same location.

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 Mike Fenske

2736 Verona Terrace

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

This project was continued at the May 30th ARB meeting at the owner's request.

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.~~ Revised drawings have been provided that eliminate this variance.

Design Guideline Review:

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

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%

#5 Britt & Kelly Bieri

2524 Tomahawk Road

The Bieris are proposing an interior remodel that includes the modification/replacement of several windows and doors.

Summary of Property:

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

Summary of Project:

At the rear of the house, two windows and a door will be replaced with new units to match the existing.

At the east side of the house, an existing window is to be removed and the house resided to match the rest of the façade.

At the west side of the house, an existing double-hung window will be replaced with a pair of double-hung 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.

The Collinses are proposing a new brick patio, front walkway and decorative columns.

Summary of Property:

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

Summary of Project:

The proposed patio is a freeform shape spanning the majority of the home's rear elevation. The patio extends 6 feet from the south side of the house to create a walkway to the front of the house.

The front walkway is a simple straight walkway connecting the front stoop to the driveway.

The proposed columns are located along side of the new front walkway.

Ordinance Compliance:

The proposed project is in violation of city ordinance 5-119 which forbids accessory structures in the front yard. **A variance is required for the two columns.**

The project is further in violation of city ordinance 5-120 G which forbids accessory structures in the side yard. There is an exception for walkways provided they are 5 feet wide or narrower. **A variance of 1 foot is required.**

Design Guideline Review:

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

#7 Brian & Reagan Wittek

6600 Willow Lane

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

Summary of Property:

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

Summary of Project:

At the May 16th meeting the ARB approved the Wittek's front stoop project with the stipulation that half columns be added at the face of the house to align with the full columns at the front of the porch. The Witteks are returning to the ARB to request the elimination of these half columns.

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.

Ms. Buffington is returning to the ARB with changes to her previously approved project.

Summary of Property:

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

Summary of Project:

The original approved proposal had new stone replacing existing brick at the front of the house. The Buffingtons are now proposing to paint the existing brick. New sconces were originally proposed at the garage doors, but the existing lights are now to remain. Similarly, a sconce at a rear door and a soffit light at a rear door will be omitted and the existing lights will remain.

A new stone walkway was approved at the front of the house and incorporated into the existing circle driveway. The stone on this walkway and the porch will be Montauk gray limestone, and the width has been increased to 8'-8" wide. The driveway will not be changed.

Ordinance Compliance:

The project is in violation of city ordinance 5-132 B 3. (f) which limits walkways connecting a circle driveway to porches to a maximum width of 8'-0" for 6 linear feet. **As drawn, a variance of 8" is required.** Ms. Buffington has indicated she would be willing to make the walkway smaller to not require a variance.

Design Guideline Review:

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

* A variance is required.

#9 Walden Residence

6535 Wenonga Terrace

The Waldens are proposing a new home with a 6,935 sq. ft. footprint. The footprint consists of 6,612 sq. ft. of first floor living space, a 1,182 sq. ft. garage, and 80 sq. ft. of covered front porch. An additional 4,178 sq. ft. are on the second floor and 2,941 sq. ft. in the finished basement. The project includes a circle drive with an auto-court, rear deck, and a swimming pool.

The proposed project is a substantial construction matter and was noticed as such.

Summary of Property:

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

Summary of Project:

The house is of the English Country House style. It is two stories at the central mass with two front wings that create a small forecourt at the front entry. A large one-story wing extends out the back and side of the main mass.

The main ridge of the house will be approximately 3.8 feet lower than the two-story house to the right and approximately 6.9 feet higher than the 2-story home to the left. The proposed eaves are similar to the adjacent homes.

The proposed house is maintaining the existing topography, with minimal grading, which is in keeping with the rest of the street. The proposed greenspace is also in keeping with the neighborhood. A courtyard wall is proposed at the front of the house and varies from a few inches to a few feet tall.

The house is sided in stone and stucco with wood and iron accents. The roof is a combination of composition tile and standing seam copper. All windows are fixed or casements - all with colonial style muntin bars with the exception of accent areas at the front and rear of the house. At the front of the house, windows stack from the first to second floor. The window arrangement is less formal at the sides and rear.

The front door does not have a significant porch. The covered porch sits to the side of the front door behind the front plane of the house and is incorporated into the main mass. It is covered with a standing seam copper roof. The porch roof is supported by an arcade.

The driveway is a new circle drive that maintains the existing south curb approach. A new curb approach will be added at the north. The auto-court will be added near the rear/side house and connects back to the circle drive. At the garage, the driveway will push closer to the side property line. A hammerhead extension is proposed at the rear of the drive. The auto-court serves the two 2-car garages. A side entrance near the garage will be covered with a small portico. A low retaining/landscape wall is proposed along the south side of the driveway. An exact height of the wall has not been provided. Clarification is required.

A small raised patio is proposed at the rear of the house. The patio is surrounded by a stone wall and iron railings. The proposed pool is located directly adjacent to the patio, but detailed information has not yet been provided. To the north of the patio is a mechanical yard that will be enclosed with the same stone walls as the patio. A similar equipment yard is proposed at the south side of the house. However, it is not shown on the south elevation. Clarification is required.

The site plan does not indicate a fence around the property. A fence will be required due to the pool. 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:

Section 2.3 on pages 64 through 67 of the Design Guidelines provides specific recommendations for the Neighborhood Estates character area.

Subsection A suggests that the main mass of the house should be between 40% and 50% of the lot width. At 83 feet wide (50% of Lot width) the main mass is as recommended. This section also suggests that the depth of the main mass should not be more than 50% of the width. This recommendation has been met. This section goes on to recommend that the height of the house be limited to 35 feet. This recommendation has also been met.

Subsection B suggests that front wings and projections be clearly shorter than the main mass, up to two stories, set on the front building line and limited to two. The front wings match the height of the main mass. Discussion is recommended.

Subsection C recommends side wings located in the secondary building area be clearly shorter than the main mass up to 30 feet and two stories. This recommendation has been met.

Subsection D recommends rear wings located in the primary building area be subordinate in height and clearly less than the main mass. This recommendation has been met.

Section 2.6.4 on page 89 of the Design Guidelines provides recommendations for lot coverage. The section suggests that lot coverage be limited and should not exceed an increase of 50% over the average percentage maximum lot coverage that is being used by the neighboring properties. This recommendation has been met. Refer to the table below for more information.

Section 2.72 A on page 101 recommends garages be set behind the façade of the main house mass. This recommendation has been met.

Section 2.6.1 on page 77 recommends that in situations where new construction is proposed on a lot that is significantly higher than its neighbors to the side or the rear, the Massing and Siting Guidelines in Sections 2.2 through 2.5 may not be sufficient to avoid "looming over" a neighbor on a lower lot. It may be necessary that the new home be somewhat reduced in height, moved farther away from the neighbor, or some combination of the two to compensate for the elevated grade. Discussion is recommended.

Lot Information	
Zoning:	R-1(20)/LS-5
Lot Area:	41,386 SF
Mean Lot Width:	166.0'

Ordinance	Allowable/Required	Proposed
Maximum Height	35'	35.0'
Minimum Front Yard:	60' (Platted)	61'
Minimum Side Yard (Left):	16.6'	39.0'
Minimum Side Yard (Right):	16.6'	33.0'
Minimum Combined Side Yards: (25% of Mean Lot Width)	41.5	72.0'
Minimum Rear Yard: (20% of Mean Lot Depth)	79.3' (At closest point)	90.0'
Lot Coverage:	8,562 SF	6,935 SF (80.9% of Ord. Max)

Address	Lot Area	Lot Coverage	Formula	% max used
6511 Wenonga Road	19,669	2,500	5,105	49.0%
6521 Wenonga Terrace	23,307	2,822	5,744	49.1%
6547 Wenonga Terrace	25,648	3,490	6,140	56.8%
6551 Wenonga Terrace	30,859	3,210	6,982	46.0%
6544 Wenonga Terrace	31,909	3,622	7,146	50.7%
6528 Wenonga Terrace	43,836	6,104	8,911	68.5%
6528 Seneca	52,857	7,130	10,148	70.3%
			Average	54%
			50% Increase	81.1%
6535 Wenonga Terrace	41,386	6,935	8,562	80.9%
Allowable Lot Coverage as reduced by 150% DG Rule			6,943	99.9%

The Jaxxes are proposing to replace/repair a portion of an existing non-conforming fence.

Summary of Property:

Character Area:	Suburban
Location of Common Green Space:	Front and Side
Any Special Frontages:	Creekside

Summary of Project:

The fence is a horizontal redwood lap siding style, varying from six to seven and then eight feet tall. The Jaxxes are proposing to replace approximately 18 linear feet of fencing which comprises all of the seven and eight foot tall sections. The current fence was built in approximately 1984, when the house was resided, without a permit nor BZA approval.

Ordinance Compliance:

The existing fence is located on the side and rear property lines with all seven and eight foot sections in the rear yard. **A variance of 1.0' is required for that portion that is 8.0' tall in the rear yard.**

Design Guideline Review:

Section 2.7.3 B provides specific recommendations for fences. This section recommends that fences meet the requirements of City ordinances. This recommendation has not been met.

* A variance is required.