

# ARCHITECTURAL REVIEW BOARD AGENDA

June 23, 2020

3:00 p.m.

Pre-meeting to begin at 2:15 p.m.

## #1 CONSENT AGENDA

- A. Kylie Brewer – 6501 High Dr New window
- B. Kevin & Janell Caponecchi – 6012 Mission Dr Changes to previously approved project
- C. Josephine Foote – 3309 W 63<sup>rd</sup> St New roof over front door
- D. Tim & J.J. Danker – 2100 Stratford Rd Brick coping on driveway
- E. Lily & Paul Maxwell – 6311 Norwood Rd Changes to previously approved project

## #2 Katherine & Bob Coughlin 2223 W. 63<sup>rd</sup> Street

Changes to previously approved project  
*Continued from June 9<sup>th</sup> ARB mtg*

## #3 James McGinness & Nancy Lombardino\* 5400 State Line Road

New outdoor fireplace  
*Continued from April 14<sup>th</sup> ARB mtg*

## #4 Chip & Holli Zuck 6518 Overhill Road

Changes to previously approved project

## #5 Chip & Holli Zuck 6505 Willow Lane

New dormers and cosmetic changes

## #6 W. Hunter Wolbach 5930 Mission Drive

Replace railroad tie wall

## #7 Ryan and Lindsay Sullivan 6610 Wenonga Ter

Addition to pool house

## #8 ~~Paul Reicherter & Jessica Jellison~~ ~~6716 Cherokee Lane~~ **CONT'D TO FUTURE DATE**

New house and sport court  
*Continued from June 9<sup>th</sup> ARB mtg*

## #9 ~~Chad & Angie Lucas~~ **CONT'D TO JULY 21ST** ~~3316 W 69<sup>th</sup> Street~~

New house

\* 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. Kylie Brewer**

**6501 High Drive**

Ms. Brewer is proposing a new window at the west side of her home.

#### **Summary of Property:**

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

#### **Summary of Project:**

The proposed window is located on the west side of the house, directly under a second floor window and matches existing windows in the home.

#### **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. Kevin & Janell Caponecchi**

**6012 Mission Drive**

Mr. and Mrs. Caponecchi are returning to the ARB with changes to their previously approved project.

**Summary of Property:**

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

**Summary of Project:**

In the rear yard, there are previously approved stone retaining walls. The Caponecchis are proposing to construct these walls as concrete retaining walls with stone veneer.

The extent of the retaining wall at the detached garage has been modified.

At the front entry, a previously approved paver walkway is now proposed as bluestone. A small stoop at the west side of the house will also be changed to bluestone.

Lastly at the northwest corner of the house, the Caponecchis are requesting a minor modification to their existing fence.

**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 Code of Ordinances.

**C. Josephine Foote**

**3309 West 63<sup>rd</sup> Street**

Ms. Foote is proposing a new roof over her front door.

**Summary of Property:**

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

**Summary of Project:**

The proposed porch covering is a metal shed roof with a swept eave and an integral gutter. The roof supported by two columns the sides will be clad with stucco. The stoop is existing. A new handrail is proposed with the roof structure.

**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 Code of Ordinances.

**D. Tim & J.J. Danker**

**2100 Stratford Road**

The Dankers are returning to the ARB with changes to their previously approved driveway.

**Summary of Property:**

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

**Summary of Project:**

The Dankers' previously approved auto-court is bordered with a brick coping. The Dankers are now proposing to add similar coping to other portions of their driveway. Copings will be added to the small section of drive where the auto-court connects to the garage, at the drive apron, and at two planter beds at the northwest side of the garage.

In addition to added copings, the Dankers are also proposing to omit a large section of brick coping where the auto-court attaches to the remaining driveway.

**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. Lily & Paul Maxwell**

**6311 Norwood Road**

The Maxwells 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:**

At the rear of the house, the windows within the screened porch are being changed. Two single casement windows will replace an existing triple casement. A door, in the same area, will be removed in its entirety.

At the east end of the garage extension, an existing trellis wall will be replaced with a solid wall with a single window. All materials and detailing match the existing house.

On the northwest side of the house, a previously approved window will be changed to a new door.

**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 Katherine & Bob Coughlin

2223 West 63<sup>rd</sup> Street

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

*This project was continued at the June 9<sup>th</sup> ARB meeting so the Architect/Contractor could present a new design.*

### Summary of Property:

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

### Summary of Project:

In lieu of traditional drawings, the Coughlins have provided photographs of the house as it stands today.

They recently failed their final inspection. Most of the issues were related to errors on the original drawings that indicated windows being replaced that were not in the project scope.

At the west side of the new addition, two windows were omitted from the project scope. Similarly the pedestrian door to the garage was not replaced.

At the rear of the house, a double-hung window was installed in lieu of a casement window and two pairs of clear-view picture windows were installed in lieu of double-hung windows. The siding at a small bay windows was not installed, instead wood trim covers the bay.

At the right side of the house, several windows, that were not replaced, were misrepresented on the architectural drawings. The triple double-hung window that was installed, matches the approved drawings.

### 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 property owners are proposing a new outdoor fireplace on an existing patio.

This project was continued at the December 17<sup>th</sup> and April 14<sup>th</sup> ARB meetings, at the owner's request. The ARB required that the fireplace be relocated to a location that does not require a variance. **No new drawings have been submitted.**

**Summary of Property:**

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

**Summary of Project:**

The proposed fireplace is constructed with stone and brick and stands 12 feet tall at its highest point.

**Ordinance Compliance:**

The project is in violation of Code Section 5-120 C which requires accessory structures be located a minimum of 10 feet from the side property line. The fireplace is proposed at 4 feet from the property line. **A variance of 6 feet is required.**

**Design Guideline Review:**

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

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\* A variance is required.  
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## #4 Chip & Holli Zuck

6518 Overhill Road

The Zucks are 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:

At the side of the house, the ARB previously approved an eyebrow roof. The Zucks are now proposing a wood trellis in lieu of the solid eyebrow roof.

At the rear of the house, an existing porch was to be enclosed with walls and windows. The Zucks are now proposing to install large screens in lieu of windows. The fireplace remains as previously approved.

### 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 Chip & Holli Zuck

6505 Willow Lane

The Zucks are proposing cosmetic changes to a home they wish to purchase including new dormers, new siding and stone veneer, new front columns, new light fixtures and a new fence.

### Summary of Property:

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

### Summary of Project:

The house currently has painted weeping mortar brick for a large portion of the front façade. The Zucks are proposing to replace the brick with stone veneer in an ashlar pattern. The remaining siding will be horizontal lap.

The proposed dormers are both located at the front of the house. A small brow dormer is proposed over the garage, and a large gable dormer is proposed at the center of the main mass. A cupola is proposed at the gabled dormer. The new windows in the proposed dormers are similar to the home's existing windows.

They are also proposing to cover the front columns with new tapered columns, and to replace the home's existing coach lamps with new fixtures and replace the garage doors.

Lastly, the existing metal fence will be replaced with a 4 foot wood picket fence.

### 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.

**#6 W. Hunter Wolbach**

**5930 Mission Drive**

The Wolbachs are proposing to replace an existing railroad tie wall with a concrete block retaining wall.

**Summary of Property:**

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

**Summary of Project:**

The Wolbachs have an existing retaining wall along the west side of their property. The northern 140 feet of wall is railroad tie construction. The Wolbachs are proposing to replace this section with a stacked concrete block retaining wall. At its tallest point, the wall will be 45 inches tall. The exact color of block has not been specified. **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 Sullivans are proposing an addition to their existing detached pool house.

**Summary of Property:**

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

**Summary of Project:**

The Sullivan’s existing pool house includes a terrace at the north side. They are proposing to extend the pool house over this terrace. The existing stone terrace wall will remain. All materials, detailing and fenestration matches the existing pool house.

**Ordinance Compliance:**

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

**Design Guideline Review:**

Section 2.4 on pages 64 through 67 of the Design Guidelines provides specific recommendations for the Neighborhood Estates character area.

Subsection E suggest that detached accessory buildings, located in the primary landscape area, be limited to 1 story with 10 foot eaves. As proposed, the eave height of the new addition is 13.6 feet. **Discussion is recommended.**

Section 2.3 A on page 107 of the Design Guidelines recommends LS-4 lots maintain a minimum greenspace of 65%. As designed, the property will have 48.4% greenspace. **Discussion is recommended.**

Lot Information	
Zoning:	R-1(20)/LS-4
Lot Area:	28,188 SF
Lot Width:	124.67'

Ordinance	Allowable/Required by Ord	Proposed
Detached Accessory Building Maximum Height:	24'	20.5' (Ae neighbor's side)
Detached Accessory Building Minimum Side Yard:	10'	10'
Detached Accessory Building Maximum Area:	720SF (By DG)	541 SF
Minimum Greenspace:	65% (18,322 SF)	13,656 SF (48.4%)

The Reicherter-Jellisons are proposing a new 2-story home with a 5,091 sq. ft. footprint. The footprint consists of 2,875 sq. ft. of first floor space, a 1,200 sq. ft. 4-car garage, and 1,016 sq. ft. of covered porches. An additional 2,875 sq. ft. are proposed on the second floor. The project includes a circle driveway and full tennis court.

**The proposed project is a substantial construction matter and was noticed as such. The project was continued at the May 12<sup>th</sup> and June 9<sup>th</sup> meetings so that revised drawings could be reviewed by the Professional Review Panel. Those drawings have not been submitted.**

**Summary of Property:**

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

**Summary of Project:**

The main mass of the house is two-stories using a horizontal massing style. The main mass is flanked on the left by a single-story wing. The garage is part of the main house as it is under the same primary roof structure; however, a breezeway separates the garage from the house. The house is sided primarily with lap siding. Field stone is being indicated for inset areas and exposed foundations. Due to the slope of the property, a large amount of the rear foundation is exposed.

The new first floor elevation is approximately the same as the previous house. The main floor sits approximately 2 feet lower than the home to the right and approximately 6 inches higher than the home to the left. The main ridge is approximately 2 feet higher than the home to the right and approximately 2 feet higher than the home to the left. Both adjacent homes are also 2-story with comparable eave lines.

Windows are a combination of fixed and casements, all with minimal muntin bars. At the front of the house, windows stack from the first to second floor. The window arrangement remains fairly formal at the sides and rear. All of the windows have extensive trim including cast stone sills at windows in walls clad with stone.

The roof is standing seam with most having a 9/12 pitch. An eyebrow roof is proposed at the second floor line. These roofs will have a 4/12 pitch.

A concrete driveway is proposed at 12 feet wide at the entrance and does not significantly widen near the house. The internal green spaces is 80 feet wide and 40 feet deep.

At the rear of the house, a large sport court is proposed. A stone clad retaining wall will encircle the entire court to create a level playing area. Please note, the sport court encroaches into the floodplain so KDHE and the U.S. Army Corps of Engineers will be required to review the project.

The AC Units and generator are proposed at the right (north) side of the house. No enclosure, other than topography, is proposed.

**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 95'-10" feet wide (64%), the main mass is wider than recommended, however this is not uncommon with horizontal massing styles because the side wings are incorporated into the main mass, the ARB might find this acceptable. This section goes on to suggest that the depth of the main mass should be 25% of the lot width. This recommendation has been met.

Subsection B suggests that front wings have a width clearly less than the main mass with the total of all wings being less than 50% of the main mass width. This recommendation has been met.

Subsection G recommends that circle driveways have a minimum of 80 feet between curb cuts and the interior green should be no less than 40 feet deep. 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.

Section 2.7.2 A on page 101 recommends garages be set behind the façade of the main house mass. **This recommendation has not been met.**

Additions to the Design Guidelines, adopted on March 9, 2020, recommend that LS-5 properties have a minimum of 65% greenspace. As proposed, only 57% greenspace has been provided. **This recommendation has not been met.**

**PRP Recommendation:**

The Professional Review Panel has not yet completed their review.

## #9 Chad & Angie Lucas

3316 West 69<sup>th</sup> Street

The Lucases are proposing a new 2-story home with a 3,106 sq. ft. footprint. The footprint consists of 2,160 sq. ft. of first floor space, an 852 sq. ft. 3-car garage, and 94 sq. ft. of covered porches. An additional 2,548 sq. ft. are proposed on the second floor. The project includes a rear terrace with a trellis.

The proposed project is a substantial construction matter and was noticed as such. **This project has not completed its PRP review and should be continued to a future meeting date.**

### Summary of Property:

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

### Summary of Project:

The main mass of the house is two stories with a strong central vertical mass. The main mass has no side wings, but does possess a sizable rear wing. The rear wing spans the full width of the house. The garage is located at the rear of the house in a compound wing. The house is sided primarily with stucco, with the exception of the front porch which is clad in limestone.

The new first floor elevation is approximately one-foot higher than the previous house. The main floor sits approximately one-foot higher than the home to the right and approximately 6 inches lower than the home to the left. The main ridge is approximately 8 feet higher than the home to the right and approximately 6 feet higher than the home to the left. The main eave sits significantly higher than the adjacent houses.

Windows are a combination of fixed and casements, all with minimal muntin bars. At the front of the house, windows stack from the first to second floor. The window is much less formal at the sides and rear. All of the windows have minimal trim.

The roof is a composition shingle with most having an 11/12 pitch. A low-slope, standing-seam roof has been proposed at the front entry and the front dormers. A concrete driveway is proposed at 10 feet wide at the entrance and gradually widens as it nears the house. A significant turnaround is proposed at the rear of the drive. The AC units and generator are proposed at the rear of the house. No enclosure, other than topography, is proposed.

### 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 49 feet wide (49%), the main mass meets this recommendation. This section goes on to suggest that the depth of the main mass should be 25% of the lot width. **At 31 feet deep, the main mass is approximately 6 feet deeper than recommended.**

Subsection D suggests that rear wings located in the primary or secondary building areas can be up to 2 stories and 30 feet tall providing that their height is less than the main mass. This recommendation has been met. This section goes on to suggest that rear wings located in the conditional building area can be up to 1 ½ stories with 12 foot eaves and a ridge no higher than 24 feet. This recommendation has been met.

Section 2.6.3 D on page 87 provides specific recommendations for lots with Edge frontages. This section suggests that landscape be more rustic. A landscape plan has not yet been presented. This section goes on to suggest that driveways conform to the natural terrain and be as narrow as possible. 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.

Section 2.7.2 A on page 101 recommends garages be set behind the façade of the main house mass. This recommendation has been met.

Additions to the Design Guidelines, adopted on March 9, 2020, recommend that LS-3 properties have a minimum of 65% greenspace. As proposed, 71.4% greenspace has been provided. This recommendation has been met.

**PRP Recommendation:**

The Professional Review Panel has not yet completed their review.

Lot Information	
Zoning:	R-1(20)/LS-3
Lot Area:	22,126 SF
Lot Width:	100'

Ordinance	Allowable/Required by Ord	Proposed
Maximum Height:	35'	35'
Minimum Front Yard:	85'	85'
Minimum Side Yard (Left):	10'	28.5'
Minimum Side Yard (Right):	10'	20.88'
Combined Side Yards: (30%)	30'	49.38'
Minimum Rear Yard: (20%)	42' (At closest point)	42'
Minimum Greenspace:	65% (14,382 SF)	15,432 SF (71.4%)

Address	Lot Area	Existing Lot Coverage	LC by Ordinance	% max used
3316 West 69th Street	22,126	2,191	5,541	39.55%
3416 West 69th Street	21,687	2,593	5,464	47.46%
3408 West 69th Street	21,074	3,000	5,356	56.01%
3400 West 69th Street	21,663	2,711	5,460	49.65%
3308 West 69th Street	21,006	2,332	5,344	43.64%
3300 West 69th Street	20,125	2,772	5,187	53.44%
3224 West 69th Street	19,648	3,938	5,102	77.19%
			Average	52.42%
			50% Increase	78.63%
3316 West 69th Street	22,126	Proposed: 3,106	5,541	56.06%
Recommended Lot Coverage as reduced by 150% Rule:			4,356	71.30%

Lot Information	
Zoning:	R-1(25)/LS-5
Lot Area:	39,314 SF
Lot Width:	149'

Ordinance	Allowable/Required by Ord	Proposed
Maximum Height:	35'	33.75 Above Average Grade
Minimum Front Yard:	50'	50'
Minimum Side Yard (Left):	22.35'	24.3'
Minimum Side Yard (Right):	22.35'	22.7'
Minimum Rear Yard: (30%)	105'	>150'
Minimum Greenspace:	65% (25,554 SF)	57% (22,504 SF)

Address	Lot Area	Existing Lot Coverage	LC by Ordinance	% max used
6716 Cherokee Lane	39,314	2,035	8,261	24.63%
6700 Cherokee Lane	30,571	2,378	6,936	34.28%
6708 Cherokee Lane	34,576	5,136	7,556	67.97%
6728 Cherokee Lane	38,530	3,497	8,147	42.93%
6709 Cherokee Lane	30,623	3,758	6,945	54.11%
6715 Cherokee Lane	26,170	5,487	6,226	88.13%
6727 Cherokee Lane	23,478	3,163	5,774	54.78%
			Average	52.41%
			50% Increase	78.61%
6716 Cherokee Lane	39,314	Proposed: 5,091	8,261	61.62%
Recommended Lot Coverage Limit as reduced by 150% Rule:			6,494	78.39%