

ARCHITECTURAL REVIEW BOARD AGENDA

June 27, 2017

3:00 p.m.

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

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| #1 | Walden Residence
6535 Wenonga Terrace | New home and pool
<i>Continued from June 13th ARB mtg</i> |
| #2 | Colter Investing, LLC
2800 W 68 th Street | Changes to previously approved project;
driveway and walkway replacement |
| #3 | Dan & Leslie Hogan
6840 Tomahawk Road | New patio, retaining walls,
and outdoor fireplace |
| #4 | Doug & Alicia Bastien
6820 Tomahawk Road | Changes to previously approved project |
| #5 | Paul DeBruce
5707 Oakwood Road | Changes to previously approved project |
| #6 | Jeff & Sharon Gobles
6930 Overhill Road | Replace two windows; add skylight |
| #7 | Judson Bertsch & Amy Giedt
6735 Belinder Avenue | Changes to previously approved pool project
and landscape plan |
| #8 | Melissa & Timothy Schaffer
6056 Mission Drive | Replace window with a door |
| #9 | Hunter & Alison Armistead
2709 Tomahawk Road | New windows and two dormers
on detached garage |
| #10 | Mark & Gabrielle Cohen
3700 W 64 th Street | Changes to previously approved project |

* 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 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.

This project was continued at the June 13th ARB meeting where the ARB requested the following information:

- *Landscape plan (providing screening for neighbors)*
- *A site section showing the relationship between the proposed house and the rear yard neighbors.*
- *Drainage plan*
- *Modifications that could minimize the overall height.*
- *Modifications that could reduce the height/size of the rear wing.*

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%

#2 Colter Investing, LLC.

2800 West 68th Street

Colter Investing is proposing cosmetic changes at the front of their existing home, and the replacement of the existing driveway and front walkway.

Summary of Property:

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

Summary of Project:

The existing home has three round columns supporting the front porch. Colter Investing is now proposing square columns with raised panels.

The existing front walkway is brick with a brick border. They are now proposing a stamped concrete walkway with a stamped brick border.

The material for the driveway replacement 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.

#3 Dan & Leslie Hogan

6840 Tomahawk Road

The Hogans are proposing a new patio, retaining walls and outdoor fireplace.

Summary of Property:

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

Summary of Project:

The proposed patio is a free-form shape and is bordered at the rear and side by new retaining walls. Existing stone retaining walls will be eliminated. The patio is to be concrete and the new wall will be made of decorative concrete block. Near the house, an additional wall will be built around the existing A/C equipment. The height of the proposed walls has not been indicated, therefore clarification is required.

Near the center of the patio, a new outdoor fireplace will be constructed of decorative concrete blocks. The height of the fireplace has not been indicated, therefore 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 Doug & Alicia Bastien

6820 Tomahawk Road

The Bastiens 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:

The Bastiens have reconfigured the layout of their rear patio. The overall scope and size has remained unchanged.

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 Paul DeBruce

5707 Oakwood Road

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

Summary of Property:

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

Summary of Project:

The sidewalk between the new garage addition and the existing tennis court was originally approved as loose pavers. They are now proposing bluestone paving in the area. Similarly, the landing outside the door on the north side of the garage is proposed as bluestone paving.

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 Gobles are proposing to replace two windows at the rear of their home and add a new skylight.

Summary of Property:

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

Summary of Project:

The first new window (A) is 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. The second is a pair of double-hung windows that will be replaced with a similar pair of windows.

The skylight is to be installed at a 1-story rear wing and will not be visible from the street.

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.

#7 Judson Bertsch & Amy Giedt

6735 Belinder Avenue

The Bertsch/Giedts are returning to the ARB with changes to their previously approved pool project and to present their landscape plan as required.

Summary of Property:

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

Summary of Project:

Near the front of the house, new metal fence returns are proposed on both sides of the house. The fences are a simple metal picket 5 feet tall. The fences sit well behind the 15 feet setback required for fences over 4 feet tall.

In the rear yard, an existing chain link fence will be replaced with a new solid picture-frame fence to match the neighbor's fence.

A new green (Sedum) roof is proposed over portions of the home's roof. Sedum is proposed over the front wing, side wing, and at the rear of the main mass.

A new drainage plan proposes an infiltration trench toward the center of the rear yard. A swale will be formed to flow water to the southeast corner of the property.

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.

#8 Melissa & Timothy Schaffer

6056 Mission Drive

The Schaffers are proposing to replace an existing window with a new door 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 door has the same width and head height as the existing windows. The door is aluminum clad and the same color as the home's existing 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.

#9 Hunter & Alison Armistead

2709 Tomahawk Road

The Armisteads are proposing an interior remodel of their detached garage attic that includes new windows and the addition of two new dormers on the west side.

Summary of Property:

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

Summary of Project:

The proposed dormers are a shed design, including a pair of double-hung windows and are covered with standing seam copper roofs. Each is centered over a garage door below.

A new oval window is proposed over the center garage door in an existing gable. A similar oval window is proposed at the north end of the garage centered over an existing window.

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.

#10 Mark & Gabrielle Cohen

3700 West 64th Street

The Cohens 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:

The originally approved project included a rear wing extending into the rear yard. The Cohens are proposing to extend this addition another 8 feet into the rear yard. A portion of the rear patio adjacent to the rear wing has been omitted as part of these modifications. The A/C unit for the addition has been marked on the plans.

The Cohens are proposing to replace all of the home's existing siding with a combination of stucco and fiber cement siding to match the new addition.

They are also proposing modifications to the front of the house. The existing traditional columns will be replaced with new smaller steel columns and small screen walls. New windows will replace the two round windows at the main mass. A new wall sconce, that matches the fixture at the front door, is proposed at the existing garage 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.

Lot Information	
Zoning:	R-1(30)/LS-5
Lot Area:	43,467 SF
Lot Width:	158.5

Ordinance	Allowable/Required	Provided
Maximum Height (From Mean Grade)	35'	No Change
Minimum Front Yard:	95'	No Change
Minimum Rear Yard: (20% of Lot Depth)	55' (At closest point)	>130'
Minimum Side Yard: (Left)	15.8'	42.9' (Existing)
Minimum Side Yard: (Right)	15.8'	29.4' (Existing)
Minimum Combined Side Yards: (25% of Lot Width)	39.6'	72.3' (Existing)
Accessory Building Minimum Side Yard:	20'	20.8'
Accessory Building Minimum Rear Yard:	10'	100'
Accessory Building Maximum Area in Rear Yard:	1,743 SF	1,180 SF
Allowable Lot Coverage:	8,859 SF	6,274 SF 6,471 SF 70.79% 73.04% of Max
Allowable Lot Coverage – 150% Guideline	Reduced to 7,421 SF	84.5% 87.2% of Reduction

Allowable Lot Coverage Analysis				
Address	Lot Area	Lot Coverage	Formula	% max used
3621 West 63rd Street	26,837	2,189	6,336	34.55%
3701 West 63rd Street	28,773	1,822	6,650	27.40%
3711 West 63rd Street	28,015	3,323	6,528	50.90%
3608 West 64rd Street	24,473	2,760	5,943	46.44%
3616 West 64rd Street	33,164	6,686	7,340	91.09%
3617 West 64rd Street	35,108	3,977	7,637	52.08%
3701 West 64rd Street	30,211	4,901	6,880	71.24%
3715 West 64rd Street	29,390	3,694	6,749	54.73%
3716 West 64rd Street	42,308	6,788	8,694	78.08%
3838 West 64rd Street	38,382	4,223	8,125	51.98%
			Average	55.85%
			50% Increase	83.77%
3700 West 64th Street	43,467	6,471	8,859	73.04%
Allowable Lot Coverage as reduced by 150% Rule			7,421	87.19%