

# ARCHITECTURAL REVIEW BOARD AGENDA

July 10, 2018

3:00 p.m.

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

## Approve Minutes of Last ARB Meeting

### #1 CONSENT AGENDA

- A. Paul & Liz Uhlmann – 5841 High Drive Changes to previously approved patio
- B. Brett & Linda DuBay – 2210 W 69<sup>th</sup> Terrace Replace door & window; add 2 windows
- C. Tom & Patty Wood – 5819 High Drive Changes to previously approved wall

### #2 David & Cathy Sarazen 3215 Tomahawk Road

Replace siding on home

### #3 Jodi Abbott 2508 Arno Road

Replace fence and fence return

### #4 Neil & Amy Atha 3716 W 65<sup>th</sup> Street

Window & door replacements, dormer change,  
small addition at front porch, & new detached garage

### #5 William Thompson & Yvonne Hales \* 2809 Tomahawk Road

Replace fence

### #6 John & Michelle Bunch \* 2201 Stratford Road

Replace pool deck

### #7 Alex & Sarah Hancock \* 6101 Mission Drive

Multiple modifications to home

### #8 ~~Tanya Frost~~ CONTINUED TO AUGUST 7TH ~~2520 W 63<sup>rd</sup> Street~~

Substantial addition,  
new windows & roof, rear yard patio  
*Continued from June 26<sup>th</sup> ARB mtg*

#### \*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. Paul & Liz Uhlmann**

**5841 High Drive**

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

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

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

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

The new patio is slightly smaller than the version approved with the new house. The previously approved spa and steps at the north end of the patio have been removed from the project scope.

#### **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. Brett & Linda DuBay**

**2210 West 69<sup>th</sup> Terrace**

The DuBays are proposing to replace an existing sliding glass door and a kitchen window. They are also proposing to add 2 new windows at the rear of the house.

**Summary of Property:**

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

**Summary of Project:**

All of the proposed windows and doors are similar to 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.

## **C. Tom & Patty Wood**

**5819 High Drive**

The Woods are returning to the ARB with changes to their previously approved wall.

### **Summary of Property:**

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

### **Summary of Project:**

#### **Ordinance Compliance:**

At the northeast corner of the property, the Woods have an enclosure around a garden. The ARB previously approved a masonry wall and an iron fence in that location. The Woods would like to change the wall to be stacked-stone instead. The iron fence will remain as approved previously.

#### **Design Guideline Review:**

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

**#2 David & Cathy Sarazen**

**3215 Tomahawk Road**

The Sarazens 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:**

The Sarazens are proposing to replace all the siding and trim with a synthetic lap board siding and trim. The Sarazens are proposing a 4-inch reveal for the siding and the ARB has typically required a 6-inch reveal. 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 Abbotts are proposing to replace a small portion of their fence and a fence return.

**Summary of Property:**

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

**Summary of Project:**

The Abbotts have an existing picture-frame fence in their rear yard. The Abbotts are proposing to replace one panel with a matching picture-frame panel.

At the west side of the house, the Abbotts are proposing to replace the fence return with a new horizontal style 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.

## #4 Neil & Amy Atha

3716 West 65<sup>th</sup> Street

The Athas are proposing multiple window replacements and cosmetic changes to their existing home including a small addition at the front porch. Additionally, they are proposing a new detached garage at the rear of the property.

### Summary of Property:

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

### Summary of Project:

At the front of the house a portion of the front porch will be enclosed and the remaining front porch will be reconfigured. Two second story dormers will be removed and replaced with a single large dormer. All the remaining windows, at the front of the house, will be replaced with new units of the same size and style.

At the rear of the house all of the windows and doors will be replaced with new. Several of the windows will be reconfigured including the two sliding glass doors.

At the east side of the house all of the windows are being replaced. A new gable vent is being proposed at the existing garage.

At the west side of the house all of the windows are being replaced.

The proposed detached garage is located at the northeast corner of the house and will be connected to the main house with an open pergola. The design, materials, and detailing of the new garage matches the main house.

### 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 William Thompson & Yvonne Hales \***

**2809 Tomahawk Road**

The Thompson/Hales are proposing to replace their existing non-compliant fence with a new fence in the same location.

**Summary of Property:**

- Character Area: Neighborhood Estates
- Location of Common Green Space: Front & Side
- Any Special Frontages: Intersection Reverse Corner Lot

**Summary of Project:**

The proposed fence is a pre-approved height and style. The lot is a reverse corner lot.

**Ordinance Compliance:**

The project is in violation of city ordinance 5-138 D which requires fences, on reverse corner lots, be no closer to the street than  $\frac{1}{2}$  the depth of the front yard of the adjacent interior lot. The neighbors front yard is 56.3 feet which would require the fence to be set back a minimum of 28.2 from the back of curb. At its closest point the proposed fence will be 17 feet from the back of curb. **A variance of 11.2 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.

The Bunches are proposing to replace their existing non-compliant pool deck.

**Summary of Property:**

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

**Summary of Project:**

The existing pool deck will be replaced with a new bluestone pool deck.

**Ordinance Compliance:**

The existing pool deck is a non-compliant structure in violation of city ordinance 5-120 H which requires swimming pools, and their associated pool deck, to be a minimum of 20 feet from the rear or side property lines. The existing pool deck is only 11 feet from the side property line. **A variance of 9 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

The Hancocks are proposing multiple modifications to the east side and rear of their home.

**Summary of Property:**

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

**Summary of Project:**

At the east (right) side of the house, an existing cantilevered wing will be modified to be 2-stories tall. The new second story will be coplanar with the adjacent side wing. The proposed fenestration will match the existing house. Additionally, a lantern will be removed from an existing rear wing. Dormers will be added to the east and west sides of the wing.

At the west side of the rear wing, an existing loggia will be enclosed with new screens. A decorative railing will be added to the existing flat roof to match similar railings on the house.

**Ordinance Compliance:**

The home is an existing non-conforming use because the rear wing extends into the minimum rear yard setback. City ordinance 5-128 D allows alterations to non-conforming structures provided that the alteration conforms to the zoning regulations. The proposed modifications to the rear wing are in violation of city ordinance 5-121 which requires a rear yard setback no less than 20% of the lot depth. **A variance of 16 feet is required.**

**Design Guideline Review:**

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

Lot Information	
Zoning:	R-1(E1)/LS-6
Lot Area:	66,605 SF
Lot Width:	256'

Ordinance	Allowable/Required	Proposed
Maximum Height	35'	No Change
Minimum Front Yard:	115'	No Change
Minimum Side Yard (Left):	25.6'	~112.0' Existing
Minimum Side Yard (Right):	25.6'	25.75' Existing
Minimum Combined Side Yards: (25% of Lot Width)	64.0'	>137'

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\* A variance is required.

The Trosts are proposing a substantial addition to their existing 2,247 sf home. The additions will add 1,931 sf of living space, garages and covered porches. The final footprint of 3,505 sf consists of 2,865 sf of first floor living space, 540 sf of garage, and a 106 sf of covered porches. An additional 650 sf are on the existing second floor.

**The enclosed drawings do not reflect the recent changes required by the Professional Review Panel. Updated drawings will be brought to the ARB meeting.**

*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 main mass of the house is one story and is proposed to be sided with smooth stucco. Two large side wings extend forward at each side of the house. The eastern (right) wing is an existing 2 story mass. The western (left) wing is the new garage. The eave line and ridge of the garage are set slightly higher than the main mass. The left side wing extends into the rear yard to the rear yard setback line. A small secondary wing is located at the center of the left side wing.

All windows are clear-view fixed, awnings or casements. The window arrangement is fairly formal on each elevation. All of the windows are aluminum with minimal trim. At the rear of the house, an aluminum folding door system is being proposed. The garage door is a full translucent glass unit.

The roof of the house and additions will be standing seam metal; with the majority of the roof at a 5.5/12 pitch. A shallower 2/12 pitch is proposed at the rear of the house. The two small covered porches are being proposed with either TPO membrane roofing or standing seam metal to match the rest of the house. Two existing skylights at the front of the house are to be replaced.

The existing chimney at the rear of the house will be clad with new cut limestone to match the stone of the fireplace at the interior. The proposed cladding will be 2 inches thick.

The front porch is a large tile stoop with a small, flat-roof covering. A low cut limestone wall is provided at the front entry that will match the new chimney. The cap on the wall will be cast stone.

At the rear of the house, a large tile patio extends the majority of the width of the house. A small, flat-roof porch is proposed at the rear door.

**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 82 feet wide (72%), the main mass is wider than recommended. However, the house is designed with a horizontal massing which is traditionally much wider because wings are integral to the mass. This recommendation has been met.

Subsection B recommends front wings have a width clearly less than the main mass, and a depth not greater than the width. Both of the front wings meet these recommendations. The section goes on to recommend a maximum height of 2 stories and clearly less than the main mass. Both of the proposed wings are taller than the main mass. The eastern wing is an existing condition that is not being modified. The western wing is a remodeled area that is approximately 1 foot taller than the main mass. **Discussion is recommended.**

Subsection C recommends side wings located in the secondary building area be clearly shorter than the main mass, and limited to 2 stories and 30 feet in height. This recommendation has been met, except the eastern wing is taller than the main mass. This is an existing condition that is not being modified. This section goes on to recommend that wings located in the conditional building area be limited to 1 ½ stories and 24 feet in height. This recommendation has been met.

Subsection D recommends rear wings located in the conditional building area be limited to 1 ½ stories, 24 feet tall and have eaves no higher than 12 feet. This recommendation has been met. Please note, the rear wing has been set to be parallel to the rear setback so the full width of the rear wing nearly touches the rear setback. **Discussion is recommended.**

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 2.7.1 B 2 e states that skylights should not be allowed in roofs that are visible from the street. The two existing skylights, that are to be replaced, do not meet this recommendation. **Discussion is recommended.**

Section 2.7.2 A on page 101 recommends garages be set behind the façade of the main house mass. The existing house has a front facing garage. With the modification, the garage will be moved forward and will be the closest point to the street. This is often an acceptable situation in contemporary homes.

Subsection B 2 recommends only direct drives should be used on lots narrower than 150 feet. The Section goes on to suggest that the drive width should not be wider than 12 feet within 30 feet of the curb. The proposed driveway width is not dimensioned but appears to be approximately 20 feet wide for the full length of the drive.

Lot Information	
Zoning:	R-1(30)/LS-3
Lot Area:	22,681 SF
Mean Lot Width:	112.5'

Ordinance	Allowable/Required	Proposed
Maximum Height	35'	21.0'
Minimum Front Yard:	60.0' (Average of Adjacent)	69.83'
Minimum Side Yard (Left):	10'	10.5'
Minimum Side Yard (Right):	10'	17.82' (Existing)
Minimum Combined Side Yards: (25% of Mean Lot Width)	28.13'	28.32'
Minimum Rear Yard: (20% of Mean Lot Depth)	39.42' (At Closest Point)	39.42'
Lot Coverage:	5,545 SF	3,505 SF (63.21% of Max)

Address	Lot Area	Lot Coverage	Formula	% max used
2520 West 63rd Street	22,681	2,247	5,637	39.86%
2410 West 63rd Street	18,559	2,941	4,903	59.98%
2427 West 63rd Street	15,433	2,137	4,313	49.54%
2501 West 63rd Street	20,318	2,226	5,222	42.63%
2516 West 63rd Street	24,812	3,602	6,000	60.04%
2509 West 63rd Street	24,843	1,948	6,005	32.44%
2530 West 63rd Street	21,843	2,848	5,491	51.87%
			Average	48.05%
			50% Increase	72.08%
2520 West 63rd Street	22,150	3,505	5,545	63.21%
Allowable Lot Coverage as reduced by 150% Rule			3,996	87.70%