

ARCHITECTURAL REVIEW BOARD AGENDA

July 11, 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 27th ARB mtg</i> |
| #2 | Colter Investing, LLC
2800 W 68 th Street | Changes to previously approved project;
driveway and walkway replacement
<i>Continued from June 27th ARB mtg</i> |
| #3 | Katie & Miles McCune
6532 Sagamore Road | New outdoor fireplace |
| #4 | Sara & Eric Gonsler
2115 Brookwood Road | New front dormer and two rear-wing additions |

* 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.*

This project was continued at the June 27th ARB meeting so neighbors would have time to review the new submittal information and for the Waldens to provide a more detailed landscape plan for the perimeter of their property. The ARB also requested that the finished floor and ridge heights be determined for the neighbors to the rear which has been provided:

6535 Wenonga Terrace/Walden	first floor elev. = 940	ridge elev. = 971
6536 Seneca Road	first floor elev. = 934	ridge elev. = 948
6528 Seneca Road	first floor elev. = 925	ridge elev. = 951

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

This project was continued at the June 27th ARB meeting so that example project addresses could be provided for the ARB to review.

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, LLC 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 Katie & Miles McCune

6532 Sagamore Road

The McCunes are proposing a prefabricated outdoor fireplace on their existing rear patio.

Summary of Property:

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

Summary of Project:

The proposed fireplace is located at the rear of their existing patio. While the main structure of the fireplace is prefabricated concrete, it will be clad with Kansas limestone. At its tallest point, the fireplace will stand approximate 6 feet tall and be less than 4 feet wide.

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 Sara & Eric Gonsler

2115 Brookwood Road

The Gonslers are proposing a new front dormer and two 1-story rear wing additions. A new patio with an outdoor kitchen and two pergolas is proposed 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:

The front dormer is smaller than an existing dormer at the front of the house, but the window configuration is similar. The dormer sits above an existing first floor window, but does not align with it.

The smaller of the rear additions is located at the center of the main mass and does not extend past the rear of the existing house. The larger addition is located at the east side of the house and extends to the rear setback line. All fenestration, detailing and materials are to match the existing house. Part of the smaller addition includes a small roof deck. The roof deck will be accessed by a new door at the rear of the house. The deck railing will be a minimal iron railing.

The new additions, along with the exiting garage, create a courtyard at the rear of the house. This entire area will be a new paver patio. Due to the slope of the property, a stone retaining/seat wall is required at the southwest edge of the patio. The two new pergolas are located on this patio. At the primary structure, the pergolas stand 8'-4" and 9'-5" tall to the bottom of the trellis. They are proposed to be constructed of cedar. The outdoor kitchen is located at the rear edge of the patio and consists of a simple stone L-shaped counter with an integral barbeque grill.

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.