

ARCHITECTURAL REVIEW BOARD AGENDA

July 21, 2020

3:00 p.m.

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

- | | | |
|----|---|---|
| #1 | Katherine & Bob Coughlin
2223 W. 63 rd Street | Changes to previously approved project
<i>Continued from July 7th ARB mtg</i> |
| #2 | Ryan & Lindsay Sullivan
6610 Wenonga Terrace CONT'D TO AUG 4TH ARB | Pool house addition
<i>Continued from June 23rd ARB mtg</i> |
| #3 | William & Natalie Busch
5601 High Drive | Changes to previously approved project |
| #4 | Steven & Lisa Glassman
6504 Sagamore Road | New screened porch |
| #5 | Nick & Lynn Douthat *
5839 Brookbank Lane | Enclose screened porch; addition to porch |
| #6 | Chad & Angie Lucas
3316 W 69th Street CONT'D TO AUG 18TH ARB | New residence
<i>Continued from June 23rd ARB mtg</i> |
| #7 | Joe & Jeanne Brandmeyer
6600 Wenonga Road CONT'D TO AUG 4TH ARB | New residence |
- 15 MINUTE BREAK FOR ARB TO VIEW WINDOWS**
- | | | |
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| #8 | Seth & Lyndsay Henson
2609 W 70 th Street | Changes to previously approved project |
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* 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.

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

This project was continued at the June 9th, 23rd and July 7th ARB meetings so the a revised design could be presented. At the July 7th meeting, the ARB requested that the Coughlins install two muntin bars in the garage pedestrian door and mock-up a horizontal muntin bar in the rear clear-view windows.

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.

#2 Ryan & Lindsay Sullivan

6610 Wenonga Terrace

The Sullivans are proposing an addition to their existing detached pool house.

This project was continued at the June 23rd ARB meeting so the project could be redesigned to eliminate the Design Guideline issues.

Summary of Property:

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

Summary of Project:

The Sullivans' 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' (At 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%)

#3 William & Natalie Busch

5601 High Drive

The Busches are returning to the ARB with additions/changes to their previously approved project.

Summary of Property:

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

Summary of Project:

At the front of the house, the existing stucco panels in the two-story bay window will be replaced with wood panels. The “gingerbread” fascia board at the front gable will be replaced with flat trim.

On the east side of the house, the Busches are proposing to replace an existing glass block window with a double casement window to match the rest of the house. At the north side of the house, a light fixture is proposed over an existing door.

Ordinance Compliance:

There are no conflicts with City 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(25)/LS-4
Lot Area:	29,653 SF
Lot Width:	227'

Ordinance	Allowable/Required by Ord	Proposed
Maximum Height:	35'	No Change
Minimum Front Yard:		No Change
Minimum Side Yard (Left):	34'	55'
Minimum Side Yard (Right):	34'	21.7'
Minimum Rear Yard: (30%)	36"	36.9'
Minimum Greenspace:	65%	68.2%

Address	Lot Area	Existing Lot Coverage	LC by Ordinance	% max used
5601 High Dr	29,653	2,905	6,791	42.78%
2031 W 56th St	17,020	1,627	4,617	35.24%
5600 Pembroke Ln	19,901	3,032	5,147	58.91%
5620 Pembroke Ln	23,718	2,341	5,815	40.26%
			Average	44.30%
			50% Increase	66.44%
5601 High Drive	29,653	Proposed = 2,995	6,791	44.10%
Recommended Lot Coverage as reduced by 150% Rule			4,511	66.39%

The Glassmans are proposing a new screened porch at the front of the left side wing.

Summary of Property:

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

Summary of Project:

The proposed porch is located at the front of the left side wing. A new roof structure will tie into an existing covered open porch and the whole structure will be enclosed with screens. The walls will be built upon existing seat walls. The new roof is flat and will include a decorative balcony around the perimeter.

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(25)/LS-4
Lot Area:	29,653 SF
Lot Width:	227'

Ordinance	Allowable/Required by Ord	Proposed
Maximum Height:	35'	No Change
Minimum Front Yard:		No Change
Minimum Side Yard (Left):	34'	55'
Minimum Side Yard (Right):	34'	21.7'
Minimum Rear Yard: (30%)	36''	36.9'
Minimum Greenspace:	65%	68.2%

Address	Lot Area	Existing Lot Coverage	LC by Ordinance	% max used
5601 High Dr	29,653	2,905	6,791	42.78%
2031 W 56th St	17,020	1,627	4,617	35.24%
5600 Pembroke Ln	19,901	3,032	5,147	58.91%
5620 Pembroke Ln	23,718	2,341	5,815	40.26%
			Average	44.30%
			50% Increase	66.44%
5601 High Drive	29,653	Proposed = 2,995	6,791	44.10%
Recommended Lot Coverage as reduced by 150% Rule			4,511	66.39%

#5 Nick & Lynn Douthat*

5839 Brookbank Line

The Douthats are proposing to enclose their existing screen porch and add an addition to the rear of the porch. An existing stone patio and walkway will be replaced as part of the project.

Summary of Property:

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

Summary of Project:

The existing screened porch is located on the south side of the house. The walls will be replaced with new stone knee walls and casement windows. The exposed timber structure and second floor will remain. The new addition is located at the end of the existing porch and will be constructed to match. The new addition has a low slope roof to avoid an existing second floor bay window.

The new patio replaces an existing stone patio in the same location. The stone retaining walls around the patio will be repaired, but will remain in the same locations.

Ordinance Compliance:

The project is in violation of Code Section 5-121.A that requires the rear yard setback for LS-6 lots to be 30% of the lot depth. The new addition is located 23.7' off the rear property line and requires a **20' variance**.

The project is also in violation of Code Section 5-121.D that requires patios, on lots over 16,000 SF to be a minimum of 20 feet from the side or rear property line. However, Code Section 5-128.C.1 allows the replacement of certain existing nonconforming structures without a variance from the Board of Zoning Appeals. A variance is not 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(20)/LS-6
Lot Area:	60,520 SF
Lot Width:	320.9'

Ordinance	Allowable/Required by Ord	Proposed
Maximum Height:	35'	No Change
Minimum Front Yard:	95'	No Change
Minimum Side Yard (Left):	15%=48.1'	No Change
Minimum Side Yard (Right):	15%=48.1'	> 116'
Minimum Rear Yard: (30%)	41.4' (At closest point)	23.6'
Minimum Greenspace:	70% (42.364 SF)	51,354 (84.85%)

* A variance is required.
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#6 Chad & Angie Lucas

3316 West 69th 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%

The Brandmeyers are proposing a new 2-story home with a 4,743 sq. ft. footprint. The footprint consists of 3,492 sq. ft. of first floor space, a 995 sq. ft. 3-car garage, and 256 sq. ft. of covered porches. An additional 2,717 sq. ft. are proposed on the second floor.

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 two stories with a strong central vertical mass. The main mass is flanked on both sides by 1 ½ story side wings. The house is sided primarily with stone. The main mass employs cut stone veneer while the wings have a rubble veneer.

The new first floor elevation is similar to the previous house. The main floor sits approximately even with the home to the right and approximately 3 feet lower than the home to the left. The main ridge is approximately 4.6 feet higher than the home to the right and approximately 2.3 feet higher than the home to the left.

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 remains formal on the sides and rear of the house.

The roof has slate shingles with most having a 15/12 pitch. Nearly every main ridge is capped with a flat roof area. The smaller dormers have copper barrel roofs. A large skylight is proposed at the center of the house.

A concrete driveway is proposed at 12 feet wide at the entrance and stays nearly the same width throughout. The AC unit is located on the southwest 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 35 feet wide (27%), the main mass is narrower than recommend. This section goes on to suggest that the depth of the main mass should be 25% of the lot width not to exceed 25 feet. The nature of the side wing relationships hides the depth of the main mass. Roof forms would suggest that the depth is approximately 30 feet deep which is less than 25% of the lot width but deeper than the recommended 25 feet. **Discussion is 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 should have a width clearly less than the main mass and should not exceed 50% of the main mass width. The rear wing presents itself having a large central rear wing that is slightly smaller than the main mass. This wing is flanked on both sides by additional sides/wings. **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 F on page 99 through 100 provides recommendations concerning massing aberrations. As proposed, the house has blocky proportions that have been disguised by the layout and roof forms.

Discussion is recommended.

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. Section 2.7.2.B on page 102 recommends drives to be no more than 12 feet wide at the front property line. This recommendation has been met.

Section 2.7.3.A on page 106 recommends that LS-4 properties have a minimum of 65% greenspace. This recommendation has been met.

Section 2.6.4.A on page 89 discourages overbuilding by suggesting that homes avoid reaching more than 2 minimum/maximum setbacks or limits. As proposed, the house touches the maximum height, comes within inches of the left side and rear setbacks, and nearly at the maximum for both lot coverage and greenspace.

Discussion is recommended.

PRP Recommendation:

See the attached Professional Review Panel recommendation.

Lot Information	
Zoning:	R-1(20)/LS-4
Lot Area:	27,751
Lot Width:	129'

Ordinance	Allowable/Required by Ord	Proposed
Maximum Height:	35'	34'
Minimum Front Yard:	75'	75'
Minimum Side Yard (Left):	15% = 19.4'	20.5'
Minimum Side Yard (Right):	15% = 19.4'	20.1'
Minimum Rear Yard: (30%)	64' (At closest point)	65.5'
Minimum Greenspace:	65% (18,038 SF)	18,286 SF = 66.7%

Address	Lot Area	Existing Lot Coverage	LC by Ordinance	% max used
6600 Wenonga Rd	27,751	2,597	6,485	40.05%
6632 Wenonga Rd	40,903	4,788	8,492	56.38%
6550 Wenonga Rd	23,612	3,901	5,797	67.30%
6548 Wenonga Rd	24,751	2,877	5,989	48.03%
6549 Wenonga Rd	35,390	3,724	7,679	48.49%
6551 Wenonga Rd	25,249	3,428	6,073	56.45%
6601 Wenonga Rd	32,377	2,415	7,219	33.45%
			Average	50.02%
			50% Increase	75.03%
6600 Wenonga Rd	27,751	Proposed: 4,743	6,485	72.72%
Recommended Lot Coverage as reduced by 150% Rule:			4,866	97.0%

#8 Seth & Lyndsay Henson

2609 West 70th Street

The Hensons 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:

The City Architect recently failed the Henson’s final inspection due to several discrepancies between the approved plans and the project as built. A side dormer window was originally approved as a pair of casement windows and a single casement was installed. Five windows at the rear of the house were supposed to all have transoms. Transoms were installed only at the middle three. The windows installed on either side of the fireplace are larger than previously approved. The secondary rear entrance was installed with glass doors rather than solid and a new window was added. Photo documentation of the as-built conditions has been provided for ARB review.

At the January 7th ARB meeting, the board required that all of the home’s windows be replaced with true simulated divided light windows with clear glass. The Hensons are proposing alternative ways to modify the existing windows to add muntin bars.

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.