

# ARCHITECTURAL REVIEW BOARD AGENDA

July 24, 2018

3:00 p.m.

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

## Approve Minutes of Last ARB Meeting

### #1 CONSENT AGENDA

- A. Jeff & Julie Young – 6421 Overbrook Road Changes to previously approved project
- B. Dan & Leslie Hogan – 6840 Tomahawk Road Change in Architect requires re-approval

### #2 Rick & Mary Schultz 3021 W 67<sup>th</sup> Terrace

Changes to previously approved project

### #3 Tom & Teresa Walsh 2101 W 59<sup>th</sup> Street

Changes to previously approved project

### #4 Mark & Gabrielle Cohen 3700 W 64<sup>th</sup> Street

Changes to previously approved project

### #5 Pat & Paula Brooks \* 6551 Wenonga Road

Modify circle driveway; new covered porch

### #6 Mike & Lori Engle 2710 W 66<sup>th</sup> Terrace

Changes to previously approved project

### #7 Mike & Lori Engle \* 2710 W 66<sup>th</sup> Terrace

Replace pool deck, add fire pit,  
remove 2 small sheds

\* 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. Jeff & Julie Young**

**6421 Overbrook Road**

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

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

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

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

At the June 12<sup>th</sup> ARB meeting, the board approved a new gazebo to be located next to the Youngs' existing deck. They are now proposing to place the gazebo deeper into their rear yard and add a sidewalk connecting the gazebo to the deck.

#### **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. Dan & Leslie Hogan**

**6840 Tomahawk Road**

The Hogans are returning to the ARB because they have changed architects.

**Summary of Property:**

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

**Summary of Project:**

If the Architect that produces and seals the construction drawings differs from the architect or designer that presented the plans to the ARB, the project must return to the ARB for review.

The City Architect has reviewed the construction drawings and believes that they adequately match the approved design 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 Rick & Mary Schultz

3021 West 67<sup>th</sup> Terrace

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

### Summary of Property:

- Character Area: Suburban
- Location of Common Green Space: Front & Side
- Any Special Frontages: Intersection Green

### Summary of Project:

The Shultzes are proposing to extend the rear screened porch wing an additional 3.5 feet further into the rear yard. The detailing and materials do not change. The windows directly north of the porch, on the west side, have been modified to have a lower sill height.

They are also proposing a new concrete patio with a brick boarder at the east side of the screened porch. The design matches the larger patio on the west side of the porch. A new walkway will connect the patio to a new door on the east side of the house.

At the rear of the house, at the previously approved patio, a series of windows is now proposed as a pair of French sliding glass doors.

### 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:	R1(16)/LS-3
Lot Area:	20,208 SF
Lot Width:	109.85'

Ordinance	Allowable/Required	Proposed
Maximum Height	35'	28.6'
Minimum Front Yard:	60' (Platted)	66' (59' to covered porch)
Minimum Side Yard (Left):	10'	12.33'
Minimum Side Yard (Right):	10'	15.47'
Minimum Combined Side Yards: (25% of Mean Lot Width)	27.56'	27.8'
Minimum Rear Yard: (20% of Mean Lot Depth)	35.0' (At closest point)	<del>43.0'</del> 39.5'
Lot Coverage:	5,202 SF	4,724 SF (90.81% of Max) 4,794 SF (92.16% of Max)

Address	Lot Area	Lot Coverage	Formula	% max used
<b>3021 West 67th Terrace (Existing)</b>	<b>20,208</b>	<b>3,092</b>	<b>5,202</b>	<b>59.44%</b>
3012 West 67th Terrace	15,467	3,118	4,320	72.18%
3002 West 67th Terrace	19,014	4,245	4,987	85.13%
3111 West 67th Terrace	20,890	3,147	5,324	59.11%
3103 West 67th Terrace	20,619	2,974	5,275	56.37%
3011 West 67th Terrace	21,301	4,266	5,396	79.06%
3001 West 67th Terrace	19,196	2,896	5,020	57.69%
3110 West 68th Street	22,787	3,718	5,655	65.75%
3100 West 68th Street	26,444	3,719	6,271	59.30%
3040 West 68th Street	21,350	4,293	5,405	79.43%
			Average	67.35%
			50% Increase	100.00%
<b>3021 West 67th Terrace (Proposed)</b>	<b>20,208</b>	<b>4,794</b>	<b>5,202</b>	<b>92.16%</b>
Allowable Lot Coverage as reduced by 150% Rule			5,202	92.16%

**#3 Tom & Teresa Walsh**

**2101 West 59<sup>th</sup> Street**

The Walshes 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 Walshes installed a new generator next to a KCP&L transformer in their side yard without ARB approval. The generator is located 10 feet from the west property line.

The Walshes have also installed a new pool heat pump at the west side of the pool house.

Lastly, the Walshes are requesting to omit some of the plantings, previously approved, at the south side of the pool 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.

**#4 Mark & Gabrielle Cohen**

**3700 West 64th Street**

The Cohens are returning to the ARB with multiple 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 east side of the house, the existing pool equipment pad will be removed. A new 8-foot deep by 15-foot wide equipment pad is proposed at the west side of the house.

Also at the east side of the house, a new horizontal window is proposed near the new equipment pad.

At the west side of the house, a new awning window is proposed at the second floor gable of the home's main mass. A similar window is proposed at the front of the house, over the front porch.

**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 Brookses are proposing modifications to their existing circle driveway and a new covered porch 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 driveway modification will widen the driveway near the house. A new brick retaining wall will be added at the street side of the driveway. The height of the wall is indicated to be approximately 2 feet tall with 1 foot of the wall extending above the driveway. Please note, to be considered a retaining wall the top of the wall can be no higher than 6 inches above the higher grade. As proposed, the wall will require a variance.

At the rear of the house, the existing covered porch is being modified to extend the majority of the home's main mass. As part of the project, the rear doors to the porch are being reconfigured and projected out slightly under the porch. The porch has a flat roof with a decorative railing. The existing railing will be removed and replaced with a similar railing with a slightly different design.

**Ordinance Compliance:**

The project is in violation of City ordinance 5-119 which forbids walls, other than retaining walls, to be located in the front yard. **A variance 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.



**#6 Mike & Lori Engle**

**2710 West 66<sup>th</sup> Terrace**

The Engles 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:**

When the project was originally approved, the Engles were proposing to modify an existing three season room by removing all the exterior walls and replacing them with columns. They are now proposing to leave the room intact and replace the windows and siding to match the rest of the house. A new stone fireplace is proposed at the rear of the room.

The Engles are proposing to revise the previously approved circle driveway. The revised drive will have a bump-out near the front porch, and the drive has been moved farther from the 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.

Lot Information	
Zoning:	R-1(16)/LS-2
Lot Area:	18,900 SF
Lot Width:	140.0'

Ordinance	Allowable/Required	Proposed
Maximum Height	35'	26.8'
Minimum Front Yard:	45' (Platted)	45.4'
Minimum Side Yard (Left):	10'	20.6' (Existing)
Minimum Side Yard (Right):	10'	14.7'
Minimum Combined Side Yards: (25% of Mean Lot Width)	35.0'	35.3'
Minimum Rear Yard: (20% of Mean Lot Depth)	27.0 (At closest point)	27.0'
Lot Coverage:	4,966 SF	3,879 SF (78.8% of Max)

Address	Lot Area	Lot Coverage	Ordinance Limit	% max used
2810 West 66th Terrace	18,900	3,546	4,966	71.41%
2802 West 66th Terrace	18,899	3,207	4,966	64.59%
2702 West 66th Terrace	18,719	2,904	4,933	58.87%
2703 West 66th Terrace	18,702	3,426	4,930	69.50%
2711 West 66th Terrace	20,251	4,468	5,210	85.76%
2803 West 66th Terrace	18,898	2,671	4,965	53.79%
2701 West 66th Street	18,707	3,341	4,930	67.76%
2709 West 66th Street	18,899	3,490	4,966	70.28%
2801 West 66th Street	18,225	3,240	4,842	66.92%
			Average	67.65%
			50% Increase	100.00%
<b>2710 W 66th Terrace</b>	<b>18,900</b>	<b>3,879</b>	<b>4,966</b>	<b>78.8%</b>
Allowable Lot Coverage as reduced by 150% Rule			4,966	78.8%

**#7 Mike & Lori Engle\***

**2710 West 66<sup>th</sup> Terrace**

The Engles are proposing to replace their pool deck and add a fire pit.

**Summary of Property:**

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

**Summary of Project:**

In May of this year, the Engles appeared before the board with a whole house remodel and a circle drive. At that time, the landscape and hardscape plans were deferred to a later date.

At the rear of the house, the existing pool deck will be removed and replaced with a significantly smaller new concrete deck with brick or stone borders. The fire pit is proposed near the rear of the deck and will be placed on pervious paving. The height, diameter and materials for the fire pit have not been indicated. Clarification is required.

Two existing pool sheds in the northwest corner of the property will be removed.

**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 sets on the rear property line. The new deck is proposed to be 8.6 feet from the rear property line. **A variance of 11.4 feet is required.** Please note, the small patio at the northeast corner of the lot is pervious paving and is thereby considered a landscape feature.

**Design Guideline Review:**

There are no conflicts with Design Guidelines.

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\* A variance is required.