

# ARCHITECTURAL REVIEW BOARD AGENDA

July 25, 2017

3:00 p.m.

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

## #1 CONSENT AGENDA

- |   |                                   |
|---|-----------------------------------|
| A. Ryan & Lindsay Sullivan - 6610 Wenonga Ter             | Changes to landscape plan         |
| B. Craig & Katherine Bruner – 5931 High Dr                | Modify garage doors & windows     |
| C. Casey & Paula Halsey – 6301 Norwood Rd                 | New rear patio & pergola          |
| D. Rick & Sandy Jones – 5705 Oakwood Rd                   | Addition and new window           |
| E. Drake & Patricia Vidrine – 2111 W 70 <sup>th</sup> Ter | New addition & window changes     |
| F. Mike & Tracy Jackson – 2311 W 69 <sup>th</sup> Ter     | Addition & new window             |
| G. Lindse & Prentice Hanes – 6300 Belinder Ave            | New windows, dormer & window well |

## #2 Colter Investing, LLC 2800 W 68<sup>th</sup> Street

Changes to previously approved project;  
driveway and walkway replacement

## #3 Michael & Allison Hughes 3841 W 64<sup>th</sup> Street

Replace front auto-court w/ circle drive;  
replace rear drive and add gate

## #4 CPM1 Trust (Colleen McPherson Roble) \* 2000 W 61<sup>st</sup> Terrace

New detached garage

## #5 Paul & Liz Uhlmann 5841 High Drive

New residence

### \* 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. Ryan & Lindsay Sullivan**

**6610 Wenonga Terrace**

The Sullivans are returning to the ARB with changes to their previously approved landscape plan.

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

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

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

The original landscape plan included a planter bed near the north side entrance. The Sullivans are proposing to eliminate this bed.

At the rear of the property several spruce trees were originally approved. The Sullivans are proposing to eliminate one of these trees near 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.

## **B. Craig & Katherine Bruner**

**5931 High Drive**

The Bruners are proposing an interior remodel that includes modifications to their existing garage doors, and various window replacements.

### **Summary of Property:**

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

### **Summary of Project:**

At the garage, the Bruners are proposing to remove one of the garage doors and fill in the space with stucco to match the rest of the house. The existing garage door will be replaced with a new, larger unit.

Directly to the side of the garage door there is an existing pedestrian door. The Bruners are proposing to replace this door and relocate it to a slightly new location. An existing copper roof over the door will be removed as part of the project.

At the south (right) side of the house, an existing double sliding glass door is to be replaced with a new pair of French doors with flanking sidelights. The new door will be the same size as the existing opening.

At the rear of the house, two large Palladian windows flank the existing fireplace. The Bruners are proposing to replace these windows with new larger casement windows with a similar head height.

### **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. Casey & Paula Halsey**

**6301 Norwood Road**

The Halseys are proposing a new rear patio and pergola.

### **Summary of Property:**

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

### **Summary of Project:**

At the rear of the home, there is an existing free-form brick patio. The Halseys are proposing to replace this patio with a new brick patio with a more rectilinear layout. Two existing rear wings create a shallow alcove at the main mass. This area will be in-filled with a new patio. A small connector patio will connect this patio to a new large rectangular patio.

All three patios will be covered with a series of pergola structures. The height of the pergolas matches the home's eave height which makes the bottom beam of the pergola 8'-4" above the patio surface. The west side and a portion of the north side will include a lattice screen wall.

### **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.

**D. Rick & Sandy Jones**

**5705 Oakwood Road**

The Joneses are proposing a new addition at the rear of their home and the addition of a single window at the side.

**Summary of Property:**

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

**Summary of Project:**

The new addition is at the rear of the house next to an existing rear wing. The addition only protrudes a few feet from the rear face of the house. All materials, fenestration and detailing is to match the existing house. Directly beside the new addition is a small brick counter that houses a barbeque grill.

At the main roof of the house, a new chimney flue is proposed for an internal fireplace.

At the west (left) side of the house, a new octagonal window is proposed. To accommodate the window, the shutters will be removed from an existing window and new trim installed.

**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.

**E. Drake & Patricia Vidrine**

**2111 West 70<sup>th</sup> Terrace**

The Vidrines are proposing a whole house remodel that includes a new addition and multiple window replacements.

**Summary of Property:**

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

**Summary of Project:**

The new addition is at the west (right) side of the house. All materials, fenestration, and detailing is to match the existing house.

Most of the window replacements are new windows in existing openings. At the front of the house, an existing triple casement will be replaced with a new window with a higher sill height. The space below the window will be filled in with brick to match the adjacent siding. At the rear of the house two new windows in new openings are proposed.

**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.

## **F. Mike & Tracy Jackson**

**2311 West 69<sup>th</sup> Terrace**

The Jacksons are proposing to add a third bay to their existing garage. As part of the project a new window will be added to the rear of the house.

In April of 2016 this project was approved by the ARB but a permit was never issued. The approval has expired and the Jacksons are returning to the ARB to seek a new approval.

### **Summary of Property:**

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

### **Summary of Project:**

The new garage bay will be added directly to the side of the existing garage. The existing hipped roof will be extended out to cover the new bay. The new bay will have a single garage door while the existing garage will maintain an oversized single door.

The new addition will be sided with shingle siding to match the rest of the house. The entire house will be re-roofed as part of the project.

New windows will be added to the south and west sides of the garage. An additional window will be added to an existing rear wing at the opposite end of the house.

### **Ordinance Compliance:**

There are no conflicts between the proposed project and the City of Mission Hills Code of Ordinances.

### **Design Guideline Review:**

Section 2.5 on pages 72 through 75 of the Design Guidelines provides specific recommendations for the Suburban character area.

Subsection C recommends side wings located in the conditional building area be limited to 1 story and 16 feet in height. As proposed, the new addition extends into the primary landscape area which is typically discouraged. Furthermore the proposed height of the new addition is over 19 feet. This was discussed at the 4/5/2016 ARB meeting where the ARB found the encroachment acceptable since it was for a hipped roof and not a full gable.

Subsection D suggests that rear wings located in the conditional building area be limited to 1 ½ stories not to exceed 24 feet in height. 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 maximum lot coverage that is being used by the neighboring properties. This recommendation has been met.

**G. Lyndse & Prentice Hanes**

**6300 Belinder Avenue**

The Hanes are proposing an interior remodel that includes new windows, dormers, and a window well.

**Summary of Property:**

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

**Summary of Project:**

The proposed dormers are located at the rear of the house in each of the two side wings. They both include a single double-hung window and have copper roofs to match existing windows at the main mass.

At the rear of the main mass at a center box bay, a new folding window is proposed. Directly below this window they are proposing a new egress well.

The plan indicates several other “future” projects including additions at each end of the house and new rear patio. None of these items are listed on the permit and are not included in 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.



**#2 Colter Investing, LLC.**

**2800 West 68<sup>th</sup> Street**

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

*This project was continued at the June 27<sup>th</sup> ARB meeting so that example project addresses could be provided for the ARB to review, as well as a profile drawing of how the front walk meets the porch.*

**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 Michael & Allison Hughes

3841 West 64<sup>th</sup> Street

The Hughes are proposing to replace their existing front auto-court with a new circle driveway, replace their rear driveway and add a gate at their south drive approach.

#### Summary of Property:

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

#### Summary of Project:

The existing front auto-court is sunken and is surrounded on all sides with a brick retaining wall. They are now proposing to install a new retaining wall in a different configuration. The wall will be a freeform shape with an integral stair at the mid-point. The plans indicate the proposed wall will be limestone to match a city monument at the northwest corner of the property. The wall will be 3 feet tall at its highest point with the taller side facing the home.

The proposed circle driveway will connect from the Mission Road side of the property, using an existing drive approach, to the West 64<sup>th</sup> side of the property. The driveway is to be constructed of concrete except for a middle portion proposed to be concrete pavers. The width of the West 64<sup>th</sup> street drive approach is 12 feet. Clarification is required.

The driveway at the garages will also be replaced with a new concrete drive. The configuration is similar to the existing driveway but it is slightly larger. New limestone columns are proposed flanking each side of the driveway and supporting a new gate. The fence and gate will set back from the exiting fence.

#### Ordinance Compliance:

Although city ordinances prohibit walls in the front yard, there are exceptions for retaining walls. The proposed front wall qualifies for this exception. 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 CPM1 Trust (Colleen McPherson Roble) \***

**2000 West 61<sup>st</sup> Terrace**

The CPM1 Trust is proposing a new detached garage with a 672 SF footprint.

*Please note, the garage is not considered attached because it does not share a common wall or common roof with the main house.*

**Summary of Property:**

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

**Summary of Project:**

The proposed garage sits behind the main house and ties into the existing driveway. The home's existing rear basement garage will be filled in as part of the project. The garage will be sided with stucco to match the main house and will have a flat roof. The garage connects back to the main house with a new patio and associated pergola. Since the garage will sit 4 feet lower than the main house, a stair well is proposed at the rear of the garage.

**Ordinance Compliance:**

The project is in violation of city ordinance 5-121 B which limits the area of detached accessory buildings, located in the rear yard, to 20% of the total minimum rear yard area (649 SF for this property.) **A variance of 23 square feet is required.**

The project is also in violation of city ordinance 5-132 E which requires detached accessory building be a minimum of 10 feet away from the principal building. **A variance of 3 feet is required.** Please note, detached accessory buildings located in the rear yard have a required rear yard setback of 10 feet. The proposed setback is over 28 feet.

**Design Guideline Review:**

The City of Mission Hills Design Guidelines generally discourages and project that requires a variance.

Lot Information	
Zoning:	R-1(20)/LS-1
Lot Area:	14,941 SF
Mean Lot Width:	103.0'

Ordinance	Allowable/Required	Proposed
Detached Accessory Building Minimum Side Yard:	10'	27'
Detached Accessory Building Minimum Rear Yard:	10'	28.2'
Detached Accessory Building Maximum Area: (20% of Minimum Rear Yard)	649 SF	672 SF
Lot Coverage:	4,220 SF	4,220 SF (46.39% of Max)

\*Variance Required.

Address	Lot Area	Lot Coverage	Ordinance Limit	% max used
1900 West 61st Street	17,287	2,444	4,667	52.37%
1912 West 61st Street	2,272	2,272	1,139	199.46%
2020 West 61st Street	14,027	1,904	4,036	47.17%
2021 West 61st Street	15,560	1,842	4,338	42.46%
2001 Brookwood Road	17,355	2,508	4,680	53.59%
2021 Brookwood Road	15,979	2,148	4,419	48.61%
2031 Brookwood Road	13,730	2,450	3,977	61.61%
			Average	72.18%
			50% Increase	100.00%
<b>2000 West 61st Terrace</b>	<b>14,957</b>	<b>1,958</b>	<b>4,220</b>	<b>46.39%</b>
Allowable Lot Coverage as reduced by 150% Rule			4,220	46.39%

The Uhlmanns are proposing a new home with a 5,726 sq. ft. footprint. The footprint consists of 4,412 sq. ft. of first floor living space, an 864 sq. ft. garage, and 450 sq. ft. of covered front porch. An additional 1,252 sq. ft. are on the second floor and 3,875 sq. ft. in the finished basement. The project includes a circle drive with an auto-court, rear patio, and a small spa.

*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 house is of the French Country style. It is 1 ½ stories at the central mass with two side wings that project forward of the main mass to create a small forecourt at the front entry.

The main ridge of the house will be approximately 0.9 feet higher than the 2-story house to the right and approximately 9.6 feet higher than the 2-story home to the left. The proposed eaves are not comparable to the adjacent homes due to the 1-story side wings. Please note, the 1-story left side wing is only 2.1 feet taller than the main ridge of the house to the left.

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 stucco with wood and stone accents. The roof is slate tile with copper roofs at the dormers. Large areas of flat roofs are located at the main mass and the two side wings. All windows are fixed or casements - all with colonial style muntin bars with the exception of accent areas at the front of the house which use a steel system with larger lights. 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. Shutters are proposed at select windows at the front of the house only.

The front door does not have a significant porch. A small stoop provides access to the front courtyard. The courtyard wall is approximately 2 feet tall and will be clad with stucco to match the house. It projects only a few feet into the front yard and does not include any lighting.

The driveway is a new circle drive that maintains the existing 12-foot-wide south curb approach. The 12-foot-wide curb approach will be repaired at the north. The auto-court will be added near the front/side of the 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 3-car garage. A side entrance near the garage will be set into a small alcove. A low retaining/landscape wall is proposed along the south side of the driveway. The wall will be 12 inches tall at its tallest point.

A large patio is proposed at the rear of the house. The patio spans the width of the main mass and a portion of the left (north) wing. A covered portion of the patio sets back under the main roof of the house. The spa is located at the north end of the patio. It is partially surrounded by a low retaining wall. The spa mechanical equipment and a generator are located on the north side of the retaining wall facing the neighboring property. The minimum required setbacks have been maintained. A similar retaining wall, approximately 2 feet tall, is proposed at the north side of the house. This wall creates a landscape plinth for the house.

The site plan does indicate new iron fence returns at the sides of the house. The fences appear to tie into neighbors' fences on both sides.

The home's HVAC equipment is located at the south side of the house near the rear of the house.

#### **Ordinance Compliance:**

There are no conflicts between the proposed project and the City of Mission Hills Code of Ordinances.

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

Section 2.3 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 40 feet wide (24.2% of lot width) the main mass is narrower than recommended. However, the style of the home characteristically has narrow main masses with large side wings. This section also suggests that the depth of the main mass should not be more than 50% of the width. At 40 feet deep, the main mass is deeper than recommended, however the style of the home typically has a square main mass. This section goes on to recommend that the height of the house be limited to 35 feet. This recommendation has 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 secondary wings. This recommendation has been met.

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. This section also suggests that side wings should be set back from the front of the house. Since the side wings are being used to form the courtyard, and the ARB may find this acceptable.

Subsection D recommends rear wings located in the conditional building area be subordinate to the main mass with eaves no higher than 12 feet and ridges no higher than 24 feet. The proposed eaves are 11 feet tall, but the ridge is over 26 feet high. Please note, the roof on this wing is hipped so the portion of the wing where the ridge is over 26 feet tall is not in the conditional building area.

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. The proposed side entry garage is located in a front wing. **Discussion is recommended.**

Lot Information	
Zoning:	R-1(25)/LS-4
Lot Area:	29,025 SF
Mean Lot Width:	165.0'

Ordinance	Allowable/Required	Proposed
Maximum Height	35'	33.5'
Minimum Front Yard:	75' (Calculated)	75.0'
Minimum Side Yard (Left):	10'	16.89'
Minimum Side Yard (Right):	10'	24.9'
Minimum Combined Side Yards: (25% of Mean Lot Width)	41.25'	41.79'
Minimum Rear Yard: (20% of Mean Lot Depth)	35.25' (At closest point)	35.25'
Lot Coverage:	6,690 SF	5,726 SF (85.5% of Max)

Address	Lot Area	Lot Coverage	Ordinance Limit	% max used
5819 High Drive	30,010	5,334	6,848	77.90%
5835 High Drive	32,989	3,872	7,313	52.90%
2100 W 59th Street	30,997	4,155	7,003	59.30%
2040 W 59th Street	32,993	3,345	7,314	45.70%
5828 Pembroke Court	30,187	4,865	6,876	70.80%
5850 Pembroke Court	28,787	3,456	6,652	52.00%
			Average	59.77%
			50% Increase	89.65%
<b>5841 High Drive</b>	<b>29,020</b>	<b>5,726</b>	<b>6,690</b>	<b>85.5%</b>
Allowable Lot Coverage reduced by Design Guidelines 150% rule			5,998	95.5%