

ARCHITECTURAL REVIEW BOARD AGENDA

August 7, 2018

3:00 p.m.

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

Approve Minutes of Last ARB Meeting

#1 CONSENT AGENDA

- A. Tom & Patty Wood – 5819 High Drive Changes to previously approved project
- B. Adam Jones – 6551 High Drive Remove existing side door
- C. Chandler McCray & Heather Trower – 3810 W. 65th Terrace Changes to previously approved project

#2 Tom & Teresa Walsh 2101 W. 59th Street

Changes to previously approved project
Continued from July 24th ARB mtg

#3 Susan & Scott Brown 1900 Stratford Road

New 7 foot tall stucco wall

#4 Scott & Brook Wood 2401 W. 69th Street

New patio with outdoor kitchen,
fireplace, and generator

#5 Paul Evans * 3800 W. 66th Street

Multiple cosmetic modifications and
2nd floor addition

#6 ~~Tanya Trest~~ Continued to August 21st mtg ~~2520 W. 63rd Street~~

Substantial addition,
new windows & roof, rear yard patio

* 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. Tom & Patty Wood

5819 High Drive

The Woods 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 Woods are proposing to omit a previously approved skylight at the flat roof area of the north wing and add a new skylight to the flat roof area over the main mass.

The proposed skylight is to be a light tunnel that has a minimal aperture located on the roof. A similar skylight is located at the flat roof area of the south wing.

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. Adam Jones

6551 High Drive

Mr. Jones is proposing an interior remodel that will remove an existing side entry door.

Summary of Property:

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

Summary of Project:

Once removed, the door opening will be infilled and sided to match the adjacent 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.

C. Chandler McCray & Heather Trower

3810 West 65th Terrace

The McCray/Trowers 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:

They are requesting retroactive approval of a gas fire pit that was installed without a permit. The fire pit is all stone to match the patio and stands approximately 2 feet tall.

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 Tom & Teresa Walsh

2101 West 59th 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.~~ The Walshes have chosen to remove this heat pump.

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.

#3 Susan & Scott Brown

1900 Stratford Road

The Browns are proposing a new 7 foot tall stucco wall.

Summary of Property:

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

Summary of Project:

The proposed wall is located at the northeast corner of the property and will enclose the Brown's existing pool. The wall is to be constructed of concrete masonry units and finished with stucco. A 4 inch thick stone cap, to match existing stone on the house, will be added to the top of the wall.

Ordinance Compliance:

Under normal circumstances, walls are limited to 6 feet tall, when located in the rear yard. However, city ordinance does allow the ARB to approve a 7 foot tall wall in the rear yard. 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 Scott & Brook Wood

2401 West 69th Street

The Woods are proposing a new patio with an outdoor kitchen, fireplace and generator.

Summary of Property:

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

Summary of Project:

The proposed patio is bluestone with a paver stone edge. It replaces an existing stone patio in the same area. The new patio will extend slightly farther into the rear yard.

The outdoor fireplace is proposed at the back side of the patio. It is a combination of brick and stone and will stand 11 feet tall.

The outdoor kitchen is located at the west side of the new patio. It will be constructed of stone, to match the fireplace, and will have a cut stone counter.

The proposed generator is located on the west side of the house adjacent to the existing air conditioning unit.

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.

Mr. Evans is proposing multiple cosmetic modifications and a second floor addition to his home.

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, new stone siding will be added at the garage in addition to new trim and a pergola over the door. Similar stone siding and a pergola structure will be added at window in the opposite wing. The roof structure will be highly modified with the addition of the second floor at the main mass of the house. New gables, similar to the side wings, will be added to the main mass in addition to a new covering at the front porch. The second floor and portion of the first floor will be sided with cedar shake siding.

At the west (left) side of the house, an existing boxed bay window will be resided with cedar shakes.

At the rear of the house, the windows in the two side wings will receive new trim similar to the front of the house. The three existing sliding glass doors will be reused but spaced out further apart. At the roof, the gabled end of the new second floor is the new dominate feature. Four existing skylights will be eliminated in their entirety. A new chimney, for an internal fireplace, is indicated to be all brick to match the existing fireplace.

At the east (right) side of the house, a new window is being added.

Ordinance Compliance:

The project is an existing non-confirming use as the garage is in violation the platted front building setback. The proposed material changes at the garage are in this area and require a variance.

Design Guideline Review:

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