

ARCHITECTURAL REVIEW BOARD AGENDA

August 21, 2018

3:00 p.m.

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

Approve Minutes of Last ARB Meeting

#1 CONSENT AGENDA

- A. Brian & Jennifer Weiford – 2009 W. 68th Street New composite fence
- B. Andy & Toma Wolff – 2200 Tomahawk Road Replace fence with single-sided style
- C. Cindy Price – 6930 Belinder Avenue Changes to previously approved project

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

Changes to previously approved landscape plan
Continued from August 7th ARB mtg

#3 Philip & Janet Groves 3416 W. 68th Street

Two additions

#4 Mark & Gabrielle Cohen 3700 W. 64th Street

Changes to previously approved project

#5 Kevin & Janell Caponecchi 6012 Mission Drive

Two detached buildings

#6 Tanya Trost 2520 W. 63rd Street

Substantial addition, remodel,
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. Brian & Jennifer Weiford

2009 West 68th Street

The Weifords are proposing to replace their existing 6-foot-tall privacy fence with a new composite fence.

Summary of Property:

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

Summary of Project:

The new fence will be constructed of Trex fencing. The style will match the existing fence.

Ordinance Compliance:

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

Design Guideline Review:

The City of Mission Hills Design Guidelines states that fences should be made of finished wood or wrought iron. **Discussion is recommended.**

B. Andy & Toma Wolff

2200 Tomahawk Road

The Wolffs are proposing to replace their existing picket fence with a new 6-foot privacy fence.

Summary of Property:

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

Summary of Project:

Not all sections of the fence will be replaced. The Wolffs are only replacing the east side return fence, and the section at the rear of the house by the driveway. The new fence will be single-sided.

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. Cindy Price

6930 Belinder Avenue

The Prices 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 original layout for the patio included steps at both ends. They are now proposing steps only at one end. Similarly, the project originally included a railing at the wood deck. The Prices have chosen to omit this railing. Lastly, the perimeter wall around the patio was constructed slightly higher than proposed.

Due to the limited scope of the project, photo documentation has been allowed in lieu of traditional 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.

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

This project was continued at the August 7th ARB meeting, so the Walshes could provide an alternate planting plan for the area south of their pool house.

Summary of Property:

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

Summary of Project:

New drawings will be provided at the meeting.

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 Groves are proposing a new addition at the east side of their home and a second smaller addition at the west side of the house.

Summary of Property:

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

Summary of Project:

The new east (right) addition is 1 story and replaces the existing screened porch. The addition steps back from the front of the house and the height is well under the allowable limit. A single dormer has been provided near the center of the new addition. All materials and detailing match the existing house.

The west (left) addition consists of a simple 1 story bump out at the side of the house. A triple casement window is centered in the new addition and will be the only casement window on the house.

Ordinance Compliance:

The home is an existing non-conforming use because the west side of the house sits only 8 feet off of the property line. The new addition meets the minimum side yard setback and the 25% rule. There are no conflicts between the proposed project and the City of Mission Hills 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 C recommends side wings located in the secondary building area be clearly shorter than the main mass, limited to 2 stories and 30 ft. in height. These recommendations have been met.

Lot Information	
Zoning:	R-1(16)/LS-2
Lot Area:	19,331 SF
Mean Lot Width:	112'

Ordinance	Allowable/Required	Proposed
Maximum Height	35'	No Change
Minimum Front Yard:	65' Platted	65.3' (Existing)
Minimum Side Yard (Left):	10'	8.5' Existing
Minimum Side Yard (Right):	10'	21.5'
Minimum Combined Side Yards: (25% of Mean Lot Width)	28.0'	30.0'
Lot Coverage:	5,044 SF	2,598 SF (51.5% of Max)

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 front (south) of the house, the Cohen are proposing a new front door.

At the rear of the house, the siding has been changed to request the option for IPE or fiber cement siding.

At the July 24th ARB meeting, the Cohens proposed to replace one of the front oculus windows with a small horizontal window, along with other changes. The ARB approved the changes with the option to:

“1) remove the oculus window and do not replace it; 2) replace it with a vertical slot window that relates proportionally to the front door side light; or 3) replace it with a larger 48 inch by 48 inch (or slightly smaller) square window to better match the square windows to the right”

The Cohens do not like any of the options and are requesting the same small horizontal window.

Lastly, the new hot tub is being moved slightly to the northeast.

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. and Mrs. Caponecchi are proposing two new detached accessory buildings in their rear yard and a small addition to the rear of the main house.

Summary of Property:

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

Summary of Project:

The first accessory building is located at the west end of the property near the pool and will be a new pool house. Due to the slope of the property, the pool house is recessed into the hillside at the rear of the property. The north façade features a large French sliding glass door and triple casement window facing the pool. A new retaining wall will allow access to the rear corner of the pool house. At the east side of the pool house, a new retaining wall will be added that includes an outdoor fireplace.

The second detached accessory building is a new single-car garage at the east end of the property next to the existing garage. Like the pool house, the building will be recessed into the hillside. The building includes a second floor dormer and second floor windows on each side. An open covered walkway connects the new garage back to the main house.

Both detached accessory buildings are all brick with slate roofs to match the main house.

The addition to the main house is located near the walkway to the new garage. It is a simple room extension with a low slope metal roof.

Ordinance Compliance:

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

Design Guideline Review:

Section 2.2 on pages 60 through 63 of the Design Guidelines provides specific recommendations for the Countryside Estates character area.

Subsection E recommends that accessory buildings, located in the primary landscape area be limited to 1 story with 10 foot eaves and a maximum area of 720 square feet. Both accessory buildings meet all of these criteria.

The Trosts are proposing a substantial addition to their existing 2,247 sq. ft. home. The additions will add new living space, garages and covered porches. The final footprint of 3,791 sq. ft. consists of 2,865 sq. ft. of first floor living space, 820 sq. ft. of garage, and a 106 sq. ft. of covered porches. An additional 650 sq. ft. are on the existing 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 one story and is proposed to be sided with smooth stucco. Two large side wings extend forward at each side of the house. The eastern (right) wing is an existing 2-story mass. The western (left) wing is the new garage. The eave line and ridge of the garage are set slightly higher than the main mass. The left side wing extends into the rear yard to the rear yard setback line. A small secondary wing is located at the center of the left side wing.

All windows are clear-view fixed, awnings or casements. The window arrangement is fairly formal on each elevation. All of the windows are aluminum with minimal trim. At the rear of the house, an aluminum folding door system is being proposed. The garage door is a full translucent glass unit.

The roof of the house and additions will be standing seam metal; with the majority of the roof at a 5.5/12 pitch. A shallower 2/12 pitch is proposed at the rear of the house. The two small covered porches are being proposed with either TPO membrane roofing or standing-seam metal to match the rest of the house. Two existing skylights at the front of the house are to be replaced.

The existing chimney at the rear of the house will be clad with new cut limestone to match the stone of the fireplace at the interior. The proposed cladding will be 2 inches thick.

The front porch is a large tile stoop with a small, flat-roof covering. A low cut limestone wall is provided at the front entry that will match the new chimney. The cap on the wall will be cast stone.

At the rear of the house, a large tile patio extends the majority of the width of the house. A small, flat-roof porch is proposed at the rear door.

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 82 feet wide (72%), the main mass is wider than recommended. However, the house is designed with a horizontal massing which is traditionally much wider because wings are integral to the mass. This recommendation has been met.

Subsection B recommends front wings have a width clearly less than the main mass, and a depth not greater than the width. Both of the front wings meet these recommendations. The section goes on to recommend a maximum height of 2 stories and clearly less than the main mass. Both of the proposed wings are taller than the main mass. The eastern wing is an existing condition that is not being modified. The western wing is a remodeled area that is approximately 1 foot taller than the main mass. **Discussion is recommended.**

Subsection C recommends side wings located in the secondary building area be clearly shorter than the main mass, and limited to 2 stories and 30 feet in height. This recommendation has been met, except the eastern wing is taller than the main mass. This is an existing condition that is not being modified. This section goes on to recommend that wings located in the conditional building area be limited to 1 ½ stories and 24 feet in height. This recommendation has been met.

Subsection D recommends rear wings located in the conditional building area be limited to 1 ½ stories, 24 feet tall and have eaves no higher than 12 feet. This recommendation has been met. Please note, the rear wing has been set to be parallel to the rear setback so the full width of the rear wing nearly touches the rear setback. **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 B 2 e states that skylights should not be allowed in roofs that are visible from the street. The two existing skylights, that are to be replaced, do not meet this recommendation. **Discussion is recommended.**

Section 2.7.2 A on page 101 recommends garages be set behind the façade of the main house mass. The existing house has a front facing garage. With the modification, the garage will be moved forward and will be the closest point to the street. This is often an acceptable situation in contemporary homes.

Subsection B 2 recommends only direct drives should be used on lots narrower than 150 feet. The Section goes on to suggest that the drive width should not be wider than 12 feet within 30 feet of the curb. The proposed driveway width is not dimensioned but appears to be approximately 20 feet wide for the full length of the drive. **Discussion is recommended.**

PRP Recommendation

The Trosts have presented to the PRP multiple times where they have made multiple modifications to the design based on the recommendations of the Panel. Most of the Design Guideline issues, listed above, have been reviewed by the PRP and found to be acceptable. At the most recent PRP meeting on June 29, 2018, the PRP approved the project with the requirement that the west side wing be limited to 70 feet in length and the front setback be no closer to the street than the neighbor to the west at 58'-0". The front setback requirement has been met, but the west wing is 78'-9" long which does not meet the PRP requirement and should not be approved.

Lot Information	
Zoning:	R-1(30)/LS-3
Lot Area:	22,681 SF
Mean Lot Width:	112.5'

Ordinance	Allowable/Required	Proposed
Maximum Height	35'	21.0'
Minimum Front Yard:	58.0' (Average of Adjacent)	59.9"
Minimum Side Yard (Left):	10'	10.5'
Minimum Side Yard (Right):	10'	17.82' (Existing)
Minimum Combined Side Yards: (25% of Mean Lot Width)	28.13'	28.32'
Minimum Rear Yard: (20% of Mean Lot Depth)	39.42' (At Closest Point)	39.42'
Lot Coverage:	5,545 SF	3,791 SF (68.3% of Max)

Address	Lot Area	Lot Coverage	Formula	% max used
2520 West 63rd Street	22,681	2,247	5,637	39.86%
2410 West 63rd Street	18,559	2,941	4,903	59.98%
2427 West 63rd Street	15,433	2,137	4,313	49.54%
2501 West 63rd Street	20,318	2,226	5,222	42.63%
2516 West 63rd Street	24,812	3,602	6,000	60.04%
2509 West 63rd Street	24,843	1,948	6,005	32.44%
2530 West 63rd Street	21,843	2,848	5,491	51.87%
			Average	48.05%
			50% Increase	72.08%
2520 West 63rd Street	22,150	3,791	5,545	68.3%
Allowable Lot Coverage as reduced by 150% Rule			3,996	94.8%