

ARCHITECTURAL REVIEW BOARD AGENDA

September 3, 2019

3:00 p.m.

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

#1 CONSENT AGENDA

- A. Kyle & Natalie Hartman – 6438 Willow Lane Enlarge front stoop
- B. Paul & Liz Uhlmann – 5841 High Drive New 7 ft. tall wood fence & landscape plan
- C. Google – Work at 5600 Mission Dr & 6800 Tomahawk Rd Ground level utility vaults

#2 Constantine Farmakidis * 2500 Tomahawk Road

Replace A/C unit

#3 Chip & Holli Zuck 6518 Overhill Road

Enclose covered porch; add eyebrow roof at side

#4 David & Linda Gentile 6860 Tomahawk Road

Addition at rear of home w/ deck

#5 Humphreys/Yens 2215 Drury Lane

Multiple additions

#6 Brad & Blair Jackson 3517 W. 64th Street

Changes to previously approved project;
landscape plan

#7 Walden Residence 6535 Wenonga Terrace

New koi pond in rear yard

#8 Michael & Natalie O'Shaughnessy 6225 Ensley Lane

New outdoor kitchen; changes to walkways

#9 James & Tara Lin * 3508 W. 64th Street

New patios with outdoor kitchen,
fire pit, and pergola

* 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. Kyle & Natalie Hartman

6438 Willow Lane

The Hartmans are proposing to enlarge their existing front stoop.

Summary of Property:

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

Summary of Project:

The new stoop will be 12'-4" wide by 4'-4" deep. This is less than the maximum 60 square feet allowed. The stoop will be a combination of brick and concrete like the previous stoop.

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. Paul & Liz Uhlmann

5841 High Drive

The Uhlmanns are returning to the ARB with their landscape plan and a new 7 ft. tall fence.

Summary of Property:

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

Summary of Project:

The Uhlmanns are proposing to replace the fences along the north (left) and east (rear) sides of their home with new 7-foot tall wood fences. The new fences will match one of the City's pre-approved styles.

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. Google

5600 Mission Dr & 6800 Tomahawk Rd

Google is proposing ground level utility vaults at two locations.

Summary of Property:

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

Summary of Project:

Google is proposing to install a ground level utility vault at 5600 Mission Drive and one at 6800 Tomahawk Road. The vault lids will be approximately 20" x 13" and will be green.

Approval is being sought to place vaults at additional locations which will be applied for separately as locations are identified. Google is seeking to have the City Administrator review future locations for approval.

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 Constantine Farmakidis*

2500 Tomahawk Road

The owners are proposing to replace their existing AC unit.

Summary of Property:

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

Summary of Project:

The proposed AC unit is located in the same location as the previous unit.

Ordinance Compliance:

The project is in violation of Code section 5-120 G which requires accessory structures, like HVAC equipment, have a minimum side yard setback of 10 feet. A setback of 8 feet has been provided. **A variance of 2 feet is required.**

Design Guideline Review:

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

* A variance is required.

#3 Chip & Holli Zuck

6518 Overhill Road

The Zucks are proposing to enclose an existing covered porch and add a new eyebrow roof to the side of their home.

Summary of Property:

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

Summary of Project:

The new eyebrow roof is located over the existing garage doors and will be supported by a series of architectural brackets.

The enclosed porch is located at the rear of the house near the center of the main mass. The siding and fenestration are to match the main house. A new stone fireplace is proposed at the rear of the newly enclosed 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 Gentiles are proposing a new addition at the rear of their home that includes a small deck.

Summary of Property:

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

Summary of Project:

The new addition is 1-story and located at the rear of the house. All materials, fenestration and detailing match the main house. At the west side of the new addition, a small wood deck is being proposed. The deck will have a new wall and railing along the north side. This feature matches the walls and railings used throughout the property.

As part of the project, a decorative iron fence will be added atop an existing stone wall in the east side yard. The height of the fence is not indicated but appears to be less than 6 feet tall.

Lastly, on the west side of the house, the Gentiles are proposing to eliminate a side entry door. The opening will be infilled with siding to match the adjacent walls.

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 Humphreys, in conjunction with Jonathan Yen, are proposing multiple additions to their existing home.

Summary of Property:

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

Summary of Project:

At the front of the house, three new gabled dormers are proposed. The dormers are evenly spaced along the front façade.

A new single-story addition is proposed at the southeast side of the house. The new wing attached to the side of an existing rear wing. The addition has siding and fenestration to match the main house. The door is standing seam copper to match the various box bay windows on the main mass.

At the rear of the house, a small addition is proposed at the west end of the main mass. The addition will replace a small covered porch. All detailing and materials match the main house.

At the rear of the house, a new rear dormer is being proposed. This dormer is considerably larger than the front dormers and features copper standing seam shed roof.

Four new skylights are also proposed at the rear of the house. They are, roughly, evenly spaced along the rear roof.

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 Jacksons are returning to the ARB with changes to their previously approved project, and to present their landscape plan.

Summary of Property:

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

Summary of Project:

The bluestone patio, at the rear of the house, is being extended deeper into the rear yard. A three foot tall landscape wall and planter area will be extended around the patio extension. The previously approved grill will be relocated to this new section of patio.

At the side of the garage, the area for the HVAC equipment has been enlarged into a mechanical yard that is enclosed with a wood fence. The style of the fence has not been indicated; clarification is required. Similarly, a generator is indicated in the mechanical yard, a model number and specifications are required before approval.

On the right (west) side of the house, the patio and spa layout has been modified and the spa equipment has been located.

At the front of the house, the front porch stoop has been reconfigured and made slightly larger.

Ordinance Compliance:

The swimming pool is an existing non-conforming structure that will not be modified as part of this project.

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-5 |
| Lot Area: | 40,080 SF |
| Lot Width: | 154.0' |

| Ordinance | Allowable/Required | Proposed |
|---|-------------------------|--------------------------|
| Maximum Height | 35' | 34.0' |
| Minimum Front Yard: | 85' | 85' |
| Minimum Side Yard (Left): | 15.4' | 29.0' |
| Minimum Side Yard (Right): | 15.4' | 32.3' |
| Minimum Combined Side Yards: (25% of Mean Lot Width) | 38.5' | 61.3' |
| Minimum Rear Yard: (20% of Mean Lot Depth) | 33.4 (At closest point) | >109' |
| Lot Coverage: | 8,373 SF | 5,239 SF (62.57% of Max) |

| Address | Lot Area | Lot Coverage | Ordinance Limit | % max used |
|---|----------|--------------|-----------------|------------|
| 3600 W 64th Street | 32,642 | 4,788 | 7,260 | 65.95% |
| 3516 West 64th Street | 33,401 | 3,391 | 7,377 | 45.97% |
| 3508 West 64th Street | 32,838 | 3,400 | 7,290 | 46.64% |
| 3701 West 64th Street | 30,211 | 4,901 | 6,880 | 71.24% |
| 3617 West 64th Street | 35,108 | 3,977 | 7,637 | 52.08% |
| 3601 West 64th Street | 42,496 | 3,046 | 8,721 | 34.93% |
| 3515 West 64th Street | 35,979 | 4,284 | 7,768 | 55.15% |
| 3505 West 64th Street | 23,906 | 4,282 | 5,847 | 73.24% |
| 6444 Indian Lane | 66,727 | 3,947 | 11,933 | 33.08% |
| 6438 Indian Lane | 36,407 | 4,527 | 7,832 | 57.80% |
| 6430 Indian Lane | 31,584 | 5,050 | 7,095 | 71.17% |
| | | | Average | 55.20% |
| | | | 50% Increase | 82.81% |
| 3517 West 64th Street | 40,080 | 5,239 | 8,373 | 62.57% |
| Allowable Lot Coverage as reduced by 150% Rule | | | 6,933 | 75.56% |

#7 Walden Residence

6535 Wenonga Terrace

The Waldens are proposing a new koi pond in their rear yard.

Summary of Property:

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

Summary of Project:

The new koi pond and patio are located in their rear yard behind the garage. The pond will need to be less than 2 feet deep. A new patio is located next to the pond. It is brick set in sand, and includes a walkway connection to the existing patios. New landscaping has been provided around the pond, including a new rain garden.

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 O'Shaughnessys are returning to the ARB with changes to their previously approved project. The changes include a new outdoor kitchen.

Outdoor kitchens are substantial construction matters as defined by Code section 5-103.75 and was noticed as such.

Summary of Property:

- Character Area: Neighborhood Estates
- Location of Common Green Space: Front & Side
- Any Special Frontages: Creekside

Summary of Project:

The outdoor kitchen consists of a brick counter with a limestone countertop and a built-in gas grill.

Other changes include changing the walkways to be dry laid pavers. Double wide, dry-laid brick boarders are proposed at the patio and walkway.

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 Lins are proposing a new outdoor kitchen, fire pit, and pergola on two new stone patios at the rear of their home.

Outdoor kitchens are substantial construction matters as defined by Code section 5-103.75 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 project consists of two separate patios. The main patio is in the same approximate location as the previous patio and has a travertine surface with low concrete retaining walls at the perimeter. A concrete walkway is located at the east end of the patio. The proposed outdoor kitchen is located at the west side of the patio and consists of a stone base with a cut stone countertop. Various grills and storage areas are integrated into the counter. The fire pit is located at the east side of the patio. It is cast-in-place concrete with a gas burner.

The second patio is located to the west of the main patio. It is a simple rectangle with materials to match the main patio. The patios are connected via a steppingstone walkway. A wood pergola, that is 9 feet tall, is proposed over the top of the patio.

Ordinance Compliance:

The project is in violation of Code section 5-121.M which requires patios have a minimum side yard setback of 20 feet. The smaller side patio is located 18.85 feet from the side property line.

A variance of 1.02 feet is required.

Design Guideline Review:

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

* A variance is required.