

#1 Consent Agenda

A. Andree & Jaime Daily

6940 Overhill Road

The Dailys are proposing cosmetic modifications to their existing home.

Summary of Property:

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

Summary of Project:

The Dailys are proposing to replace all of the home's siding with new Hardie Lap siding with the same reveal as the existing lap siding. New Hardie boards will replace the existing corner boards. New composite dental moulding will replace the existing mouldings at all eaves. New composite trim and new added to all existing windows. The windows at the front of the house will receive a new crosshead trim and shutters. The proposed shutters are not all proportional to the window they are installed at, but the sizes do match the existing shutters.

At the south side of the house, an existing sliding glass door will be removed and two smaller windows will be added in its place. The proposed windows are in keeping with the existing windows.

At the rear of the house, two existing doors will be removed and not replaced.

Various light fixtures around the house will be replaced with new fixtures of a similar style.

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. Rick & Mary Schultz

3021 West 67th 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 originally approved plans for the Shultzes new house indicated a single door and a triple casement window at the west side of the rear wing. They are now proposing a pair of French doors and a double casement window.

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. Patrick & Courtney O'Farrell

2000 Stratford Road

The O'Farrells 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 approval included an open pergola structure at the end of their new patio. The O'Farrells are now proposing a pergola with a solid 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 Salehs are proposing a new patio, pergola, fire pit, grill station, built-in seating and various retaining walls.

Summary of Property:

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

Summary of Project:

The new patio is a freeform shape constructed of stamped concrete with a brick border. The patio is held off the rear face of the house to allow for a significant planter bed.

The grill station is located at the west end of the patio and backs up to the house. It is constructed of stone with a stone cap and countertop.

To the east of the grill station is the new pergola. It is an open-air wood structure with stone pillars at the base of the wood columns. The height of the pergola is not indicated but it is shown to align with the eave line of the house.

To the east of the pergola is the fire pit and built-in seating. Like the grill station, these will be stone with a stone cap.

Ordinance Compliance:

The walkway at the west end of the patio is in the minimum side yard setback, however City ordinance 5-120 G allows for walkways in the side 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.

#3 Andrew & Courtney Deister *

3837 West 64th Street

The Deisters are proposing a new patio and pergola at the side 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 patio is to be constructed of pavers set on sand. As such, it is not considered a structure and not subject to setback requirements.

The proposed pergola is a small structure, 12 feet wide, 3 feet 10 inches deep, and 8 feet 2 inches tall and constructed of cedar.

Ordinance Compliance:

The project is in violation of 5-120 G which forbids structures, of this type, within 10 feet of the side property line. **A variance of 5 feet is required.**

Design Guideline Review:

The Design Guidelines generally discourage any project that requires a variance.

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.

The Trosts were continued at the August 21st meeting so they may modify the project to meet the requirements listed by the Professional Review Panel.

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 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 77'-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%