

ARCHITECTURAL REVIEW BOARD AGENDA

September 17, 2019

3:00 p.m.

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

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|----|---|--|
| #1 | Tony Andresen
6520 Sagamore Rd | Replace driveway |
| #2 | Neil & Amy Atha
3716 W. 65 th Street | Replace greenhouse with screened porch;
add pergola at rear patio |
| #3 | James Dyer
6150 State Line Road | Modifications to existing garage |
| #4 | Anthony & Elizabeth Krsnich
2403 W. 69 th Terrace | Modifications to previously approved drive;
New patio, detached garage, front walkway & front stoop |
| #5 | Jake & Erin Falley *
6508 State Line Road | Replace patio; add outdoor fireplace |
| #6 | Bill & Sue Ann Douglas Cont'd to October 15th
5821 High Drive | New House
<i>Continued from June 25th ARB mtg</i> |

* 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 Tony Andresen

6520 Sagamore Road

The Andresens are proposing to replace their existing driveway.

Summary of Property:

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

Summary of Project:

The proposed driveway is slightly wider than the existing drive. The new driveway will be concrete with brick borders.

Ordinance Compliance:

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

Design Guideline Review:

Section 2.4 on pages 68 through 71 of the Design Guidelines provides specific recommendation for the Traditional Neighborhood character area.

Subsection G suggests that all driveways occupy as little of the primary landscape area as practical.

Section 2.72 B 2 on page 103 suggests that direct driveway be limited in width to 12 feet within 30 feet of the curb. **Discussion is recommended.**

The Athas are returning to the ARB with changes to their previously approved project. They are now proposing to replace an existing greenhouse with a screened porch, and to add a pergola at the rear patio.

Summary of Property:

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

Summary of Project:

The screened porch is located at the front of the house at the southwest corner. The existing greenhouse structure will be removed, with the exception of a low stone perimeter wall. A new structure, with a flat roof, will be added. The roof will sit below the eave line of the adjacent wings.

At the rear patio, a new pergola structure is proposed at the west end. It is a simple post and beam structure. Each of the four columns is supported by a small stone pilaster. The pergola will stand 10'8" tall and will align with the adjacent eave line. Two ceiling fans will be suspended from the structure.

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. Dyer is proposing modifications to his existing detached garage.

Summary of Property:

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

Summary of Project:

Mr. Dyer is proposing to extend the front of the garage 27 inches to the north. The existing front wall will be removed, and a new wall will be constructed to the north. The new wall will sit proud of the eave line so it will be constructed as a parapet wall with a brick cornice. The space on the sides will be infilled and a narrow full height window and a membrane roof will bridge between the existing roof and the new wall. All of the windows and doors in the garage will be replaced with new to match the house. Four new light fixtures will also be added to the garage.

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.

#4 Anthony & Elizabeth Krsnich

2403 West 69th Terrace

The Krsniches are proposing modifications to their previously approved circle drive, a new patio, new detached garage, new front walkway, and new front stoop.

Summary of Property:

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

Summary of Project:

The circle driveway was approved at a previous meeting. At that time, the driveway was proposed at 10 feet wide. The Krsnichs are not proposing to widen the driveway to 18 feet near the house and taper it down to 12 feet wide near the street. The interior greenspace depth does not change from the previously approved 25 feet.

The new patio is located at the rear of the house near the center of the yard. The patio is all brick. At a future date, the Krsnichs will return to the ARB to present an outdoor fireplace and an outdoor kitchen.

The detached garage is located in the rear yard. While it maintains 1 story eave lines, both sides of the garage have significant dormers. The rear dormer extends the full width of the building. The fenestration and materials match the main house, except for the roofing which is proposed as standing seam metal.

The garage doors on the existing house will be replaced with new doors to match the new detached garage.

The proposed window wells are prefabricated egress wells with safety grating.

At the east side of the house, a new equipment pad is proposed for the homes HVAC equipment.

At the west side of the house, an existing stair railing is being replaced with a new metal railing. The design for the railing will be provided at the meeting.

The front walkway and front stoop are all brick.

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 E suggests that accessory buildings located in the primary landscape area be limited to 1 story and 720 square feet. The rear of the proposed building has the look of a two-story structure. **Discussion is recommended.**

Subsection F suggests that dormers should be scaled as modest accessories to the roof and not as entire rooms. The rear dormer of the garage does not meet these criteria. **Discussion is recommended.**

Subsection G suggest that circle driveways have an inner green that is no less than 80 feet wide and 40 feet deep. The proposed circle drive sits much closer to the street than recommended. This was previously discussed and approved.

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.

Lot Information	
Zoning:	R-1(16)\LS-3
Lot Area:	21,525 SF
Lot Width:	154'

Ordinance	Allowable/Required by Ord	Proposed
Accessory Building Maximum Height:	24'	19'-9"
Accessory Building Minimum Side Yard:	10'	11'
Accessory Building Minimum Rear Yard:	10'	16'
Lot Coverage:	5,435	4,502 (82% of Maximum)

Address	Lot Area	Existing Lot Coverage	LC by Ordinance	% max used
2403 W. 69th Terrace	21,525	3,782	5,435	69.58%
2411 W 69th Terrace	18,661	3,393	4,922	68.94%
2311 W 69th Terrace	21,144	3,899	5,368	72.63%
2303 W 69th Terrace	22,516	4,539	5,608	80.94%
2410 W 69th Terrace	17,573	3,395	4,721	71.92%
2402 W 69th Terrace	21,096	4,209	5,360	78.53%
2310 W 69th Terrace	20,831	3,438	5,313	64.71%
2408 W 70th Street	19,818	4,068	5,132	79.27%
2400 W 70th Street	20,260	3,422	5,211	65.66%
			Average	72.46%
			50% Increase	100.00%
2403 W. 69th Terrace	21,525	4,502	5,435	82.80%
Allowable Lot Coverage as reduced by 150% Rule			5,435	

The Falleys are proposing to replace their existing patio and add a new outdoor fireplace.

Summary of Property:

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

Summary of Project:

The existing patio is concrete. The Falleys are proposing to replace it with a new paver stone patio. The proposed outdoor fireplace is located at the west end of the new patio. The fireplace is a kit that stands approximately 8 feet tall.

Ordinance Compliance:

The project is in violation of Code section 5-120 G which requires accessory structures, like outdoor fireplaces, have a minimum side yard setback of 10 feet. A setback of 5.6 feet has been provided. **A variance of 4.4 feet is required.** The project is also in violation of Code section 5-121 M which requires patios have a minimum side yard setback of 20 feet. The patio located 1.1 feet from the side property line. **A variance of 18.9 feet is required.**

Design Guideline Review:

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

* Multiple variances are required.