

# ARCHITECTURAL REVIEW BOARD AGENDA

September 18, 2018

3:00 p.m.

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

## Approve Minutes of Last ARB Meeting

### #1 CONSENT AGENDA

- A. Alex & Michelle Chiu – 3838 W. 64<sup>th</sup> Street Reconfigure circle drive
- B. Mike & Alyssa Jackson – 6508 Overbrook Road Replace windows

### #2 Jeff & Beth Dillow 3408 W. 68<sup>th</sup> Street

Replace 7 windows and 1 door

### #3 Naila & Akhtar Naveed 2601 W. 68<sup>th</sup> Street

New patio cover and pergola at rear of home

### #4 Andrew & Courtney Deister \* 3837 W. 64<sup>th</sup> Street

New patio and pergola  
*Continued from September 4<sup>th</sup> ARB mtg*

### #5 Alex & Sarah Hancock \* 6101 Mission Drive

Changes to previously approved project

### #6 Tanya Trost 2520 W. 63<sup>rd</sup> Street

Substantial addition, remodel,  
new windows & roof, rear yard patio  
*Continued from September 4<sup>th</sup> ARB mtg*

\* 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. Alex & Michelle Chiu**

**3838 West 64<sup>th</sup> Street**

The Chius are proposing to reconfigure their existing circle driveway.

#### **Summary of Property:**

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

#### **Summary of Project:**

The revised driveway will be slightly farther away from the house to allow for a larger landscape area near the house. The driveway has also been widened to 18 feet wide near the house. The existing parking area near the house has been eliminated which makes the revised drive sit further off the street than the existing

#### **Ordinance Compliance:**

Please note, the front walkway consists of a stair with two landings that allows it to exceed the customary 5-foot width for walkways in the front 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.

**B. Mike & Alyssa Jackson**

**6508 Overbrook Road**

The Jacksons are replacing most of the windows in their home with new windows.

**Summary of Property:**

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

**Summary of Project:**

The new windows are sized to match the existing openings and have a similar muntin pattern.

**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 Dillows are proposing to replace 6 windows and one door.

**Summary of Property:**

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

**Summary of Project:**

The majority of the windows are being replaced with new units of similar size and style. At the rear of the house, an existing pair of French doors will be replaced with a new double-hung window to match the rest of the house. A new door will be added at an existing window opening. The proposed door is clear-view that matches the existing French doors, but does not match the window style throughout the house.

An existing light fixture is located over the door to be replaced with a window – it is not clear if this fixture will remain. Similarly, code requires a light fixture be provided for the new door, but none have been indicated. Clarification is required.

**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 Naveeds are proposing a new patio cover and pergola at the rear of their home.

**Summary of Property:**

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

**Summary of Project:**

The existing home is an L-shape. The proposed patio cover is a prefabricated aluminum structure that will be located at the side of the exiting rear wing. The structure has a low slope roof and ties into the existing home's eave line.

The new pergola will surround the new patio roof extending 12 foot 8 inches to the side and extending 5 feet to the rear.

**Ordinance Compliance:**

City ordinance 5-121 C requires that accessory structures maintain a minimum rear yard setback no less than 10 feet. The proposed structure is approximately 20 feet from the rear property line. 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 Andrew & Courtney Deister \***

**3837 West 64<sup>th</sup> Street**

The Deisters are proposing a new patio and pergola at the side of their home.

*The Deisters were continued at the September 4<sup>th</sup> meeting due to lack of representation.*

**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 Hancocks are returning to the ARB with changes to their previously approved project.

**Summary of Property:**

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

**Summary of Project:**

At the August BZA meeting, the Hancocks withdrew their application for variance due to comments received from the BZA members. They have modified the design for the ARB’s review.

At the east (right) side of the house, an existing cantilevered wing will be modified to be 2-stories tall but the existing side gable will remain. The new second story will be coplanar with the adjacent side wing and maintain the same eave height. The proposed fenestration will match the existing house but be significantly smaller. Additionally, a lantern will be removed from an existing rear wing and replaced with roofing. New windows have been added to the first floor.

At the west side of the rear wing, an existing loggia will be enclosed with new screens. A decorative railing will be added to the existing flat roof to match similar railings on the house.

**Ordinance Compliance:**

The home is an existing non-conforming use because the rear wing extends into the minimum rear yard setback. City ordinance 5-128 D allows alterations to non-conforming structures provided that the alteration conforms to the zoning regulations. The proposed modifications to the rear wing are in violation of City ordinance 5-121 which requires a rear yard setback no less than 20% of the lot depth. **A variance of 16 feet is required.**

**Design Guideline Review:**

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

Lot Information	
Zoning:	R-1(E1)/LS-6
Lot Area:	66,605 SF
Lot Width:	256'

Ordinance	Allowable/Required	Proposed
Maximum Height	35'	No Change
Minimum Front Yard:	115'	No Change
Minimum Side Yard (Left):	25.6'	~112.0' Existing
Minimum Side Yard (Right):	25.6'	25.75' Existing
Minimum Combined Side Yards: (25% of Lot Width)	64.0'	>137'

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\* A variance is required.  
September 4, 2018

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 21<sup>st</sup> meeting so they may modify the project to meet the requirements listed by the Professional Review Panel.*

*The Trosts were continued at the September 4<sup>th</sup> meeting at their request.*

**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%