

#1 Consent Agenda

A. Mike & Lori Engle

2710 West 66th Terrace

The Engles are returning to the ARB with changes to their previously approved project that includes the elimination of their existing pool. They are also proposing their landscape plan.

Summary of Property:

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

Summary of Project:

Last year, the Engles were approved to extensively remodel their existing pool deck around an existing pool. They are now proposing to eliminate the pool in its entirety and add a new patio near the house.

The patio is concrete with a brick boarder. It is located between two existing rear wings and does not extend any further into the rear yard than the existing house. The patio is surrounded by extensive landscaping.

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 with Design Guidelines.

B. Brad & Claire Boeshaar

2309 West 68th Street

The Boeshaars are proposing a new play structure in their rear yard.

Summary of Property:

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

Summary of Project:

The play structure will be located in the southeast corner of the property, 10 feet from the side and rear property lines.

At its highest point, the structure is 12 feet tall.

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 Sinks are proposing two new additions to the front of their home. They also are proposing to modify their existing circle driveway and change various windows and doors around the home.

Summary of Property:

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

Summary of Project:

The existing house has two side/front wings that protrude in front of the home's main mass. The proposed additions will further extend these wings forward.

At the right side, the one-story addition extends 10 feet to the front. At the left side, the addition will extend 12 feet to the front. The new additions feature gabled ends that tie into the existing hipped roof. All materials and detailing matches the existing house.

The front entry is being modified to include large windows with transoms at the center of the main mass. A new flat roof with ornamental railings is proposed over the center windows. New windows and doors are proposed throughout the house. A new courtyard wall is proposed slightly in front of the two new additions. The wall will be painted brick, to match the house, and include pilasters at the corners and at the entryway. Extensive paving is proposed inside the new courtyard.

At the rear of the house, the windows in the existing shed dormer are being replaced with new windows with a more formal layout.

At the right and left sides of the house, new windows are proposed. These will also be in a more formal configuration.

New light sconces are proposed at the front, rear and left side of the house.

Ordinance Compliance:

The proposed project violates the existing 45-foot platted building line on Aberdeen. 39.3 feet has been provided. **A variance of 5.7 feet is required.** (Approximately 12% of the required setback.)

Design Guideline Review:

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

* A variance is required.

The property owners are proposing window 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 property owners are proposing to enlarge two windows in the center of the south elevation. Two previously approved 17" x 42" windows will be enlarged to be 20" x 42". They are also proposing to replace several additional windows on the second story. Some of the second-story window replacements were approved previously, but they are adding more.

Ordinance Compliance:

There are no conflicts with City Ordinances.

Design Guideline Review:

There are no conflicts with the Design Guidelines.