

# ARCHITECTURAL REVIEW BOARD AGENDA

October 2, 2018

3:00 p.m.

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

## Approve Minutes of Last ARB Meeting

### #1 CONSENT AGENDA

A. Michael & Meredith DiPasquale – 6542 Wenonga Road Changes to previously approved project

#2 Douglas & Dana Nelson New addition  
2015 Stratford Road

#3 Francie & Brian Bradley New outdoor living area  
6620 Wenonga Terrace

#4 Robert & Kelli McDill \* Enlarge patio at front & side; enlarge front  
5505 Mission Drive stairs; reconfigure existing second floor balcony

#5 Tanya Trost Substantial addition, remodel,  
2520 W. 63<sup>rd</sup> Street new windows & roof, rear yard patio  
*Continued from September 18<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. DiPasquale Residence**

**6542 Wenonga Road**

The DiPasquales are returning to the ARB with changes to their previously approved new house.

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

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

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

The house was originally approved with round tapered columns at the front entry. They are now proposing square columns at the entry and side porches. The columns will match previously approved pilasters used elsewhere on the house.

They are also proposing to omit a window on the north (rear) elevation.

Lastly, they are proposing to add a second floor window on the east side of the house.

#### **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 Douglas & Dana Nelson**

**2015 Stratford Road**

The Nelsons are proposing a new addition at the rear/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 new addition fills in the space beside an existing rear wing. The new addition will be sided with stucco to match the main house and will have the same brick trim at the top of the foundation. A triple double-hung window will be provided at the side and rear elevations. The windows will have trim and detailing to match the home’s existing windows. Unlike the main house, the addition will have a flat roof with a standing seam roof at the eaves.

**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.

Lot Information	
Zoning:	R-1(25)LS-3
Lot Area:	20,488 SF
Lot Width:	117.5'

Ordinance	Allowable/Required	Proposed
Maximum Height	35'	No Change
Minimum Side Yard (Left):	10'	12.0'
Minimum Side Yard (Right):	10'	17.5 (Existing)
Minimum Combined Side Yards: (25% of Lot Width)	29.38'	29.5'
Lot Coverage:	5,252 SF	4,065 SF (77.4% of Max)

**#3 Francie & Brian Bradley**

**6620 Wenonga Terrace**

The Bradleys are proposing a new outdoor living area that includes an outdoor kitchen, bar, fireplace, and arbor.

**Summary of Property:**

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

**Summary of Project:**

The proposed outdoor living area is located at the rear of the house adjacent to an existing rear wing.

The outdoor kitchen and bar anchor one end, adjacent to the existing spa. They consist of stone countertops on a stone base. An open wood arbor will cover the entire kitchen area and extend as a small eave along the rear of the house and the side of the rear wing. The fireplace is attached the main house near the rear entry.

**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 Robert & Kelli McDill\***

**5505 Mission Drive**

The McDills are proposing to replace and enlarge the second floor patio at the front and side of their home. They are also proposing to reconfigure an existing second floor balcony and enlarge an existing front stair.

**Summary of Property:**

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

**Summary of Project:**

The proposed patio will be constructed of stucco, with an iron railing. With the new configuration, the patio will now extend along the side of the house over the existing garage doors. This will allow the patio to access the rear yard. The garage doors will be replaced as part of the project.

An existing Juliet balcony at the front of the house will be removed and replaced with a new balcony that sits on stucco walls to match the main patio. A large elevated patio sits in front of the house and is currently accessed via a stair from the front yard. The McDills are proposing to extend the width of the stair to align with the existing front door. The materials for the new stairs will match the existing.

**Ordinance Compliance:**

The project is in violation of Code Section 5-119 C which forbids structures in the front yard. The front stair is being enlarged to be 18 feet wide. There is not any restriction on the width of stairs, but ordinance 5-135 B 3 (f) limits walkways connecting a stair to a circle driveway to 8 feet wide for 6 linear feet. The first four feet of walkway, at the bottom of the stair, is a code required landing, but a variance will be required for the remaining walkway. The exact size of the variance is unknown.

While the proposed balcony extends 2'-2" into the front yard, ordinance 5-135 B 3 (b) allows miscellaneous features to extend up to 4 feet into the required yard.

**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'

\* A variance is required  
October 2, 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.

The Trosts were continued at the September 18<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%