

ARCHITECTURAL REVIEW BOARD AGENDA

October 15, 2019

3:00 p.m.

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

#1 CONSENT AGENDA

- A. Paul & Liz Uhlmann – 5841 High Drive Removal of tree
- B. Dan & Laura Good – 2109 W. 67th Street Fence replacement
- C. Barbara Stern – 6601 Wenonga Road Concrete pad and generator
- D. Kelly Thompson – 6320 Norwood Road New patio

#2 John & Lisa Sinks * 6517 Aberdeen Road

Additions; modify circle drive; change windows & doors
Continued from October 1st ARB Mtg

#3 Alison & Eric Jager 3201 W. 69th Street

Changes to previously approved project

#4 Philip & Christine Lem 6727 Rainbow Avenue

Convert rear entry garage to side entry

#5 Laura Buffington 2920 W. 68th Street

New covered deck

#6 Dan & Donita Miller 2335 Guilford Lane

Replace pool & patio; new pergola,
pool house/patio, and garden folly

#7 Bill & Sue Ann Douglas 5832 High Drive

New house

#8 Jeanne & Herbert Miller 2026 W. 63rd Street

Removal of skywalk; add window

* 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. Paul & Liz Uhlmann

5841 High Drive

The Uhlmanns are returning to the ARB with a change to their landscape plan.

Summary of Property:

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

Summary of Project:

At a previous ARB meeting, the Uhlmanns were approved for a new circle driveway. The Uhlmanns are now returning to the ARB to remove an existing tree as part of the driveway installation. The construction of the driveway damaged a large amount of the tree's root structure and forced its removal.

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. Dan & Laura Good

2109 West 67th Street

The Goods are proposing to replace their fence at the rear of their property.

Summary of Property:

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

Summary of Project:

A new 7-foot tall wood fence will replace their existing chain link fence. The style of the fence is to match the neighbor's fence.

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.

C. Barbara Stern

6601 Wenonga Road

Ms. Stern is proposing a new concrete pad and generator in her rear yard.

Summary of Property:

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

Summary of Project:

A new 8-foot by 9-foot pad is proposed near the center of the yard. A new generator will be installed on the new pad, and two existing A/C units will be moved to the new pad.

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.

D. Kelly Thompson

6320 Norwood Road

Ms. Thompson is proposing a new patio adjacent to her existing deck.

Summary of Property:

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

Summary of Project:

The proposed patio is essentially a large landing at the bottom of the stairs from her existing deck. The patio is 2-color stamped concrete. A 20-inch tall brick seat wall is proposed along the edge of the new patio.

A certified boundary survey was not provided. The distance from the patio to the property lines is not marked on the site plan; however, the plan scales to be 23 feet from the closest property line.

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.

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.

The ARB continued this project to the October 15th meeting so that the plans could be modified to eliminate the need for a variance.

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 Jagers 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 second floor addition has been removed from the project scope. This results in the porch railing extending around the top of the enclosed porch and a membrane roof covering the whole porch roof. The sills of the windows at the lowest level of the porch have been raised to prevent water infiltration.

At the north elevation, a new mail slot has been added and a single window will be lowered to have the same sill height as an adjacent 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.

The Lems are proposing to convert their existing rear entry garage into a side entry garage.

Summary of Property:

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

Summary of Project:

At the left side of the house, a new double garage door is proposed. At the rear of the house, a new pedestrian door is proposed. The existing garage doors will be removed and replaced with siding to match the house.

All of the paving for the rear entry garage will be removed, with the exception of a small hammer head area. A new section of paving will be added to allow for the new garage door.

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.

#5 Laura Buffington

2920 West 68th Street

Ms. Buffington is proposing a new covered deck addition at the rear of her home.

Summary of Property:

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

Summary of Project:

A large portion of an existing concrete patio will be removed to make way for a new stepping stone walkway and new rear stoop. The remaining patio will be resurfaced with flagstone. The proposed deck is located at the edge of the patio next to an existing rear wing. The deck covering is an open truss system. An existing gable, at the rear of the house, will be enlarged to connect to the new deck roof. A small shed roof, supported by brackets, is proposed at another rear entry. All detailing and materials match the existing 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.

The Millers are proposing to replace their existing pool and patio with a new pool, patio, and pergola, in a similar location. They are also proposing a new pool house at the east end of the new patio and a garden folly at the west side of their property.

The proposed project is a substantial construction matter and was noticed as such.

Summary of Property:

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

Summary of Project:

The new pool and patio are located near the location of the existing pool. The pool and patio have been pulled closer to the house to conform to the required 20-foot rear setback. A new 2-foot high retaining wall is being proposed behind the pool to create a sunken level area for the pool. The pool equipment is located behind the new pool house.

The new pool house is located at the east end of the new pool patio. It is a single-story structure and features a stone fireplace and a cupola. The building is sided with cedar shingles and has a stone foundation to match the main house. A small terrace is proposed at the north side of the new pool house.

The new pergola is attached to the back of the main house. It is an open post-and-beam structure supported on decorative columns.

The new patio will be constructed of stone and is divided into multiple sections separated by planters. One of the planting areas indicates a fountain, but no details have been provided. Clarification is required.

The garden folly is a small detached accessory building located in the southwest corner of the property. It is incorporated into a decorative wall along the side yard. Both are proposed as stone with a copper roof. The wall is 6 feet 6 inches tall but is far enough away from the property line to be considered an accessory structure, which allows heights greater than that of a fence.

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 E recommends that only 2 accessory buildings be allowed. Since the property already has an existing garden shed, these additions will bring the total number of accessory buildings to 3. **Discussion is recommended.** This section also recommends that accessory buildings located in primary landscape area be limited to 1 story with 10 feet maximum eave heights. These recommendations have been met. Lastly, this section recommends that detached accessory buildings be limited to 720 square feet. This recommendation has been met.

Lot Information	
Zoning:	R-1(30)/LS-5
Lot Area:	42,885 SF

Ordinance	Allowable/Required by Ord	Proposed
Accessory Building Maximum Height	24'	22.5' (Pool house) 17.5' (Garden Folly)
Accessory Building Minimum Side Yard:	10'	71' (Pool house) 10' (Garden Folly)
Accessory Building Minimum Rear Yard:	10'	16.0' (Pool house) 32' (Garden Folly)
Lot Coverage:	8,441 sf	4,329 sf = 51.3%

The Douglases are proposing a new 7,278 sq. ft. home with a 3,574 sq. ft. footprint. The footprint consists of 2,824 sq. ft. of first floor living space, 452 sq. ft. of garage, 233 sq. ft. terrace over the rear garage and 65 sq. ft. of covered porches. An additional 2,124 sq. ft. are proposed on the second floor and 1,914 sq. ft. in the finished basement. The project includes side and rear entry garages.

The proposed project is a substantial construction matter and was noticed as such. The Professional Review Panel has recommended approval of the project.

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 two-story with attic dormers. The main mass is flanked on the left by a 1.5-story wing. The entire house is stone, with cut stone window and door surrounds. The main garage is housed in the right side of the main mass and the second garage is a rear entry basement garage.

The new first floor elevation is approximately the same as the home to the right (north) and approximately 5 feet lower than the house to the left (south.) The house is approximately 5 feet taller than the two-story house to the right (north) and approximately 6 feet shorter than the two-story house to the left (south.)

All windows are fixed or casement, all with muntin bars. At the front of the house, windows stack from the first to second floor. The window arrangement remains fairly formal at the sides and rear. All of the windows have extensive trim.

The roof is all faux slate tile with most having a 14/12 pitch. Two large areas on the main mass reduce the pitch down to 4/12 at the center of the house.

A concrete driveway is proposed at 11 feet wide at the entrances and widens as it approaches the house. The driveway continues along the north side of the property and provides access to the rear entry garage. Planting areas are proposed on both sides of the driveway.

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 48 feet wide (48%), this recommendation has been met. This section goes on to suggest the depth of the main mass should be 25% of the lot width. Due to the massing of the project, there is not a clear main mass. **Discussion is recommended.**

Subsection B suggests that front wings have a width clearly less than the main mass with the total of all wings being less than 50% of the main mass width. This recommendation has been met.

Subsection C recommends side wings should be set back behind the front of the main mass. The left side wing is set back 3 feet from the front of the house. This recommendation has been met. This section also recommends that side wings, located in the secondary building area, be limited to 2 stories and 30 feet in height. This recommendation has been met. This section goes on to recommend that side wings located in the conditional building area be limited to 1 ½ stories with 12 foot eaves and a maximum height of 24 feet. None of the house is located in the side conditional building areas.

Subsection D recommends rear wings, located in the Second Building Area, have a height up to 2 stories, and be no more than 30 feet tall. This recommendation has been met. This section also recommends that rear wings be limited to two. This recommendation has been met.

Subsection F recommends that dormer orientation be taken into consideration especially when located in the secondary or conditional building areas. That, combined with the slope of the property, leads to the potential for looming at multiple rear dormers and side. **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.

Please note that nearly the entire building envelope is covered with impervious surface in either roofing or paving. As a result, this lot has more impervious surface, by percentage, than any other lot in the area.

Section 2.7.1 on page 94 recommends that roofing materials be consistent with the architectural style of the house. While slate is customary for Tudor style homes, this roof is extremely complex and employs roof pitches that are not likely achieved with conventional slate. This is not in keeping with the architectural style of the house. **Discussion is recommended.**

Section 2.7.1 F on page 99 discusses massing aberrations. This section specifically recommends the avoidance of complex applied massing that results in overly complex roof forms and blocky proportions. As designed, the house has multiple different roof planes and blocky proportions. **Discussion is recommended.**

Section 2.7.2 A on page 101 recommends garages be set behind the façade of the main house mass. This recommendation has been met.

Lot Information	
Zoning:	R-1(25)/LS-2
Lot Area:	17,503 SF
Lot Width:	100'

Ordinance	Allowable/Required by Ord	Proposed
Maximum Height:	35'	32.6' Above Grade
Minimum Front Yard:	73'	73'
Minimum Side Yard (Left):	10'	15.7'
Minimum Side Yard (Right):	10'	16.9'
Minimum Combined Side Yards: (25% of Mean Lot Width)	25'	32,6'
Minimum Rear Yard: (20% of Mean Lot Depth)	35.0 (At Closest Point)	35.0'
Lot Coverage:	4,708	3,574 = 75.9% of Ordinance Max

Address	Lot Area	Existing Lot Coverage	LC by Ordinance	% max used
5832 High Drive	17,503	1,964	4,708	41.72%
5840 High Drive	16,507	3,312	4,520	73.28%
5830 High Drive	18,497	2,397	4,892	49.00%
5820 High Drive	19,544	2,013	5,083	39.60%
5810 High Drive	20,121	4,064	5,187	78.36%
5800 High Drive	20,201	1,884	5,201	36.22%
			Average	53.03%
			50% Increase	79.55%
5832 High Drive	17,503	Proposed = 3,574	4,708	75.9%
Recommended Lot Coverage as reduced by 150% Rule			3,745	95.4%

The Millers are proposing to remove a skywalk and add a window.

Summary of Property:

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

Summary of Project:

The Millers are proposing to remove a skywalk that connects their principle building with a detached building which is to be demolished. The Millers would like to reuse a window from the skywalk in the remaining opening and infill the remaining opening with siding materials already in use on the house. An alternative window suggestion is to have one made that matches the large picture window on the front of the house. The siding to be used to infill would either be white clapboard like the walkway or a brick veneer. Discussion is recommended.

Ordinance Compliance:

There are no conflicts with City ordinances.

Design Guideline Review:

There are on conflicts with the Design Guidelines.