

ARCHITECTURAL REVIEW BOARD AGENDA

October 27th, 2020

3:00 p.m.

Pre-meeting to begin at 2:00 p.m.

#1 CONSENT AGENDA

- A. Kate & Steve Hughes – 6619 Willow Lane Replace front door and sconces; remove false window
B. Spencer & Jenni Jones – 6508 Belinder Ave Replacing windows and doors
C. Jason & Alexis Meredith – 2020 West 59th Street Hot tub installment
D. Karl & Janice Kurtz – 2208 Arno Road Roof replacement

#2 **Gregg Johnson *** Proposed sculpture in front yard
2530 West 63rd Street *Continued from October 13th meeting*

#3 **McGuire Holdings, LLC** Replacement of windows and addition of egress windows
2000 West 68th Street *Continued from October 13th meeting*

#4 **Rolando Breier** New roof over pergola
2227 West 63rd Street

#5 **Catherine Allin** Replacing retaining wall and fence
2902 West 67th Terrace

#6 **Angela Allan** Replacing window
5830 High Drive

#7 **Don & Karen Swartz** Renovation of patio
2525 West 63rd Street

#8 **Tara & James Lin** Proposing covered patio & generator
3508 West 64th Street

#9 **Ajay Bansal & Aditi Gupta** Replacing windows
2409 W 70th Street

#10 **Tim & Tristan Duncan** Replacing garage
2020 West 61st Terrace

#11 **Lynne Beaver** Replace driveway & add rear patio
6449 Verona Road

*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. Kate & Steve Hughes

6619 Willow Lane

The Hughes are proposing to replace their existing front door, replace existing sconces and remove a false window.

Summary of Property:

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

Summary of Project:

The front doors are being replaced with a three-light door with a matching storm door.

The sconces flanking the front door and over the existing garage will be replaced with new sconces.

A false window over the top of the front door will be removed and infilled to match the adjacent walls.

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. Spencer & Jenni Jones

6508 Belinder Avenue

The Jones are proposing to replace several windows and doors in an existing rear wing.

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 wing, a triple-casement window will be replaced with a new 2-panel sliding window. At the rear of the wing, two more triple casements will be replaced with 2-panel sliders. At the right side of the wing, an existing sliding glass door will be replaced with a new 4-panel sliding glass door. All of the proposed windows and doors have muntin bars to match the existing house. This is an upgrade from the existing clear-view casement windows.

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.

C. Jason & Alexis Meredith

2020 West 59th Street

The Merediths are proposing a new hot tub on their existing patio.

Summary of Property:

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

Summary of Project:

The new hot tub is located toward the center of their existing patio. Please note, the site plan indicates other projects that were previously approved and completed.

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.

D. Karl and Janice Kurtz

2208 Arno Road

The Kurtzes are proposing to replace their existing roof with a new faux shake roof.

Summary of Property:

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

Summary of Project:

The proposed roof is a faux shake roof by DaVinci. It is proposed to have staggered installation in multiple widths. The material is from the Nature Crafters Collection in mossy cedar (premium color). This is not a pre-approved style and as such requires ARB review.

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 Gregg Johnson*

2530 West 63rd Street

Mr. Johnson is proposing a new sculpture in his front yard. Code section 5-103.13 states that when art is attached to a structure that is required for support, it shall be subject to ARB review.

This project was continued at the October 13th ARB meeting so that Mr. Johnson could explore options to eliminate the required variance.

Summary of Property:

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

Summary of Project:

The proposed sculpture is located in the front yard in a planting bed between the main house and an existing circle drive.

Ordinance Compliance:

Since code section 5-103.13 and 5-103.119 define the sculpture as a structure, the project is in violation of code section 5-119 C which forbids structures in the front yard. Please note that 5-119 C 3 provides an exception for art, but only when not attached to a structure. **A variance is required.**

Design Guideline Review:

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

* A variance is required.

#3 McGuire Holdings, LLC

2000 West 68th Street

McGuire Holdings, LLC is proposing to make several modification to the home's exterior and the site.

At the October 13th ARB meeting it was discovered that McGuire Holdings is proposing more scope of work than represented on their permit application. The project was continued so that a more complete scope of work could be presented.

Summary of Property:

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

Summary of Project:

At the front of the house, the garage doors are being replaced with a new flat door, and all remaining windows are being replaced with casements in the existing openings. Additionally, the front doors are being replaced and the existing iron grills are being removed.

At the rear of the house, all of the windows are being replaced with casements in the existing openings except one at the center of the house, which is being replaced with a shorter window. The space between the sill of the window and the existing brick sill are being infilled with smooth trim. Existing sliding glass doors are be replaced with a new wider unit.

At the left side of the house, the single existing window will be replaced with a new casement window in the same opening.

At the right side of the house, all of the existing windows are being replaced with casements in the same openings and two new egress window wells are proposed.

The owners are also prosing to replace their rear patio, front stoop, and front post.

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 Rolando Breier

2227 West 63rd Street

Dr. Breier is proposing a new roof over his existing pergola.

Summary of Property:

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

Summary of Project:

The existing pergola is located between two existing rear wings. The new roof will cover the existing pergola. An existing plexi-glass roof will be removed to allow for the new roof.

The roof is an insulated metal roof that will have a painted aluminum top and bottom sheet.

There will not be any new downspouts for the new roof as the new gutter will discharge onto the adjacent roofs.

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.

Ms. Allin is proposing to replace an existing retaining wall and fence along the east side of her property.

Summary of Property:

- Character Area: Suburban
- Location of Common Green Space: Front
- Any Special Frontages: Creekside

Summary of Project:

The Allins have a failing railroad tie retaining wall along the side of their property that is adjacent to a creek wall near the street. They are proposing to replace the wall with a new concrete pavestone retaining wall.

The fence to be replaced is the side return near the proposed wall. The proposed fence is a pre-approved style that is being located 15 feet back from the front plane 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:

Section 2.7.3 D on page 110 of the Design Guidelines provides specific recommendations for Grading and retaining. This section suggest grading to preserve natural landforms and only use retaining walls when necessary and strongly discourages retaining walls in front yards. It goes on to suggest that if a retaining wall is necessary, it should be limited in height and designed to harmonize with the naturalistic landscape of the lot and made of natural, rustic materials. The proposed concrete wall does not meet these recommendations. **Discussion is recommended.**

#6 Angela Allan

5830 High Drive

Ms. Allan is proposing to replace a single double-hung window, at the rear of her detached garage, with two egress casement windows.

Summary of Property:

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

Summary of Project:

The window is located in the attic of the existing detached garage. Unlike the first and second floor windows, the attic level window will be two individual windows in lieu of pairs that have been mulled together. They are also proposed as casement windows in lieu of double-hung to match the rest of the structure.

Ordinance Compliance:

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

Design Guideline Review:

Section 2.7.1 D on page 96 of the Design Guidelines provides specific recommendations for windows and doors. This section suggests windows should be provided to match the architectural style of the house. All of the windows in the detached garage are currently double-hung.

The existing building is much taller than would be allowed by current Design Guidelines. As such, the proposed windows are at a much higher elevation than the adjacent property. The ARB should consider the potential for looming since this was previously unoccupied space.

#7 Don & Karen Swartz

2525 West 63rd Street

The Swartzes are proposing to renovate their existing patio and extend it into the rear yard. The new patio will include an outdoor kitchen.

Outdoor kitchens are substantial construction matters as defined by Code sections 5-103.78 and 5-103.122 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 Swartzes house is a U-shape with a patio in the center. They are proposing to extend the existing patio approximately another 11 feet into the rear yard. The new extension will feature a stone seat wall with lighting on pilasters. The patio surface is stamped concrete.

The outdoor kitchen consists of a stone counter, to match the stone walls, with a drop-in stainless-steel grill.

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(16)/LS-2
Lot Area:	18,998 SF

Ordinance	Allowable/Required by Ord	Proposed
Outdoor Recreational Facility Minimum Rear Yard:	20'	75'
Outdoor Recreational Facility Minimum Side Yard:	20'	30'
Minimum Greenspace:	60% (11,398 SF)	72% (13,677 SF)

The Lins are proposing a new covered patio that includes an outdoor kitchen, fireplace and fire pit. A new generator will be added as part of the project.

Outdoor kitchens are substantial construction matters as defined by Code sections 5-103.78 and 5-103.122 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 patio extends off the back of the house, near the west side. The west end of the new patio is covered with a solid flat roof supported by post and beams. The outdoor fireplace is centered on the west end of the covered area. The outdoor kitchen is located in the northwest corner of the covered patio.

Directly to the east of the covered patio, is an open patio where the new fire pit is located.

Both patios are proposed to have paver surfaces.

The generator is located at the east side of the house and will be the same approximate size as the existing air conditioning units.

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.

#9 Ajay Bansal & Aditi Gupta

2409 W 70th Street

The owners are proposing to replace the windows in three dormers at the front of his home.

Summary of Property:

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

Summary of Project:

The existing windows are pairs of casement windows. Mr. Gupta is proposing to replace each pair with a single large awning window. Each window will be nearly 4 foot square. The existing casement windows and the proposed awning windows are clear-view with no intermediate muntins. The windows directly below two of the dormers are large bay windows with divided lights. The color of the proposed windows has not 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:

Section 2.7.1 D on page 96 of the Design Guidelines provides specific recommendations for windows and doors. This section suggests that muntins should be provided to match the architectural style of the house. The house currently has a variety of muntin styles, and the proposed windows do not help to unify the home's windows. **The recommendation has not been met.**

The Duncans are proposing to remove/replace their existing garage and add to the rear of their existing house.

Summary of Property:

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

Summary of Project:

The new garage will be located approximately 7 feet closer to the street, but still set back behind the front plane of the house. A large portion of the existing driveway, beside the garage, will be removed as part of the project. Similarly, a large amount of existing patios and walkways will also be removed. The rear wing addition is primarily confined to the area directly behind the new garage. Portions extend along the rear of the house creating a new covered portico with an eyebrow roof. All materials, fenestration and detailing will 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:

Section 2.3 on pages 64 through 67 of the Design Guidelines provides specific recommendations for the Neighborhood Estates character area.

Subsection C suggest that side wings located in the conditional building area be limited to 1 ½ stories and 24 feet in height. The proposed garage wing is approximately 26 feet tall. **This recommendation has not been met.** The section goes on to recommend that wings in the conditional building area should not have any second-floor windows overlooking the neighbors. A large triple casement is proposed. **Discussion is recommended.**

Subsection D suggests that rear wings, located in the secondary building area, be limited to two-stories and 30 feet in height. This recommendation has been met.

Section 2.7.3 on pages 105 through 111 provides recommendations for site and landscape design. Section A recommends that properties of this size contain a minimum of 65% greenspace. The proposed project provides 53.5% (11,514 sq. ft.) greenspace. **This recommendation has not been met.**

Lot Information	
Zoning:	R-1(20)/LS-1
Lot Area:	13,883 SF
Lot Width:	100.0'

Ordinance	Allowable/Required	Provided
Minimum Side Yard (Right):	10' (By Ordinance)	15.9'
Minimum Side Yard (Left):	10' (By Ordinance)	10.2'
Combined Side Yards:	25% = 25.0'	26.1'
Minimum Rear Yard:	27.8' (At closest point)	37.8'
Lot Coverage:	4,007 SF	2,695 SF (67% of Max)
Greenspace:	65% 13,996 SF	11,514 SF = 53.5%

#11 Lynne Beaver

6449 Verona Road

Ms. Beaver is proposing to replace her existing circle driveway with a new driveway in a similar configuration. She is also proposing a new patio at the rear of the house.

Summary of Property:

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

Summary of Project:

The circle driveway will be replaced in kind with the following exceptions: the new driveway will be concrete, the width near the house will be reduced and the left side will be straightened to follow the property line.

The new patio is a freeform shape that will replace an existing rectilinear patio. It is not clear if the existing retaining wall will stay or be removed. 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:

Section 2.3 on pages 64 through 67 of the Design Guidelines provides specific recommendations for the Neighborhood Estates character area.

Subsection G recommends that circle driveways have an interior green no less than 80 feet wide with a depth no less than half the width. The proposed interior green is 88 feet wide and 40 feet deep. This recommendation has been met.

Section 2.7.2.B.1 recommends drive widths should not be more than 12 feet wide at the property line. This recommendation has not been met. **Discussion is recommended.** Please note, this is an existing condition.

Section 2.7.1.A on page 106 of the Design Guidelines recommends that LS-3 lots have a minimum greenspace area no less than 65% of the total lot area. For this lot, that is 14,224 SF of greenspace, 12,968 SF has been provided. This is 1,256 SF less than the recommended area. **This recommendation has not been met.**

Lot Information	
Zoning:	R-1(20)/LS-3
Lot Area:	21,882 SF

Ordinance	Allowable/Required	Provided
Patio Minimum Side Yard:	20' (By Ordinance)	18.92'
Patio Minimum rear Yard:	20' (By Ordinance)	26.99'
Greenspace:	65% = 14,224 SF	12,968 SF = 59.3%