

# ARCHITECTURAL REVIEW BOARD AGENDA

October 29, 2019

3:00 p.m.

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

## #1 CONSENT AGENDA

- A. Karen Stallard – 2016 W. 56<sup>th</sup> Street Replace wood fence
- B. Mission Hills Country Club – 5400 Mission Drive Bollard lights at interior road
- C. David & Diane Zimmer – 5924 High Drive Changes to approved plan
- D. Richard & Marisa Fleenor\* – 3200 W. 69<sup>th</sup> Street Changes to approved plan

## #2 Brad & Claire Boeshaar 2309 W. 68<sup>th</sup> Street

Changes to previously approved play structure

## #3 Todd & Sandra Morgan 2921 W. 69<sup>th</sup> Street

Changes to previously approved project

## #4 Brian & Allison Bloch 3120 W. 68<sup>th</sup> Street

Multiple window and door changes

## #5 Tom Isenberg 6433 Aberdeen Road

New solar panel array

## #6 Chris & Stephanie Cooch 5630 High Drive

New driveway, auto-court, and pergola

\* 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. Karen Stallard**

**2016 West 56<sup>th</sup> Street**

Ms. Stallard is proposing to replace an existing wood fence at the rear of her property.

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

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

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

The proposed fence will be installed at the same location as the existing fence, which is atop an existing stone retaining wall. Ms. Stallard is on the low side of the wall so the fence does not require a variance.

#### **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. Mission Hills Country Club**

**5400 Mission Drive**

The Mission Hills Country Club is proposing to replace 5 existing bollard lights and add 5 new bollard lights.

**Summary of Project:**

The proposed lights are located on the interior road that connects the main parking lot to the tennis courts at the north end of the property.

**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. David & Diane Zimmer**

**5924 High Drive**

The Zimmers 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:**

A small window located under the covered porch is being eliminated from the project scope.

At the rear of the house, three existing windows are being replaced with new units to match the existing size and style.

**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:	20,996 SF
Lot Width:	148'

Ordinance	Allowable/Required	Proposed
Maximum Height	35'	No Change
Minimum Front Yard:	Average of Adjacent	No Change
Minimum Side Yard (Left):	10'	11.13'
Minimum Side Yard (Right):	10'	14.7' (Existing)
Minimum Combined Side Yards: (25% of Mean Lot Width)	24.625'	25.83'
Minimum Rear Yard: (20% of Mean Lot Depth)	42.7' (At Closest Point)	42.7'
Lot Coverage:	5,305 SF	3,973 sf (74.9% of Max)

Address	Lot Area	Existing Lot Coverage	LC by Ordinance	% max used
5924 High Drive	20,783	2,821	5,305	53.18%
5920 High Drive	21,330	3,410	5,401	63.13%
5931 High Drive	20,307	3,369	5,220	64.54%
2110 Stratford Road	27,616	2,808	6,463	43.45%
			Average	56.08%
			50% Increase	84.11%
<b>5924 High Drive</b>	<b>20,783</b>	<b>Proposed = 3,973</b>	<b>5,305</b>	74.90%
		<b>Allowable Lot Coverage reduced by 150% Rule =</b>	<b>4,462</b>	89.04%

**D. Richard & Marisa Fleenor \***

**3200 West 69<sup>th</sup> Street**

The Fleenors are returning to the ARB with changes to their previously approved project.

**Summary of Property:**

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

**Summary of Project:**

At the rear of the house, a new second floor door is proposed to access an existing roof deck. The extent of the deck railing has been reduced to allow access to an existing exterior spiral stair.

At the east (right) side of the house, a new pair of windows is proposed at the side of the new addition.

The roofline has been corrected to accommodate the previously approved addition.

**Ordinance Compliance:**

The project includes a second story addition that violates the combined side yard setback. This was previously approved by the ARB and the owners will appear before the BZA in October to request a variance. The proposed changes do not affect the variance.

**Design Guideline Review:**

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

**#2 Brad & Claire Boeshaar**

**2309 West 68<sup>th</sup> Street**

The Boeshaars are returning to the ARB with changes to their previously approved 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 Boeshaars' play structure project was previously approved with the stipulation that the structure be located behind the main house. The Boeshaars were not able to attend that meeting and are returning to the ARB to ask that the play structure be approved in the originally proposed location.

**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.

**#3 Todd & Sandra Morgan**

**2921 West 69<sup>th</sup> Street**

The Morgans are returning to the ARB with changes to their previously approved remodel project. A new front courtyard has been added to the project scope.

**Summary of Property:**

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

**Summary of Project:**

The proposed courtyard consists of a low stone wall bridging between two existing front wings. Also at the front of the house, an existing window will be replaced and shutters will be added to all of the windows left of the front door. Additionally, all existing vertical board siding is proposed to be replaced with shingle siding.

New shutters will be added to all the windows on both sides of the house.

No changes are proposed at the rear 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.



The Blochs are proposing an interior remodel that includes multiple window and door changes.

**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, an existing window and shutters are being replaced with a new window and shutters of the same size and style.

At the rear of the house an existing single patio door is being replaced with a new sliding glass door. An additional pair of doors is being replaced with a new pair of doors of the same size and style. A new vent for an interior fireplace is being added to an existing small rear wing.

At the left (west) side of the house, several windows are being added and removed. The most noteworthy is the addition of an oculus 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.

**#5 Tom Isenberg**

**6433 Aberdeen Street**

Mr. Isenberg is proposing a new solar panel array on his existing home's roof.

**Summary of Property:**

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

**Summary of Project:**

A large portion of Mr. Isenberg's home has a flat roof. It is in this area where the new solar panels are proposed. The panels will be pitched slightly. They will stand approximately 10 inches above the roof at their highest points.

**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 Cooches are returning to the ARB with changes to their previously approved project. The project scope is being modified to include a new driveway and auto-court.

**Summary of Property:**

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

**Summary of Project:**

The Cooches existing asphalt driveway meanders across their property diagonally. The proposed concrete driveway will follow a similar path. At the center of the drive, a new 60 foot diameter auto-court is proposed with an 18-foot diameter center planter. The entire driveway is concrete with an intricate joint layout. A new walkway will connect the proposed auto-court to the existing house. This sidewalk is 12 feet wide, 30 feet long and contains two sets of stairs.

Additional changes include; the elimination of an existing stone path, repairs to the paving at the covered porch, and the driveway configuration near the driveway gate.

The original project was approved with a small pergola at the south side of the pool. The design of the pergola has been finalized for ARB review.

**Ordinance Compliance:**

City code section 5-103.129 defines walkways as no wider than 5 feet. Since the front walkway is 12 feet wide, it does not meet the definition of a walkway and is considered an accessory structure. This makes the project in violation of City Code Section 5-119.C which does not allow accessory structures in the front yard. However, since the existing walkway is also 12 feet wide, Code Section 5-128.C.1 allows the exact replacement of an existing nonconforming structure without the need for a variance.

**Design Guideline Review:**

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

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