

ARCHITECTURAL REVIEW BOARD AGENDA

November 12, 2019

3:00 p.m.

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

#1	Popplewell Residence 6431 Wenonga Road	Landscape Plan
#2	Seth & Lyndsay Henson 2609 W 70 th Street	Changes to previously approved project
#3	Mary Shultz 3021 W 67 th Terrace	Changes to previously approved landscape plan
#4	Mike & Patty Daly 2710 W 68 th Street	Changes to previously approved screened porch
#5	William Thompson 2809 Tomahawk Road	New gas fire feature on rear patio
#6	Kristen & Korb Maxwell 5527 E Mission Road	Substantial addition; revised driveway

* 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 Popplewell Residence

6431 Wenonga Road

The Popplewells are returning to the ARB to present their landscape plan as required.

Summary of Property:

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

Summary of Project:

The proposed plan includes minor changes to the front walkway that reduces the amount of walkway paving.

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.

Lot Information	
Zoning:	R-1(E1)/LS-6
Lot Area:	56,487 SF
Mean Lot Width:	185.0'

Ordinance	Allowable/Required	Proposed
Maximum Height	35'	34.4'
Minimum Front Yard:	130' (Average of Adjacent)	140'
Minimum Side Yard (Left):	18.5'	18.5'
Minimum Side Yard (Right):	18.5'	39.2'
Minimum Combined Side Yards: (25% of Mean Lot Width)	46.3'	57.7'
Minimum Rear Yard: (20% of Mean Lot Depth)	58.4' (At closest point)	80.0'
Lot Coverage:	7,529 SF	6,767 SF (89.9% of Max)

#2 Seth & Lyndsay Henson

2609 West 70th Street

The Hensons 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:

The City Architect recently failed the Henson's final inspection due to several discrepancies between the approved plans and the project as built. A side dormer window was originally approved as a pair of casement windows and a single casement was installed. Five windows at the rear of the house were supposed to all have transoms. Transoms were installed only at the middle three. The windows installed on either side of the fireplace are larger than previously approved. The secondary rear entrance was installed with glass doors rather than solid and a new window was added. Photo documentation of the as-built conditions has been provided for 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.

#3 Mary Shultz

3021 West 67th Terrace

Ms. Shultz is returning to the ARB with changes to her previously approved landscape plan.

Summary of Property:

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

Summary of Project:

The City Arborist recently failed Ms. Shultz's final landscape plan inspection due to several discrepancies between the approved plan and the provided plantings. The discrepancies included omission of planting beds and walkways. Other discrepancies include additional plantings that have not previously been reviewed by the ARB. A revised plan that indicates the as-built conditions has been provided.

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 Dalys are returning to the ARB with changes to their previously approved new screened porch at the rear of their home.

Summary of Property:

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

Summary of Project:

The proposed screened porch is located at the center of the home's main mass and extends 14 feet into the rear yard. The original plan had a low 3/12 gable roof. This has been revised to 6/12 which requires a complex cricket where the new roof meets the existing house.

The revised roof also makes it necessary to replace an existing double-hung window. The new proposed window appears to be a fixed clear-view window.

The Dalys are also proposing to build the new porch on piers in lieu of the previously approved foundation wall.

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 F on page 99 of the design guidelines provides specific recommendations regarding massing aberrations. The complexities required to make the new roof tie into the existing house takes away from the subtle and simple forms that are desirable. **Discussion is recommended.**

#5 William Thompson

2809 Tomahawk Road

Mr. Thompson is proposing a new gas fire feature at the back of his existing patio.

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 fire feature is table style and will be located at the back of the existing patio.

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 Maxwells are proposing a substantial addition that will increase their home's footprint by more than 50%. *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: Intersection Green

Summary of Project:

The addition essentially consists of a two-story rear wing that includes attached garage and second floor living area. The new wing will have a 1,154 sq. ft. footprint. It is located at the rear of the main house near the center of the mass. The proposed details and materials match the existing house. Many style features that are prevalent on the main house are being continued at the new wing.

In addition to the garage addition, a small 76 square foot addition is proposed at the northwest corner of the main house. The siding and details are similar to the rest of the main house, however the windows are slightly different and there is no fenestration at the north side of the addition.

At the front of the house, a new covered porch is proposed at the front door. This will replace a smaller existing porch cover. As part of the project, multiple windows are being replaced throughout the main house. The new windows have the same trim detailing of the existing windows. The existing driveway is shared with the property to the south. The Maxwells will separate their drive and create a new curb cut.

Ordinance Compliance:

City code 5-119 C forbids accessory structures to be located in the front yard. The paved area in front of the new stoop is a landscape feature and does not violate this requirement.

A large pervious patio is located at the north side of the house approximately 4 feet from the north property line. The City does not have a definition for a patio that includes one of this type, so they are generally referred to as landscaping. The City Council and Planning Commission are working on including patios like these in the definition of a patio. At that time, a setback of 20 feet will be required.

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 recommends side 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 and height with 12 foot maximum eaves. These recommendations have been met.

Subsection F recommends that dormers within the conditional building area not be oriented to any neighboring lot. The dormer at the rear of the new rear wing does not violate this guideline because there is no direct neighbor to the rear. Additionally, a significant scope exists at the rear of the house.

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 2.72 A on page 101 of the Design Guidelines recommends garages be set behind the façade of the main house mass. The proposed garage is located in a forward facing detached garage. This recommendation has been met.

Professional Review Panel recommendation:

The PRP recommends the project be approved as presented.

Lot Information	
Zoning:	R-1(16)/LS-2
Lot Area:	18,930 SF
Lot Width:	127.0'

Ordinance	Allowable/Required by Ord	Proposed
Maximum Height	35'	No change
Minimum Front Yard:	34.0'	34.5'
Minimum Side Yard (Left):	10'	18.3' (Existing) 22.75' and new addition
Minimum Side Yard (Right):	10'	24.2' (Existing)
Minimum Combined Side Yards: (25% of Mean Lot Width)	31.75'	42.5' (Existing)
Minimum Rear Yard: (20% of Mean Lot Depth)	N/A	N/A
Lot Coverage:	4,971 SF	3,398 = 68.4% of Max

Address	Lot Area	Existing Lot Coverage	LC by Ordinance	% max used
5527 E. Mission Drive	18,930	2,183	4,971	43.91%
5519 E. Mission Drive	36,764	2,657	7,885	33.70%
5513 E. Mission Drive	30,534	4,028	6,931	58.12%
5550 High Dr	15,236	2,097	4,275	49.05%
Average				46.20%
50% Increase				69.29%
Allowable LC reduced by 150% Rule =		3,445		
5527 E. Mission Drive	Proposed =	3,398	68.4%	of MHZO Limit
				98.6%
				of Design Guideline Limit