

ARCHITECTURAL REVIEW BOARD AGENDA

December 1st, 2020

3:00 p.m.

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

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|-----|--|--|
| #1 | Kai & Susanne Ringenson *
6525 Willow Lane | New deck over patio
<i>Continued from Nov 10th meeting</i> |
| #2 | James McGinness & Nancy Lombardino *
5400 State Line Road | Outdoor fireplace
<i>Continued from September 29th meeting</i> |
| #3 | Cyd Slayton & Madeleine McDonough
3021 West 68 th Street | Replace front door, side lights, and a skylight |
| #4 | Paul & Theresa Hiemenz
6557 High Drive | Replace all windows with different style |
| #5 | Susan Margolin
5502 High Drive | Replace driveway and retaining wall |
| #6 | Kristen Fromm
6530 Wenonga Road | Replace driveways |
| #7 | Daniel & Maria Pfeifer
6730 Tomahawk Road | In-ground trampoline |
| #8 | Andy & Megan Pence
2941 Verona Road | New deck and patio with fire pit |
| #9 | Scott Radecic *
6525 High Drive | Multiple additions to house / New pool and patio |
| #10 | Adam & Michelle Colombo CONTINUED TO JAN 5TH
6515 Belinder Avenue | New Home and pool |
| #11 | Chad & Angie Lucas
3316 West 69 th Street | New Home and pool |
| #12 | Revision to Resolution re: ARB Certification of Certain Exterior Work | |

*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.

The Ringensons are proposing a new deck over the top of their existing patio.

The Ringensons were continued at the November 10th meeting so alternative options could be explored with the City Administrator.

Summary of Property:

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

Summary of Project:

The Ringensons are proposing a new deck over their existing rear yard patio. The proposed deck is cedar and will follow the exact shape of the patio. Along the north and east sides of the deck, a 6 foot high privacy lattice is proposed. The remaining sides will have a 3 foot high picket railing.

Ordinance Compliance:

The project is in violation of Code Section 5-120.D which requires patios and decks, with an LS-1 lot size, to have a minimum side yard setback of 15 feet. **A variance of 7.19 feet is required.** The project is further in violation of Code Section 5-121.D which requires patios and decks, with an LS-1 lot size, to have a minimum rear yard setback of 15 feet. **A variance of 9.63 feet is required.** Please note the existing patio is an existing non-conforming use that is in violation of these same code sections.

Design Guideline Review:

Section 2.7.1.A on page 106 of the Design Guidelines recommends that LS-1 lots have a minimum greenspace area no less than 60% of the total lot area. For this lot, that is 9,285 SF of greenspace, 8,651 SF has been provided. This is 634 SF less than the recommended area. **This recommendation has not been met.** Please note this is an existing condition.

Lot Information	
Zoning:	R-1(16)/LS-1
Lot Area:	15,475 SF

Ordinance	Allowable/Required by Ord	Proposed
Patio Minimum Rear Yard:	15'	5.37' (Existing)
Patio Minimum Side Yard:	15'	7.19' (Existing)
Minimum Greenspace:	60% (9,285 SF)	55.9% (8,651 SF)

* A variance is required.
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The property owners are proposing a new outdoor fireplace on an existing patio.

This project was continued at the December 17th, April 14th, June 23rd, and September 29th ARB meetings, at the owner's request. The project was continued to this meeting because of lack of representation at the previous meeting. The ARB originally required that the fireplace be relocated to a location that does not require a variance. **No new drawings have been submitted.**

Summary of Property:

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

Summary of Project:

The proposed fireplace is constructed with stone and brick and stands 12 feet tall at its highest point.

Ordinance Compliance:

The project is in violation of Code Section 5-120 C which requires accessory structures be located a minimum of 10 feet from the side property line. The fireplace is proposed at 4 feet from the property line. **A variance of 6 feet 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.
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#3 Cyd Slayton & Madeleine McDonough

3021 West 68th Street

The Slayton/McDonoughs are proposing to replace their front door and side lights, and a skylight 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 front door is a flat panel door with reveals. The side lights will have a muntin pattern to match an existing railing.

The proposed skylight is located at the back of the house. A small dormer-like structure will be added to make a flat spot for the skylight to be mounted into.

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 Paul & Theresa Hiemenz

6557 High Drive

The Hiemenzes are proposing to replace all of windows in their home with new windows of the same size, but different style.

Summary of Property:

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

Summary of Project:

All of the proposed windows are clear view while all of the existing windows have Colonial muntin bars.

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 Ms. Margolin is proposing to replace her existing driveway and a retaining wall at the rear of her property.

Summary of Property:

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

Summary of Project:

The existing driveway is a simple direct drive that is 12 feet wide at the property line and connects to a small auto-court at the rear of the house. The existing driveway is asphalt, the new is proposed as concrete.

Th retaining wall, at the rear of the driveway, is failing and Ms. Margolin is proposing to replace it with a modular concrete block retaining wall system. The face of each block is 32 inches wide and 16 inches tall.

The exact height of the wall has not been indicated nor has the color. The narrative call for four 6 inch by 5 foot bollards to be installed as part of the project, but they are not indicated on the drawings. **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:

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

The Fromms are proposing to replace their driveways.

Summary of Property:

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

Summary of Project:

The driveway is in two parts. A circle driveway connects Wenonga Road to Wenonga Terrace. This driveway is 16 feet wide along the full length.

The second portion of driveway is a direct drive that connects to the three-car garage. This driveway is 32 feet 9 inches wide to match the garage.

Ordinance Compliance:

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

Design Guideline Review:

Section 2.7.2 B on page 102 of the Design Guidelines provides specific recommendations for driveways. This section recommends that direct driveways be limited to 12 feet wide within 30 feet of the curb. The proposed direct drive is 32 feet 9 inches wide at the property line. **This recommendation has not been met.** This section further recommends that circle driveway be limited to 12 feet at the property lines but can widen to 16 feet wide near the house. **This recommendation has not been met.**

#7 Daniel & Maria Pfeifer

6730 Tomahawk Road

The Pfeifers are proposing an in-ground trampoline in their rear yard.

This is a substantial construction matter and was noticed as such.

Summary of Property:

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

Summary of Project:

The trampoline will be located in the rear yard 22 feet from the rear property line and 22 feet from the side 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 between the proposed project and the City of Mission Hills Design Guidelines.

The Pencses are proposing a new deck and patio with a fire pit.

Outdoor fireplaces are substantial construction matters as defined by Code section 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 proposed deck and patio are located in the rear yard. The new deck connects to an existing deck and extends 11.5 feet into the rear yard. The decking material is composite to match the existing.

The new patio sits at the foot of the stair behind the deck. The proposed fire pit is located near the center of the new patio. The patio material is bluestone pavers.

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.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 19,492 SF of greenspace, 18,953 SF has been provided. This is 539 SF less than the recommended greenspace area. **This recommendation has not been met.**

Lot Information	
Zoning:	R-1(25)/LS-4
Lot Area:	29,653 SF
Lot Width:	227'

Ordinance	Allowable/Required by Ord	Proposed
Patio Minimum Side Yard:	20'	21.25'
Patio Minimum Rear Yard:	20'	21.5'
Minimum Greenspace:	65% = 19,492 SF	18,953 SF = 63%

Mr. Radecic is proposing multiple additions at the rear of his house. He is also proposing a new pool and patio.

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

Summary of Property:

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

Summary of Project:

The main addition is at the northeast corner of the house. It consists of a 1-story addition that extends along the side of the house and into the rear yard. A second addition is located at the left side of the house and consists of a second floor addition over the top of an existing first floor wing. The last addition is at the left rear of the house and is a covered lanai with an outdoor fireplace. A small portion of this area is being enclosed as part of the main house. All materials and detailing match the existing house.

The proposed pool is located to the rear of the house and is encircled on three sides by a concrete patio.

Impervious Surface Calculations:

- Total Lot Area: 9,629 SF
- Existing House Footprint: 1,775 SF
- Existing Driveway & Walks: 1,438 SF
- Existing Shed: 80 SF
- Proposed Additions: 648 SF
- Proposed pool & walkway: 455 SF
- Remaining Greenspace: 5,233 SF

Ordinance Compliance:

The project is in violation of City Code Section 5-120.A.1.a that requires lots with an LS-1 lot size have a minimum side yard setback no less than 10 feet. The left side of the house is an existing non-conforming use at 7 feet from the side property line. The proposed second floor addition modifies the project in this area and sits 7 feet from the side property line. **A variance of 3 feet is required.** This same section requires that the sum of the two side yards be no less than 25% of the lot width. **A variance of 0.8 feet is required.**

The project is further in violation of Code Section 5-120.D which requires lots with an LS-1 lot size have a minimum 15 feet side yard setback for pools. **A variance of 5.3 feet is required.**

* A variance is required.
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Design Guideline Review:

Section 2.4 on pages 68 through 71 of the Design Guidelines provides specific recommendations for the Traditional Neighborhood character area. The traditional neighborhood character area does not have defined secondary and conditional building areas for side wings. In the primary area the design guidelines recommend that the house be limited to 1 ½ story and 24 feet in height. The proposed second floor addition is in the primary landscape area, a full 2-stories and just over 24 feet tall. **This recommendation has not been met.**

Section 2.7.1.A on page 106 of the Design Guidelines recommends that LS-1 lots have a minimum greenspace area no less than 60% of the total lot area. For this lot, that is 5,777 SF of greenspace, and 5,233 SF has been provided. This is 544 SF less than the recommended area. **This recommendation has not been met.**

Lot Information	
Zoning:	R-1(10)/LS-1
Lot Area:	9,629 SF
Lot Width:	75.3'

Ordinance	Allowable/Required by Ord	Proposed
Minimum Side Yard (Left):	10'	7.0' (Existing)
Minimum Side Yard (Right):	10'	11.0' (At new addition)
Minimum Combined Side Yards:	25% = 18.8'	18.0'
Minimum Rear Yard:	20% = 28.0'	34.0'
Pool/Patio Minimum Side Yard Setback:	15'	23.0'
Pool/Patio Minimum Rear Yard Setback:	15'	9.7'
Minimum Greenspace:	60% (5,777 SF)	5,233 SF (54.3%)

The Colombos are proposing a new 1-story home with a 5,363 sq. ft. footprint. The footprint consists of 3,728 sq. ft. of first floor living space, an 899 sq. ft. 3-car garage, and 544 sq. ft. of covered porches. An additional 1,373 sq. ft. of unfinished spaces is included in the footprint. The project includes a swimming pool and an auto-court driveway.

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 main mass of the house is one story with a central vertical mass. The main mass is flanked on both sides by one story side wings. The house is sided primarily with brick and has a stone base and water table.

The new first floor elevation is less than one foot higher than the previous house. The main floor sits approximately 2 feet higher than the right and approximately even with the home to the left. The main ridge is approximately 5.6 feet higher than the home to the right and approximately 7.88 feet lower than the home to the left.

Windows are a combination of clear-view fixed and casements. Several horizontal clearstory windows are indicated as well. The roof is standing seam metal throughout and utilizes several roof pitches. The dominate roof pitch is 15:12 at all of the gables. A concrete driveway is proposed at 12 feet wide at the entrance and widens into an auto-court near the house. A significant hammerhead is indicate at the rear of the garage. The AC units and generator are located in a mechanical yard behind the garage. The house forms a U shape in plan. The pool is proposed at the center of the lot partially inside the U. It is surrounded on all sides by a new terrace. A retaining wall is proposed at the southeast corner.

Ordinance Compliance:

There are no conflicts between the proposed project and the 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 60 feet wide (41%), the main meets this recommendation. This section goes on to suggest that the depth of the main mass should be 25% of the lot width not to exceed 25 feet. At 33 feet deep, the depth of the main mass is less than 25% of the lot width, but over the 25 foot recommended maximum. **Discussion is recommended.**

Subsection D suggests that rear wings located in the primary or secondary building areas can be up to 2 stories and 30 feet tall providing that their height is less than the main mass. This recommendation has been met. This section goes on to suggest that rear wings should have a width clearly less than the main mass and should not exceed 50% of the main mass width. This recommendation has been met.

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

Section 2.7.2.B on page 102 recommends drives to be no more than 12 feet wide at the front property line. This recommendation has been met.

Section 2.7.3.A on page 106 recommends that LS-6 properties have a minimum of 70% greenspace. **This recommendation has not been met.**

Section 2.6.4.A on page 89 discourages overbuilding by suggesting that homes avoid reaching more than 2 minimum/maximum setbacks or limits. This recommendation has been met.

PRP Recommendation:

The Professional Review Panel has not yet completed their review.

Lot Information	
Zoning:	R-1(30)/LS-6
Lot Area:	44,547 SF
Lot Width:	145'

Ordinance	Allowable/Required by Ord	Proposed
Maximum Height:	35'	29.5'
Minimum Front Yard:	100'	100'
Minimum Side Yard (Left):	15% = 21.75'	28.25'
Minimum Side Yard (Right):	15% = 21.75'	21.75'
Minimum Rear Yard: (30%)	91.5' (At closest point)	122.25'
Minimum Greenspace:	70% (31,183 SF)	31,057 = 69.72%

Address	Lot Area	Existing Lot Coverage	LC by Ordinance	% max used
6515 Belinder Ave	44,547	4,403	9,011	48.86%
6501 Belinder Ave	40,586	4,133	8,446	48.93%
6509 Belinder Ave	40,582	5,995	8,446	70.98%
6525 Belinder Ave	36,610	4,414	7,862	56.14%
6535 Belinder Ave	35,006	3,905	7,621	51.24%
6601 Belinder Ave	43,825	3,332	8,909	37.40%
			Average	52.26%
			50% Increase	78.39%
6515 Belinder Ave	44,547	Proposed: 5,363	9,011	59.52%
Recommended Lot Coverage as reduced by 150% Rule:			7,064	75.92%

#11 Chad & Angie Lucas

3316 West 69th Street

The Lucases are proposing a new 2-story home with a 3,106 sq. ft. footprint. The footprint consists of 2,160 sq. ft. of first floor space, an 852 sq. ft. 3-car garage, and 94 sq. ft. of covered porches. An additional 2,548 sq. ft. are proposed on the second floor. The project includes a pool and a rear terrace with a trellis.

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: Edge

Summary of Project:

The main mass of the house is two stories with a strong central vertical mass. The main mass has no side wings, but does possess a sizable rear wing. The rear wing spans the full width of the house. The garage is located at the rear of the house in a compound wing. The house is sided primarily with stucco, with the exception of the front porch which is clad in limestone.

The new first floor elevation is approximately one-foot higher than the previous house. The main floor sits approximately one-foot higher than the home to the right and approximately 6 inches lower than the home to the left. The main ridge is approximately 8 feet higher than the home to the right and approximately 6 feet higher than the home to the left. The main eave sits significantly higher than the adjacent houses.

Windows are a combination of fixed and casements, all with minimal muntin bars. At the front of the house, windows stack from the first to second floor. The window is much less formal at the sides and rear. All of the windows have minimal trim.

The roof is a composition shingle with most having an 11/12 pitch. A low-slope, standing-seam roof has been proposed at the front entry and the front dormers. A concrete driveway is proposed at 10 feet wide at the entrance and gradually widens as it nears the house. A significant turnaround is proposed at the rear of the drive. The AC units and generator are proposed at the rear of the house. No enclosure, other than topography, is proposed. The pool is located close to the house, adjacent to the rear terrace and trellis.

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 49 feet wide (49%), the main mass meets this recommendation. This section goes on to suggest that the depth of the main mass should be 25% of the lot width. **At 26 feet deep, the main mass is approximately 1 foot deeper than recommended.**

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Subsection D suggests that rear wings located in the primary or secondary building areas can be up to 2 stories and 30 feet tall providing that their height is less than the main mass. This recommendation has been met. This section goes on to suggest that rear wings located in the conditional building area can be up to 1 ½ stories with 12 foot eaves and a ridge no higher than 24 feet. This recommendation has been met.

Section 2.6.3 D on page 87 provides specific recommendations for lots with Edge frontages. This section suggests that landscape be more rustic. A landscape plan has not yet been presented. This section goes on to suggest that driveways conform to the natural terrain and be as narrow as possible. This recommendation has been met.

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

Additions to the Design Guidelines, adopted on March 9, 2020, recommend that LS-3 properties have a minimum of 65% greenspace. As proposed, 65.99% greenspace has been provided. This recommendation has been met.

PRP Recommendation:

The PRP required multiple changes to the project prior to presenting to the ARB. All of the relevant changes have been incorporated into the presentation to the ARB. The PRP recommends project be approved as presented.

Lot Information	
Zoning:	R-1(20)/LS-3
Lot Area:	22,126 SF
Lot Width:	100'

Ordinance	Allowable/Required by Ord	Proposed
Maximum Height:	35'	35'
Minimum Front Yard:	85'	85'
Minimum Side Yard (Left):	10'	28.5'
Minimum Side Yard (Right):	10'	20.88'
Combined Side Yards: (30%)	30'	49.38'
Minimum Rear Yard: (20%)	42' (At closest point)	42'
Minimum Greenspace:	65% (14,382 SF)	14,601 SF (65.99%)

Address	Lot Area	Existing Lot Coverage	LC by Ordinance	% max used
3316 West 69th Street	22,126	2,191	5,541	39.55%
3416 West 69th Street	21,687	2,593	5,464	47.46%
3408 West 69th Street	21,074	3,000	5,356	56.01%
3400 West 69th Street	21,663	2,711	5,460	49.65%
3308 West 69th Street	21,006	2,332	5,344	43.64%
3300 West 69th Street	20,125	2,772	5,187	53.44%
3224 West 69th Street	19,648	3,938	5,102	77.19%
			Average	52.42%
			50% Increase	78.63%
3316 West 69th Street	22,126	Proposed: 3,106	5,541	56.06%
Recommended Lot Coverage as reduced by 150% Rule:			4,356	71.30%

#12 Revision to Resolution re: ARB Certification of Certain Exterior Work

[The revised resolution and information will be e-mailed to you next week.]