

ARCHITECTURAL REVIEW BOARD AGENDA

December 15th, 2020

3:00 p.m.

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

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|------------|--|--|
| #1 | Michele & Michael Belzer
6331 Ensley Lane | Changes to previously approved screen porch |
| #2 | Mike & Allison Hughes
3841 West 64 th Street | Replacement of windows in rear of home
<i>Continued from Nov 10th meeting</i> |
| #3 | Kai & Susanne Ringenson *
6525 Willow Lane | New deck over patio
<i>Continued from Nov 10th meeting</i> |
| #4 | Scott Radecic †*
6526 High Drive | Multiple additions to house / New pool and patio
<i>Continued from Dec 1st meeting</i> |
| #5 | Shawn & Lindsey Welch
5651 High Drive | Playset |
| #6 | Sarah & Pat Thelen
3309 West 68 th Street | Driveway extension |
| #7 | Tim & Melissa Hendricks
2803 West 66 th Terrace | New porch, patio and generator |
| #8 | Indian Hills Country Club
6847 Tomahawk Road | Fence/Net at Driving Range |
| #9 | Mark & Ashley Huppe *
2021 West 61 st Terrace | Driveway replacement and patio |
| #10 | Adam & Jill Gray †
6400 Wenonga Terrace | New Home and pool |

* Variance required

† Substantial Construction

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. Michele & Michael Belzer

6331 Ensley Lane

The Belzers are returning to the ARB with changes to their previously approved screened porch.

Summary of Property:

- Character Area: Neighborhood Estates
- Location of Common Green Space: Front, sides and rear
- Any Special Frontages: Intersection Green

Summary of Project:

On September 1, 2020 the ARB approved the Belzers screened porch with a hipped roof. They are now proposing a gabled roof with an open truss.

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-3
Lot Area:	20,673 SF
Lot Width:	Not Calculated

Ordinance	Allowable/Required	Proposed
Maximum Height	35'	No Change
Minimum Front Yard:	30'	No Change
Minimum Side Yard (Left):	10' (30% Combined)	No Change
Minimum Side Yard (Right):	½ neighbors front = 27.5'	33.1'
Greenspace:	65% (13,437 SF)	72.6% (15,009 SF)

#2 Mike & Allison Hughes

3841 West 64th Street

The Hughes are proposing to replace windows at the rear of their home.

The Hughes were continued at the November 10th meeting due to lack of representation.

Summary of Property:

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

Summary of Project:

All of the windows being replaced are similar to the existing, with a few exceptions. All of the proposed windows will be a bronze color, the transoms at windows #6 will be eliminated and a taller unit will be installed, and window #5 is being changed from a quad to a triple unit.

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 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.

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.

This project was continued at the December 1st ARB meeting so an existing greenspace plan could be developed to determine the total change in greenspace. The Radecics were also asked to modify the plan to eliminate the 25% rule and Pool variances.

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.

Update: 12/9/2020

Revised plans have been provided that reduce the right side addition, keeping it in line with the existing side of the house. As a result, a variance for the combined side yards is no longer required.

Impervious Surface Calculations:

Total Lot Area:	9,629 SF
Existing House Footprint:	1,775 SF
Existing Shed:	80 SF
Existing and Proposed Driveway & Walks:	1,438 SF
Proposed Additions:	618 SF
Proposed Pool:	446 SF
Remaining Greenspace:	5,272 SF

* A variance is required.

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.**

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.**

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 5,272 SF has been provided. This is 505 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'	12.2' (Existing)
Minimum Combined Side Yards:	25% = 18.8'	19.2'
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)	5,272 SF (54.7%)

#5 Shawn & Lindsey Welch

5651 High Drive

The Welches are proposing a wood playset in the southeast corner of their rear yard.

Summary of Property:

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

Summary of Project:

The playset will be 13.5 feet tall and will take up an area 19'9" by 17'4". The Welches indicate the playset will be 10-12 feet from the property line on all sides. The Welches own two adjacent properties as shown on the survey.

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 Thelens are proposing a driveway extension in their front yard.

Summary of Property:

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

Summary of Project:

The Thelens existing driveway is a direct drive that is 14 feet wide at the property line and expands to 20 feet near the house. The current expansion starts at approximately 50 feet from the back of curb.

The Thelens are proposing to move the start of the expansion to be 40 feet from the back of curb and widen the driveway to 26 feet until it terminates at an existing walkway.

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:	19,019 SF
Lot Width:	100'

Ordinance	Allowable/Required	Proposed
Greenspace:	60% (11,411 SF)	68% (12,933 SF)

The Hendrickses are proposing a new screened porch, patio, and a new generator in their rear yard.

Summary of Property:

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

Summary of Project:

The proposed porch is located at the center of the house. It is post and beam construction with an open gabled end. Skylights are proposed on both side of the porch. Due to the change in grade the finished floor of the porch is approximately 30 to 48 inches above grade. This exposed wall area is covered with horizontal lap siding. New stairs provide rear yard access on both sides of the porch. A new egress window and window well is proposed on the left side of the west elevation. Two window wells are proposed on the west side of the new porch. An existing tree will be removed to make way for the new addition.

The new patio is located to the east of the new porch and is a simple concrete rectangle. **NOTE: The fireplace on the renderings is not being proposed at this time.**

The new generator will be tucked into the back corner of the house beside the stairs to the new screened porch.

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:	18,888.9
Lot Width:	140.0'

Ordinance	Allowable/Required	Proposed
Maximum Height	35'	No Change
Minimum Rear Yard:	20% - 27.0'	27.2'
Patio Minimum Side Yard:	20'	25'
Patio Minimum Rear Yard:	20'	20.2'
Greenspace:	60% (11,333 SF)	65.1% (12,287 SF)

#8 Indian Hills Country Club

6847 Tomahawk Road

The Indian Hills Country Club is proposing a protective net fence along the 69th Street side of their driving range.

Summary of Project:

The proposed fence is proposed from the existing driving range tee boxes at the west end and extends approximately 800 feet to the east. Near the tee boxes, the fence will be installed near the property line. After 100 feet, the fence jogs into the driving range, inside the existing tree line. The fence is comprised of steel posts infilled with a nylon mesh. The net fence will be 30 ft. tall at the west end, will increase to 40 ft. tall where it jogs into the property, and then will lower to 30 ft. for the last 3-4 poles on the east end. The poles vary in height form. The pole in the example is 35 ft. tall.

Ordinance Compliance:

There are no specific ordinances related to fences at country clubs. Per Code Section 5-138.I, any height or setback requirements for Country Clubs are at the discretion of the ARB.

Design Guideline Review:

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

#9 Mark & Ashley Huppe*

2021 West 61st Terrace

The Huppes are proposing to replace their driveway and add a new patio with seat walls at the rear of their home.

Summary of Property:

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

Summary of Project:

The existing driveway is a direct drive that is 9'-10" wide at the property line that slowly flairs to match the garage width. The proposed asphalt drive matches the width at the street, and flairs on both sides 30 feet behind the property line. At the widest point, the driveway is 27'-8" wide. A large section of the front walkway will be removed as part of the project.

The proposed patio is located to the side of an existing rear wing. The material is limestone set on a concrete base. The seat walls surrounding the patio are proposed as thin limestone veneer over a CMU wall. The walls stand 18 inches above the patio which is about 32 inches above the adjacent grade. All the walls are capped with limestone.

Ordinance Compliance:

The project is in violation of city code section 5-120.D which requires patios on LS-1 lots to have a minimum side yard setback of 15 feet. **A variance of 8.5 feet is required.**

Design Guideline Review:

Section 2.7.2 B 2 on page 103 of the Design Guidelines provides specific recommendations for driveways. This section recommends that backout and maneuvering clearances should be located near the garage doors, should be located behind the front building line. A portion of the proposed driveway meets this recommendation, the majority does not.

Section 2.7.3 C provides recommendations for garden walls and fences. The proposed walls are stone veneer which is in keeping with the requirements of this section, however the ARB typically requires 4-inch masonry veneer in lieu of the specified thin stone veneer. **Discussion is recommended.**

Lot Information	
Zoning:	R-1(20)/LS-1
Lot Area:	15,700 SF
Lot Width:	N/A

Ordinance	Allowable/Required	Proposed
Patio Minimum Side Yard:	15'	6.5'
Patio Minimum Rear Yard:	15'	> 65'
Greenspace:	60% (9,420 SF)	70% (10,985 SF)

* A variance is required.

#10 Adam & Jill Gray

6400 Wenonga Terrace

The Grays are proposing a new 1 1/2-story home with a 6,041 sq. ft. footprint. The footprint consists of 4,146 sq. ft. of first floor living space, a 1,200 sq. ft. 3-car garage, and 680 sq. ft. of covered porches/patios which includes a 336 sq. ft. outdoor dining pavilion and 160 sq. ft. cover spa. 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: Countryside Estates
- Location of Common Green Space: Front
- Any Special Frontages: None

Summary of Project:

The house sits on a unique lot at the end the Wenonga Terrace cul-de-sac. Due to the lot configuration, the City Administrator set the front building line. The frontage of the lot is approximately 30 feet wide and taken up by the existing 16 foot wide drive approach. The existing entry pillars will remain at this time.

An auto-court, similar to the previous version, is proposed with the front yard. The court is a simple circle with a large inner greenspace. The drive transitions into the side entry garage that includes a small parking area. Due to the slope of the property, a significant retaining wall is being used at the back of the driveway.

The main mass of the house is 1 1/2 stories with picturesque massing. The main mass is flanked on both sides by one-story side wings. The house is sided primarily with stone and has wood accents.

The new first floor elevation is less than one foot higher than the previous house. The main floor sits 4.75 feet lower than the house to the right and 4.95 feet higher than the home to the left. The main ridge is 19.5 feet lower than the home to the right and 5.08 feet lower than the home to the left. Please keep in mind that these homes do not have a typical streetscape relationship.

Windows are a combination of fixed and casements, all with muntin bars. The muntin bar spacing is proportional to the size of the windows they serve.

The roof is flat clay tile throughout and utilizes several roof pitches. The dominate roof pitch is 14:12 at all of the gables. Lower 1:12 slopes are used on the shed dormers.

Three A/C units are located at the rear of the main terrace and two are located south of the auto-court. The existing generator will remain in the northeast corner of the lot. The spa equipment is located in a vault under the spa terrace. Similarly, the pool equipment will be located in a vault under the pool terrace.

The pool is proposed at the rear of the garage wing. It is surrounded on all sides by a new terrace. A retaining wall is proposed at the west side. An iron railing/fence encircles the pool terrace creating the code required pool barrier. The dining pavilion, a post-and-beam structure with a clay roof, is located on the south side of the pool terrace. A path from the pavilion leads to a fire pit patio that includes low seat walls. To the north of the pool is the upper terrace that is at the back of the main living area. The spa pavilion is toward the north side of the property and connects back to the house and terraces via a series of walkways.

Ordinance Compliance:

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

Design Guideline Review:

Section 2.2 on pages 60 through 63 of the Design Guidelines provides specific recommendations for the Countryside Estates character area.

Subsection A suggests that the main mass of the house should be between 40% and 50% of the lot width. At 110 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 26 feet deep, the depth of the main mass is less than 25% of the lot width, and only slightly over the 25 foot recommendation. Please note that the picturesque massing style hides the extent of the main mass.

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 be no more than 12 feet wide at the front property line. The drive will be 16 feet wide. **Discussion is recommended.**

Section 2.7.3.A on page 106 recommends that LS-6 properties have a minimum of 70% greenspace. This recommendation has 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.

Professional Review Panel Recommendation:

The Professional Review Panel reviewed the project and recommended approval with the requirements to define the dormer materials, provide a pool compliant fence, and to clarify any changes to the front driveway pillars/gate.

The Grays have elected to differ any decision regarding the pillars and gate until they present their final landscape plan. The remaining items have been resolved.

The PRP also recommended that they Grays consider alternate designs for the rear dormer and spa pavilion. The Grays also implemented these recommendations.

Lot Information	
Zoning:	R-1(30)/LS-6
Lot Area:	81,151 SF
Lot Width:	242.0'

Ordinance	Allowable/Required by Ord	Proposed
Maximum Height:	35'	29.83'
Minimum Front Yard:	Set by City Admin	Approximately 3 feet back
Minimum Side Yard (Left):	15% = 36.3'	40.5'
Minimum Side Yard (Right):	15% = 36.3'	44.7'
Minimum Rear Yard: (30%)	108.9' (At closest point)	199.9'
Accessory Building Side Setback:	10'	South Building: 58.9' North Building: 20.1'
Accessory Building Rear Setback:	10'	South Building: 151.9' North Building: 231.8'
Lot Coverage:	13,671 SF	6,041 SF
Minimum Greenspace:	70% (56,806 SF)	61,137 = 75.3%

Address	Lot Area	Existing Lot Coverage	LC by Ordinance	% max used
6400 Wenonga Terrace	81,151	4,944	13,671	36.16%
6410 Wenonga Road	72,520	3,393	12,643	26.84%
			Average	31.50%
			50% Increase	47.25%
6400 Wenonga Terrace	81,151	Proposed: 6,041	13,671	44.19%
Recommended Lot Coverage as reduced by 150% Rule:			6,460	93.52%