

ARCHITECTURAL REVIEW BOARD AGENDA

May 1, 2018

3:00 p.m.

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

#1 CONSENT AGENDA

- A. Phil & Lynnsay Jones – 2730 Verona Terrace Replace window over garage
- B. Jim & Katherine Schorgl – 2401 Drury Lane Replace ceiling fan & add television to covered porch

#2 **Drake & Patricia Vidrine** Horizontal style fence returns
2111 W 70th Terrace

#3 **Cory & Tara Boyle** Window replacements
2911 W 66th Terrace

#4 **Mike & Lori Engle** House remodel, second floor addition,
2710 W 66th Terrace new detached garage

#5 **Walden Residence** Changes to previously approved project
6535 Wenonga Terrace

#6 **Gary & Janet Hall** Changes to previously approved project
2901 W 68th Street

#7 **Matt & Bee Wood *** Garage renovation, second floor addition
3200 W 67th Street

#8 **Pat & Cynthia McCarthy *** Second floor addition
6509 Overbrook 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. Phil & Lynnsay Jones

2730 Verona Terrace

The Joneses are proposing to replace a French casement window over their garage, with a new single casement window.

Summary of Property:

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

Summary of Project:

The proposed window is the same size as the existing and has a muntin pattern that is more in keeping with the rest 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.

B. Jim & Katherine Schorgl

2401 Drury Lane

The Shorgls are proposing multiple modifications to their existing covered porch.

Summary of Property:

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

Summary of Project:

The only modifications that will be generally visible are the replacement of an existing ceiling fan and the addition of a new television.

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 Drake & Patricia Vidrine

2111 West 70th Terrace

The Vidrines are proposing a new 6' tall horizontal style privacy fence.

Summary of Property:

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

Summary of Project:

The proposed fence style will only be used for the home's fence returns. Both returns sit toward the rear of the house and tie into existing fences of differing styles.

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 Cory & Tara Boyle

2911 West 66th Terrace

The Boyles are replacing all of their existing double-hung windows with new casement windows and replacing a pair of French doors with a new casement window.

Summary of Property:

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

Summary of Project:

The windows at the front and sides of the house will have Colonial style muntin grills. The windows at the rear of the house will be clear view. They are also proposing to replace French doors at the back of the house to a clear view window.

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. This section suggests that consistent muntin patterns be used throughout a house and variation should be discouraged.

#4 Mike & Lori Engle

2710 West 66th Terrace

The Engles are proposing a whole house remodel that includes modifications to doors, windows, and siding, and a new third car garage and new second floor addition.

Summary of Property:

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

Summary of Project:

The new garage is located on the east side of the house adjacent the existing garage. It will be front facing and is in line with the rear of the existing garage. All materials and detailing are to match the existing garage.

A new circle drive is proposed. It maintains the existing curb approach at the east end and adds a new cut at the west. To avoid trees, the driveway is being kept to the minimum width recommended by the Design Guidelines. At the garage, the driveway will push closer to the side property line. The auto-court serves the 2-car side entry garages and the single front entry garage. The driveway extends past the house on the east side.

The new second floor is located near the center of the house and changes the homes massing from horizontal to a more picturesque style. The siding and materials for the new second floor are to match the existing house. New stone siding is proposed at the first floor directly under the new second floor. The windows have been rearranged and are formally placed. Multiple windows will receive shutters. All are sided to match the associated window opening. A new, low slope, standing seam roof is proposed over the front entry. It is to be supported by three square columns. Half columns have not been included at the front of the house. The main roof is composition tile.

At the rear of the house a new stone wainscoting has been added along the majority of the rear elevation.

An existing rear wing will be converted into a new covered patio. The walls will be replaced with evenly spaced columns infilled with a painted wood railing. A new stone outdoor fireplace will be located at the front of the porch at the connection to the main house.

Ordinance Compliance:

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

Design Guideline Review:

Section 2.5 on pages 72 through 75 of the Design Guidelines provides specific recommendations for the Suburban character area.

Subsection C recommends side wings located in the conditional building area be up to 16 feet and 1-story. This recommendation has been met.

Subsection D recommends rear wings located in the conditional building area be subordinate in height and clearly less than the main mass. The height should be no more than 16 feet and the depth should not exceed 24 feet. While the depth of the rear wing does not meet these requirements, it is an existing condition.

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. Refer to the table below for more information.

Section 2.7.1 on page 92 suggests that exterior walls should be sided with stone or wood shakes among other materials. The proposal calls for replacing all exterior side with Hardie shingle siding. The ARB has historically rejected this material due to its thin profile that does not produce a traditional shadow line.

Discussion is recommended.

Section 2.72 A on page 101 recommends garages be set behind the façade of the main house mass. This proposed garage is toward the front of the house and will be visible from the street. **Discussion is recommended.** Please note, this is an existing condition.

Lot Information	
Zoning:	R-1(16)/LS-2
Lot Area:	18,900 SF
Lot Width:	140.0'

Ordinance	Allowable/Required	Proposed
Maximum Height	35'	26.8'
Minimum Front Yard:	45' (Platted)	45.4'
Minimum Side Yard (Left):	10'	20.6' (Existing)
Minimum Side Yard (Right):	10'	14.7'
Minimum Combined Side Yards: (25% of Mean Lot Width)	35.0'	35.3'
Minimum Rear Yard: (20% of Mean Lot Depth)	27.0 (At closest point)	27.0'
Lot Coverage:	4,966 SF	3,879 SF (78.8% of Max)

Address	Lot Area	Lot Coverage	Ordinance Limit	% max used
2810 West 66th Terrace	18,900	3,546	4,966	71.41%
2802 West 66th Terrace	18,899	3,207	4,966	64.59%
2702 West 66th Terrace	18,719	2,904	4,933	58.87%
2703 West 66th Terrace	18,702	3,426	4,930	69.50%
2711 West 66th Terrace	20,251	4,468	5,210	85.76%
2803 West 66th Terrace	18,898	2,671	4,965	53.79%
2701 West 66th Street	18,707	3,341	4,930	67.76%
2709 West 66th Street	18,899	3,490	4,966	70.28%
2801 West 66th Street	18,225	3,240	4,842	66.92%
			Average	67.65%
			50% Increase	100.00%
2710 W 66th Terrace	18,900	3,879	4,966	78.8%
Allowable Lot Coverage as reduced by 150% Rule			4,966	78.8%

#5 Walden Residence

6535 Wenonga Terrace

The Waldens are returning to the ARB with the finalized design for the pool associated with their new home and multiple hardscape modifications.

This project was reviewed by the PRP on 3/28/2018. All requested information and changes have been made.

Summary of Property:

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

Summary of Project:

The footprint of the house is an L shape. A large patio is proposed at the rear of the house at the elbow of the L shape. A portion of the patio will extend under a second-floor balcony. The proposed pool is directly connected to the patio and will form another L shape. Due to the slope of the property the northern corner of the pool will be above grade. A stone retaining wall will be constructed at the northeast side of the pool. The height of the wall is not indicated, but it appears to be approximately 5 feet tall at its highest point. Confirmation is required. A spa is incorporated into the corner of the pool and will be elevated slightly higher. All the stone walls are to match the foundation walls of the house. The Waldens indicated that the material for the patio was to "most likely be bluestone" during the original approval process.

In addition to the pool, a new retaining wall is proposed at the northwest side of the house. The stone wall will be 6-feet tall at its highest point. The addition of the retaining wall allows the rear yard to be re-graded to eliminate the sides of the pools from being exposed.

The configuration of the front walkway/porch has also changed. All of the previously approved walls have been eliminated.

The home has multiple stone details including sloped sills at windows and at a water table. The Waldens are now proposing they be constructed of cast stone instead of the cut limestone which was originally approved. Similarly, they are requesting to construct the caps of the stucco faced chimneys from cast stone.

Lastly the project was originally approved with a steel sash glazing system at the Front Entry, Kitchen Bay, and Music room (northwest wing.) The Waldens are now proposing to change the music room to use the same window system as the rest of the house and limit the steel glazing to the front entry and front kitchen bay.

A new 4-foot fences, is proposed for the perimeter of the yard. The exact style of the fence 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:

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

#6 Gary & Janet Hall

2901 West 68th Street

The Halls have recently purchased this home, currently in the design process, from the Scuratos. The Halls are proposing to maintain most of the previously approved design, with the exceptions listed below.

These changes were reviewed by the PRP on 4/18/2018. PRP approved the changes as presented.

Summary of Property:

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

Summary of Project:

At the front of the house, there are no significant changes. The PRP previously approved the addition of an arched opening at the front door and the Halls are proposing an arched front door to match. The only other visible change is a chimney, which was originally approved as stucco, will now be masonry construction.

An eyebrow roof has been added over the garage doors on the west elevation.

At the rear of the house, an original box bay bump out at the center of the main mass has been eliminated. A series of 5 windows will be installed in its place and the shed dormer above will now center over the 5 windows. A new bump out is proposed at the right side of the rear elevation and the roof plane will be extended to cover it. Also at the rear elevation, the fireplace and chimney at the screened porch have been changed from stucco to full masonry construction.

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 Woods are proposing an extensive remodel of their existing garage that includes the addition of a second floor.

Summary of Property:

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

Summary of Project:

The new garage is located at the west end of the house. The Woods are proposing to extend the garage approximately 5 feet into the front yard. At the side of the garage, they are proposing to add a 6' x 17.5' storage area. They are also proposing to extend the garage to the rear by approximately 14 feet. The new second floor steps back at the front and side, but aligns at the rear. All materials and detailing are to match the existing house. The proposed windows are a combination of fixed, double-hung and casements. Please note, the existing home has a variety of window styles.

A new eyebrow roof element is proposed to tie the remodeled garage into the main house. Similarly, an existing front dormer is to be modified to match the new second floor addition.

Ordinance Compliance:

The project is in violation of city ordinance 5-120 A which requires the sum of the two side yards be a minimum of 25% of the lot width. **A variance of 2.25 feet is required.**

Design Guideline Review:

Section 2.5 on pages 72 through 75 of the Design Guidelines provides specific recommendations for the Suburban character area.

Subsection C recommends side wings located in the conditional building area be up to 16 feet and 1-story. A height dimension for the side wing has not been provided, but it scales to 17 feet at the storage portion, and 25 feet at the 2-story portion. The proposed storage wing extends into the primary landscape area. **Discussion is recommended.**

Subsection D recommends rear wings located in the secondary building area be subordinate in height and clearly less than the main mass. The height should be no more than 24 feet and the depth should not exceed 24 feet. The depth of the rear wing is acceptable, but at 24 feet it is taller than recommended and it matches the height of the main mass. **Discussion is recommended.**

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. Refer to the table below for more information.

Section 2.72 A on page 101 recommends garages be set behind the façade of the main house mass. This proposed garage has been moved forward of the main mass. **Discussion is recommended.**

Lot Information	
Zoning:	R-1(16)/LS-2
Lot Area:	18,900 SF
Lot Width:	146.70'

Ordinance	Allowable/Required	Proposed
Maximum Height	35'	No Change
Minimum Front Yard:	40' (Platted)	46.3'
Minimum Side Yard (Left):	10'	12.67'
Minimum Side Yard (Right):	10'	21.08' (Existing)
Minimum Combined Side Yards: (25% of Mean Lot Width)	36.68'	33.75'
Minimum Rear Yard: (20% of Mean Lot Depth)	24.6 (At closest point)	36.0'
Lot Coverage:		

Address	Lot Area	Lot Coverage	Ordinance Limit	% max used
3200 W 67th Street	18,538	2,784	4,899	56.82%
3108 W 67th Street	19,129	3,120	5,007	62.31%
3100 W 67th Street	22,497	2,583	5,605	46.08%
3111 W 67th Terrace	20,891	4,433	5,324	83.27%
3121 W 67th Terrace	23,067	3,360	5,703	58.91%
3201 W 67th Street	22,246	3,504	5,561	63.01%
3211 W 67th Street	23,662	2,974	5,805	51.23%
3215 Tomahawk Road	16,161	3,601	4,454	80.85%
3205 Tomahawk Road	21,820	3,548	5,487	64.66%
			Average	63.02%
			50% Increase	94.52%
3200 W 67th Street	18,538	2,784	4,899	56.82%
Allowable Lot Coverage as reduced by 150% Rule			4,631	60.11%

The McCarthys are proposing a second-story addition to the south end of their home.

Summary of Property:

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

Summary of Project:

The new addition is within the homes existing footprint and is aligned with the south side of the house. The main ridge of the new addition is in line with the existing main ridge. Since the roof planes have also been aligned, the eave line for the new addition is slightly higher at the front of the house and slightly lower at the rear. All of the materials and detailing are to match the existing house. At the rear of the house, a small eyebrow roof will be added at the second floor line. At the front of the house, the new addition cantilevers over the first floor, but a dimension has not been provided. **Clarification is required.**

Ordinance Compliance:

The project is an existing non-conforming use as it is in violation of city ordinance 5-120 A which requires the sum of the two side yards be a minimum of 25% of the lot width. **A variance of 1.27 feet is required.** Since the proposed addition is at the side of the house, this variance must be renewed.

Design Guideline Review:

Section 2.4 on pages 68 through 71 of the Design Guidelines provides specific recommendations for the Traditional Neighborhood character area.

Subsection C recommends side wings should have a depth clearly less than the main mass, a height of 1 ½ stories, 24 feet and clearly less than main mass, and should be set back from the main mass. The proposed modification will make the side wing a full two stories, and match the main ridge line of the house. The height of the wing has not been provided. **Clarification is required, discussion is recommended.**

Lot Information	
Zoning:	R-1(10)/LS-1
Lot Area:	11,259 SF
Lot Width:	83.50'

Ordinance	Allowable/Required	Proposed
Maximum Height	35'	No Change
Minimum Front Yard:	45' (Platted)	No Change
Minimum Side Yard (Left):	10'	4.9' (Existing)
Minimum Side Yard (Right):	10'	14.7' (Existing)
Minimum Combined Side Yards: (25% of Mean Lot Width)	20.87'	19.6' (Existing)
Minimum Rear Yard: (20% of Mean Lot Depth)	27.0 (At closest point)	No Change
Lot Coverage:	3,464 SF	2,849 SF (Existing)