

ARCHITECTURAL REVIEW BOARD AGENDA

May 14, 2019

3:00 p.m.

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

#1	Amy Ortman & Charles Payne * 3130 Tomahawk Road	Front parking area, patio, and water feature <i>Continued from April 30th ARB mtg</i>
#2	Kevin & Janell Caponecchi 6012 Mission Drive	Outdoor kitchen on rear patio
#3	Edward & Tess Merriman 6140 High Drive	New addition, patio, and dormer
#4	Jeffrey & Annie Anderson 3322 W. 68 th Street	Changes to previously approved project
#5	Jeff & Megan Winters * 6220 High Drive	Replace A/C Unit
#6	Dan & Marie Woodbury * 3201 W. 68 th Street	New gazebo on existing rear patio
#7	Val Brandmeyer * 3200 W. 67 th Street	New addition and 2 patios; cosmetic modifications
#8	Nick & Clare Blasi 6640 Indian Lane	New house and pool

* 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 Ortman/Paynes are proposing to convert their existing circle driveway into a direct drive with a parking area near the house. *The ARB approved the direct drive at the April 30th meeting and continued the front parking area and walkway to the May 14th meeting.*

Summary of Property:

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

Summary of Project:

The proposed parking area is approximately 22 feet deep and 20 feet wide. Directly adjacent to the parking area is a decorative gravel landscape area with large stepping stones and a concrete water feature.

Ordinance Compliance:

The project is in violation of Code Section 5-119 C which forbids structures in the front yard. **A variance is required for the water feature if it is still part of the project.**

Design Guideline Review:

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

* A variance is required.

#2 Kevin & Janell Caponecchi

6012 Mission Drive

Mr. and Mrs. Caponecchi are returning to the ARB with changes to their previously approved project.

Summary of Property:

- Character Area: Countryside Estates
- Location of Common Green Space: Front
- Any Special Frontages: Creekside

Summary of Project:

The Caponecchis are proposing an outdoor kitchen at one of their rear patios. The kitchen consists of a stone base cabinet with a stone countertop and stainless steel appliances. The stone is to match the previously approved outdoor fireplace.

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 Merrimans are proposing a new addition and patio at the rear of their home and a new dormer above the existing garage.

Summary of Property:

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

Summary of Project:

The new dormer is centered on the existing middle garage door. Detailing and materials for the dormer are similar to the smaller dormers at the front and rear of the house.

The new addition is located to the side of an existing rear wing and features a double gable. A new low slope metal roof connects the new addition to the existing rear wing.

A new fireplace is proposed within the new addition. Two alternative chimneys are proposed. One matches the height of an existing chimney and the second is significantly shorter. Both designs are detailed to match the home’s existing chimneys.

The new patio is a simple concrete slab that extends from the new addition. A new walkway connects the new patio to the existing driveway. Several existing walkways in the rear yard are being removed as part of the project.

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(20)/LS-4	
Lot Area:	28,211 SF	
Lot Width:	175.00'	
Ordinance	Allowable/Required	Proposed
Maximum Height	35'	No Change
Minimum Front Yard:	50'	No Change
Minimum Side Yard (Left):	10'	50' (Existing)
Minimum Side Yard (Right):	10'	15.14' (Existing)
Minimum Combined Side Yards: (25% of Mean Lot Width)	43.75'	65.14'
Minimum Rear Yard: (20% of Mean Lot Depth)	27.0' (At Closest Point)	No Change
Lot Coverage:	6,560 SF	5,500 sf (83.84% of Max)

The Andersons are returning 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:

The Andersons originally proposed a 2-story addition to their existing home, a new 1-story detached garage, and a new pool with a 1-story pool house. They are now proposing to omit the pool and pool house.

At the original meeting, there was significant discussion about the actual lot coverage of the house and additions. This was mainly because the calculations provided by the Andersons' designer did not match those of the City. Using the Andersons' calculations for the final lot coverage, the ARB approved the project (in 2018) on the condition that the house would have a footprint of no more than 4,211 square feet and the detached buildings would have a total footprint of no more than 1,064 square feet for a total of 5,275 square feet of lot coverage when the project is completed. Based on the Andersons' calculations of the first floor areas (lot coverage) on the new plans, the proposed change raises the final lot coverage from the existing 3,821 square feet to 5,311 square feet. This is 7 square feet under the Design Guideline recommended lot coverage.

The remainder of the project remains unchanged.

The new 2-story addition extends out of the rear of the main mass. A portion of a small side wing is being modified to include a new side porch. The addition extends out of the rear of the house and effectively makes the side of the house 80 feet deep, most of which is 2-stories tall. An additional 24-foot-wide, 648 sq. ft., 2-car detached garage is located 10 feet behind the new rear wing is connected to the new rear wing with a covered breezeway. From the front of the house to the back of the detached garage, the side elevation is approximately 114 feet deep.

The detached garage is connected to the main house with a covered walkway that is enclosed with a 6-foot tall privacy fence. A new mechanical yard is proposed at the rear of the detached garage. It will span the full width of the garage and be located 16 feet from rear setback line. It is enclosed by a new 6-foot tall privacy fence. Behind the new garage is an equipment yard that contains all the homes HVAC equipment.

All of the proposed additions have materials, detailing, and fenestration to match 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 2.3 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 secondary building area be clearly shorter than the main mass, and limited to 2 stories and 30 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 tall and have eaves no higher than 12 feet. This recommendation has been met. Please note, the rear wing steps up. The taller portion is in the secondary building area. This section recommends rear wings in the secondary building area be limited to 2 stories, 30 feet in height, and be clearly less than the main mass. This portion of the rear wing is approximately 32 feet tall and matches the height of the main mass. **Discussion is recommended.**

Subsection E recommends that accessory buildings located in the primary landscape area be limited to 1 story with 10 foot eaves and a maximum area of 720 sq. ft. This section also recommends that the number of accessory buildings be limited to no more than 2 accessory buildings per lot. All of these recommendations have 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. The proposed lot coverage is 7 sq. ft. under what is recommended, therefore the recommendation has been met.

Lot Information	
Zoning:	R-1(16)/LS-5
Lot Area:	31,584 SF
Lot Width:	154.00'

Ordinance	Allowable/Required	Proposed
Maximum Height	35'	No Change
Minimum Front Yard:	70' (Platted)	No Change
Minimum Side Yard (Left):	15.4'	28' (Existing)
Minimum Side Yard (Right):	15.4'	35.5' (Existing)
Minimum Combined Side Yards: (25% of Mean Lot Width)	38.5'	63.5' (Existing)
Minimum Rear Yard: (20% of Mean Lot Depth)	40.9' (At Closest Point)	50'
Accessory Building Maximum Height	24'	21.5' (Garage)
Accessory Building Minimum Side Yard:	10'	40' (Garage)
Accessory Building Minimum Rear Yard:	10'	16' (Garage)
Lot Coverage:	7,069 SF	5,311 sf (75.13% of Max)

Address	Lot Area	Existing Lot Coverage	LC by Ordinance	% max used
3322 W 68th St	31,414	3,821	7,069	54.05%
3308 W 68th St	20,636	3,135	5,278	59.39%
3316 W 68th St	25,960	3,965	6,191	64.04%
3317 W 68th St	27,832	2,397	6,498	36.89%
3325 W 68th St	29,232	1,809	6,724	26.90%
3408 W 68th St	26,489	3,472	6,279	55.30%
3416 W 68th St*	19,331	2,598	5,044	51.51%
3309 Tomahawk Rd	22,895	2,695	5,674	47.50%
3317 Tomahawk Rd	24,090	2,608	5,878	44.37%
3401 Tomahawk Rd	21,532	3,348	5,437	61.58%
Average				50.15%
50% Increase				75.23%
3322 W 68th St	31,414	3,821	7,069	
Recommended Lot Coverage Limit as reduced by 150% Rule			5,318	
Proposed Lot Coverage			5,311	99.87%

*Increased lot coverage based on project that has begun.

#5 Jeff & Megan Winters *

6220 High Drive

The Winters are proposing to replace their existing air conditioner with a new unit in the same location.

Summary of Property:

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

Summary of Project:

The proposed air conditioner is located at the right side of the house.

Ordinance Compliance:

The project is an existing non-conforming use in violation of Code Section 5-120 G which requires accessory structures have a minimum side yard setback of 10 feet. **A variance of 5 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.

The Woodburys are proposing a new gazebo at the center of their existing rear patio.

Summary of Property:

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

Summary of Project:

The existing house is a U shape having two large rear wings with a brick patio between. The proposed gazebo is roughly centered within the existing patio. The gazebo features cast stone columns and an intricate roof structure. There is a conflict between the proposed plans and the permit application. The application clearly states that the gazebo is freestanding and not connected to the main house. The drawings show a connection to the main house and indicate new eyebrow roofs to be installed at the main house. Clarification is required.

Ordinance Compliance:

Code section 5-103.37 defines gazebos as Detached Accessory Buildings. The project is in violation of Code Section 5-123.C which includes the area of detached accessory buildings in calculation of the maximum lot coverage. **A variance of 431 square feet.** (Note: Only 256 square feet is required for the new gazebo. The project is in violation of Code Section 5-132 E which requires detached accessory buildings be located a minimum of 10 feet from the principal building. **A variance of 6 feet is required.**

Design Guideline Review:

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. Because the proposed lot coverage violates the Zoning Regulations, it also does not meet the Design Guidelines recommendation for a reduced amount. **Discussion is recommended.**

Lot Information	
Zoning:	R-1(20)/LS-4
Lot Area:	29,488 SF
Lot Width:	150'

Ordinance	Allowable/Required	Proposed
Accessory Building Maximum Height	24'	13.0'
Accessory Building Minimum Side Yard:	10'	N/A
Accessory Building Minimum Rear Yard:	10'	N/A
Accessory Building Distance to Primary:	10'	6'
Lot Coverage:	6,765 SF	7,196 sf (106.4% of Max)

* Multiple Variances are required.

The Brandmeyers are proposing a new addition and two new patios at the rear of their home. They are also proposing a whole house cosmetic renovation.

Summary of Property:

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

Summary of Project:

The new addition is located at the rear of the house, behind the existing garage. The new second floor of the addition is set back from the rear of the house. At the front of the house, the addition is only visible due to the higher ridgeline.

The proposed cosmetic changes are designed to give the house a more contemporary look. All of the siding is being replaced with Hardie board siding in both vertical and horizontal applications. It is not clear if the boards will feature any reveals or shadow lines. Clarification is needed. All of the windows are being replaced with new dark bronze windows. Some of the proposed windows feature horizontal muntin bars and others are clear-view. The operation of the windows is not clear but appear to be casements throughout. At the front of the house, the front door is being replaced with a large pivot door with side-lites. Adjacent to the front door appears to be a large storefront window system.

A second floor dormer, at the front of the house, is being reconfigured to have a larger window and a standing seam shed roof. The same standing seam roof is proposed at the existing east wing and at an eyebrow roof that spans the width of the rear of the house.

Ordinance Compliance:

The project is in violation of Code Section 5-120.A that requires that the sum of the two side yards be no less than 25% of the lot width. **A variance of 12.09 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.

Lot Information	
Zoning:	R-1(16)/LS-2
Lot Area:	18,539 SF
Lot Width:	195'

Ordinance	Allowable/Required	Proposed
Maximum Height	35'	No Change
Minimum Front Yard:	40' (platted)	No Change
Minimum Side Yard (Left):	10'	14.16 (Existing)
Minimum Side Yard (Right):	10'	22.5' (Existing)
Minimum Combined Side Yards: (25% of Mean Lot Width)	48.75'	36.66'
Minimum Rear Yard: (20% of Mean Lot Depth)	36.0' (At Closest Point)	No Change
Lot Coverage:	4,900 SF	3,420 sf (69.79% of Max)

The Blasis are proposing a new home with a 6,737 sq. ft. footprint. The footprint consists of 4,257 sq. ft. of first floor living space, 1,041 sq. ft. of covered porches and 1,429 sq. ft. of garages. An additional 3,048 sq. ft. are on the second floor, and 4,046 sq. ft. in the finished basement. The project includes a direct drive with an auto-court, a new pool, and extensive landscape retaining walls.

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 & Side
- Any Special Frontages: Intersection Green

Summary of Project:

The house is all stucco with a stone base and a central vertical massing style. It is two stories at the central mass with flanking side wings. The west (right) side wing is two stories that steps down to a one story. The east (left) side wing is one story. A two-story rear wing is located near the middle of the house and transitions into an open, covered porch. The garages form the bulk of the west (right) side wing and are configured in an L shape with all garage doors facing the auto-court.

The proposed house is maintaining the existing topography, with minimal grading, which is in keeping with the rest of the street. The finished floor of the house will be approximately 3 feet lower than the existing house. This is due to the topography of the lot and the fact that the proposed house is significantly closer to the street than the existing house. To maintain this lower elevation, an extensive retaining wall will wrap around the south and west sides of the property. The majority of this retaining wall will be located in the 67th Street platted side yard.

The main ridge of the house will be approximately 9 feet higher than the 1 ½ story house to the right on Indian Lane, and approximately 12 feet lower than the two-story home to the left on 67th Street. Please note that due to the slope of the street, the garages which sit closest to the neighbor to the right on Indian Lane, are significantly shorter than the adjacent home.

Windows are all casements - all with horizontal muntin bars. At the front of the house, windows stack from the first to second floor. The window arrangement becomes less formal at the rear of the house.

The driveway is a direct drive connecting to an auto-court. To accommodate for the topography, the driveway crosses the front yard at an angle. A retaining wall encircles the auto-court.

The proposed pool and HVAC equipment is located at the south side of the house.

A new patio is proposed at the rear of the house. It will contain the new pool deck. It is directly connected to the two large covered porches at the rear of the house. A fence will encircle the patio and porch as required by Building Code for pools. Two retaining walls form a terrace at the rear of the yard allowing the house and rear yard to be recessed into the hillside.

Multiple trees are being removed as part of the project, including three large trees on the south side of the property which is highly visible from 67th Street. The proposed plans do not indicate any new trees at this time. The ARB should discuss the future landscape intent.

Ordinance Compliance:

Code Section 5-138 forbids walls located within platted setback areas except for retaining walls. Both the south and driveway walls are located within platted setbacks and must meet the requirements of 5-103.84 to be allowed.

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 71 feet wide (35% of lot width), the main mass is slightly narrower than recommended, however this is a significantly wide lot and the ARB may find the width acceptable.

Subsection C recommends side wings located in the Primary Building Area be clearly shorter than the main mass. The proposed wings are subordinate to the main mass in height and well proportioned.

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 30 feet and the depth should be less than the main mass. These recommendations have been met.

Section 2.6.3 on page 84 provides specific recommendations for homes with an intersection green frontage. Subsections 1.i&k recommend that homes that front parklets have the house oriented to face the parklet. This particular lot is unique in that it intersects two parklets. While the proposed house is well oriented to the Indian Lane parklet, it shows little relationship to the Tomahawk Road parklet. This orientation also makes the rear and side of the house more visible to 67th Street. Discussion of the home's orientation 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 recommendation has been met.

Section 2.7.2 B 2 on page 103 recommends that driveways be limited to 12 feet wide within 30 feet of the curb. The existing curb cut, that is being maintained, is 14 feet wide.

Professional Review Panel Summary:

The PRP reviewed the project on April 24th where they discussed the project at length in order to fully understand the design intent. The PRP found the overall design to be acceptable and only requested a few minor design changes. The PRP recommends the project be approved with the following requirements.

- Provide a rear rendering without landscaping to better understand the rear elevation.
- Update the elevations to include the auto-court retaining wall.
- Update the elevations to correct the drafting error where the arched windows do not align.
- Change the first-floor windows, at the sides of the main mass, to arch tops to match the rest of the first floor.
- Add a window to the hall between the second floor of the main mass and the second floor of the garage wing.

Lot Information	
Zoning:	R-1(E1)/LS-6
Lot Area:	44,360 SF
Lot Width:	200.0'

Ordinance	Allowable/Required	Proposed
Maximum Height	35'	32.2'
Minimum Front Yard:	65' (Platted)	65.2'
Minimum Side Yard (Left):	40' (Platted)	41.3'
Minimum Side Yard (Right):	20'	28.7'
Minimum Combined Side Yards: (25% of Mean Lot Width)	50'	70.0'
Minimum Rear Yard: (20% of Mean Lot Depth)	30.0' (At closest point)	45.3'
Lot Coverage:	8,985 SF	6,737 SF (74.98% of Max)

Address	Lot Area	Lot Coverage	Ordinance Limit	% max used
6640 Indian Lane	44,360	3,686	8,985	41.03%
6630 Indian Lane	38,391	4,106	8,126	50.53%
6635 Indian Lane	55,360	3,394	10,480	32.39%
3600 W 67th Street	35,127	6,142	7,639	80.40%
6632 Wenonga Road	40,902	4,196	8,492	49.41%
			Average	50.75%
			50% Increase	76.12%
6640 Indian Lane	44,360	6,737	8,985	74.98%
Allowable Lot Coverage as reduced by 150% Rule			6,840	98.49%