

ARCHITECTURAL REVIEW BOARD AGENDA

June 25, 2019

3:00 p.m.

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

#1 CONSENT AGENDA

A. Tom & Patty Wood – 5819 High Drive

Landscape Plan

#2 **Wes Valentine**
6131 Ensley Lane

Replace retaining wall at creek
Continued from June 11th ARB mtg

#3 **Steve Hughes**
6619 Willow Lane

Add retaining wall in rear yard

#4 **James & Lauren Sotos**
5820 Oakwood Road

New front entry surround;
remove window

#5 **Todd & Delaine Renko**
2201 W. 68th Street

Replace doors and windows at rear of home;
replace rear barrel roof with straight roof

#6 **Will & Olivia Lynn**
2301 W. 63rd Street

Rear and side additions

#7 ~~Bill & Sue Ann Douglas~~ **CONTINUED TO AUGUST 6**
5832 High Drive

New house

* 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. Tom & Patty Wood

5819 High Drive

The Woods are presenting their landscape plan.

Summary of Property:

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

Summary of Project:

The Woods are presenting their landscape plan for approval which is required of all new homes. In addition to the plantings, an existing drainage pipe outlet will be moved to be 20 ft. behind the front curb and a new rock-filled pit will be added.

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 Wes Valentine

6131 Ensley Lane

The Valentines are proposing to replace an existing retaining wall at the creek edge of their front yard.

This project was continued at the May 28th meeting so that the wall material could be re-evaluated. The ARB requested that a natural stone wall be considered. The project was again continued at the June 11th meeting.

Summary of Property:

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

Summary of Project:

The Valentines are now proposing to use Rosetta Stone manufactured blocks for the retaining wall.

Ordinance Compliance:

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

Design Guideline Review:

Section 2.6.3 C provides specific recommendations for Creekside frontages. This section recommends that creeks should trend back toward a more natural profile with a lower angle of repose. The section goes on to suggest that structures within the creek should be stone or compatible materials. **Discussion is recommended.**

Mr. Hughes is proposing to install a 2.5 ft. tall concrete block retaining wall in the rear yard. Decorative rock will be added at the end of the new retaining wall. A drainage pipe will be connected to a downspout and will daylight in the rear yard. Additional decorative rock will be placed over where the new pipe will be buried.

Summary of Property:

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

Summary of Project:

The new 2.5 ft. tall retaining wall will be 50 ft. long and made of concrete blocks by Keystone Hardscapes. The owners have chosen the Ozark Blend color with a straight profile. The wall will be located at the north side of the rear yard. Decorative rock will be placed at the eastern edge of the new wall

A new PVC drainage pipe will be connected to the southeast downspout and buried – daylighting 15 ft. from the rear and side property lines. NOTE: The site plan shows the pipe daylighting closer to the property line, but that could be a drawing error. Clarification is required.

Additional decorative rock will be added on top of the where the pipe will be buried. There is currently decorative rock in that location – the owners are just adding some new rock.

Ordinance Compliance:

There are no conflicts between the proposed project and City ordinances.

Design Guideline Review:

Section 2.7.3.B on page 107 of the Design Guidelines recommends that retaining walls be made of, or clad in, brick, natural stone, or stucco. **This recommendation has not been met.**

#4 James & Lauren Sotos

5820 Oakwood Road

Mr. and Mrs. Sotos are proposing an interior remodel that will include a removal of a window and the addition of a front entry surround.

Summary of Property:

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

Summary of Project:

The new front entry surround will have wood Tuscan columns with cedar brackets and a standing seam copper roof. The existing door, side panels, and light fixtures will remain.

A window will be removed on the west elevation.

Ordinance Compliance:

There are no conflicts with City ordinances.

Design Guideline Review:

There are no conflicts with the Design Guidelines.

The Renkos are proposing to replace existing metal screens on a rear porch with new windows, and add an A/C unit for the porch. They are also proposing to replace Palladian windows at the rear of the house with rectangular transoms, and replace the barrel roof with a new straight, standing seam roof. Windows and doors at the rear of the house will be replaced.

Summary of Property:

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

Summary of Project:

Metal screens on an existing rear porch will be replaced with windows. An A/C unit for the porch will be placed at either of two locations – the east side of the porch or the west side of the house next to existing A/C units. The locations are marked on the survey.

At the rear of the house, two first-floor windows and two first-floor doors will be replaced with similar units with muntins. The existing Palladian windows at three locations will be replaced with rectangular transom windows. A transom will be added to the window that does not currently have a Palladian window.

NOTE: The boundary pin survey that was submitted is old and does not show the screened porch that is part of the project. Photos have been submitted to verify that the structures being renovated conform to the required setbacks.

Ordinance Compliance:

There are no conflicts with City ordinances.

Design Guideline Review:

There are no conflicts with the Design Guidelines.

The Lynns are proposing new rear and side additions.

Summary of Property:

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

Summary of Project:

The side addition is a simple one-story structure with a low slope roof. It is sided with stucco to match the existing house.

The rear addition is more substantial and will have a gabled roof to match the main house. The connection from the new addition to the main house is achieved with a standing-seam metal eyebrow roof. The addition is sided with stucco to match the main house. All detailing and fenestration matches the existing house.

Ordinance Compliance:

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

Please note, the box bay, at the rear of the house, cantilevers over the rear setback line as allowed by Code Section 5-132.B.3.a

Design Guideline Review:

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

Lot Information	
Zoning:	R-1(10)/LS-1
Lot Area:	15,213 SF
Lot Width:	95'

Ordinance	Allowable/Required	Proposed
Maximum Height	35'	No Change
Minimum Front Yard:	60'	No Change
Minimum Side Yard (Left):	10'	10.25'
Minimum Side Yard (Right):	10'	14.25'
Minimum Combined Side Yards: (25% of Mean Lot Width)	23.75'	24.5'
Minimum Rear Yard: (20% of Mean Lot Depth)	32' (At Closest Point)	32'
Lot Coverage:	4,271 SF	2,821 sf (66.1% of Max)

Address	Lot Area	Existing Lot Coverage	LC by Ordinance	% max used
2301 W 63rd St	15,213	1,921	4,271	45.0%
2315 W 63rd St	16,035	3,575	4,430	80.7%
2235 W 63rd St	17,601	1,624	4,726	34.4%
2231 W 63rd St	15,058	2,013	4,240	47.5%
2227 W 63rd St	14,776	2,008	4,185	48.0%
2300 Tomahawk Rd	15,451	2,635	4,317	61.0%
2216 Tomahawk Rd	12,600	2,369	3,746	63.2%
			Average	54.3%
			50% Increase	81.4%
2301 W 63rd St	15,213	Proposed = 2,821	4,271	66.1%
		Allowable Lot Coverage reduced by 150% Rule =	3,475	81.2%