

ARCHITECTURAL REVIEW BOARD AGENDA

July 9, 2019

3:00 p.m.

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

#1 CONSENT AGENDA

- A. Brett & Linda DuBay – 2210 W. 69th Terrace
- B. Chris & Regi Ahrens – 3715 W. 65th Street

Replace windows
Replace guardrails on driveway bridge

#2 Steve Hughes 6619 Willow Lane

Add retaining wall in rear yard
Continued from June 25th ARB mtg

#3 Will & Olivia Lynn 2301 W. 63rd Street

Rear and side additions
Continued from June 25th ARB mtg

#4 Nick Sutherland * 2400 W. 70th Street

New retaining wall & 2 decks

#5 William Grant * 5821 Brookbank Lane

Modify side wings, multiple front terraces,
rear addition, and new swimming 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.

#1 Consent Agenda

A. Brett & Linda DuBay

2210 West 69th Terrace

The DuBays are proposing to replace the windows at the front of their house to match existing windows at the side and rear of the house.

Summary of Property:

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

Summary of Project:

The windows at the rear and side of the house were replaced as part of a previous project. They are all casements with a simple muntin pattern. The casement windows at the front of the house will be replaced with new units to match.

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. Chris & Regi Ahrens

3715 West 65th Street

The Ahrens are proposing to replace the guardrails on their existing driveway bridge.

Summary of Property:

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

Summary of Project:

The new railings will be cedar and match the design of the previous guardrails.

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 Steve Hughes

6619 Willow Lane

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.

This project was continued at the 6/25 ARB meeting so a stormwater engineer could be consulted.

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.**

The Lynns are proposing new rear and side additions.

This project was continued at the June 25th meeting so an alternate roof structure could be explored for the butler’s pantry addition.

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%

#4 Nick Sutherland*

2400 West 70th Street

Mr. Sutherland is proposing a new retaining wall and two small decks in his rear yard.

Summary of Property:

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

Summary of Project:

The proposed retaining wall is a flat face modular block system that replaces an existing railroad tie wall. The wall will remain level at the top as the ground plane varies. At its tallest, the wall will be 3 feet above grade.

The two small decks are cedar, ground level decks located to the side of an existing patio in the side yard. Please note, a small object is located to the side of the grill deck that is not noted. Clarification of this object is required.

Ordinance Compliance:

The project is in violation of Code section 5-120 H which requires patios and decks have a minimum setback of 20 feet from the side property line. While an exact dimension has not been provided, a variance of approximately 5 feet is required for each deck.

Design Guideline Review:

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

* A variance is required

Mr. Grant is proposing an extensive remodel to his existing home that includes modifications to both side wings, multiple front terraces, a new rear addition, a new rear patio, and a swimming pool.

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:

At the front of the house, the front façade of the existing garage will be demolished and reconstructed further forward, but under the existing overhang. The garage doors will be located in essentially the same place, but in a new style. Similarly, the two existing dormers over the garage will also be reconstructed. A small screened porch, next to the garage, is being modified to have a different screen/door arrangement.

A new terrace is proposed along the front of the main mass and the right side wing. A new brick wall will be added to contain the elevated grade. The chimney on the left side of the main mass will be demolished and reconstructed in the same style, but slightly smaller. The new rear addition spans the majority of the rear elevation. It is all brick with detailing and fenestration to match the existing house. The new rear patio spans the majority of the rear yard. Due to the slope of the rear yard, a brick retaining wall encircles the patio allowing it to be sunk into the hillside. The pool is located at the south end of the patio and is encircled with a 1 foot wide gravel strip to separate it from the main patio.

Ordinance Compliance:

NOTE: the Grants proposed site plan is based on 2 small abutting properties being platted together with the main property. These must be replatted as one before the project can begin.

The project is in violation of Code Section 5-121 M which requires patios, decks, outdoor recreational facilities and pools to have a minimum setback of 20 feet from the side or rear property lines. **A variance of 9.8 feet is required at the south property line. A variance of 8.7 feet is required at the rear property line.**

Design Guideline Review:

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

*Variance required.