

ARCHITECTURAL REVIEW BOARD AGENDA

August 20, 2019

3:00 p.m.

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

#1 CONSENT AGENDA

A. Jerry White & Cyprienne Simchowitz – 1912 W. 61st Terrace Window changes

#2 Kelley Thompson
6320 Norwood Road

Replace deck

#3 Joe & Lindsey Serrano
5625 Pembroke Lane

Changes to previously approved project
Continued from August 6th ARB mtg

#4 Mike & Lori Engle
2710 W. 66th Terrace

Landscape plan; new generator

#5 Gary & Janet Hall
2901 W. 68th Street

Outdoor kitchen

#6 Kelly & Rob Magee *
6712 High Drive

New patio, outdoor kitchen, hot tub, and pergola

#7 Richard & Marisa Fleenor *
3200 W. 69th Street

Second-story addition

#8 Scott & Margaret Schoenfeld *
6528 Sagamore Road

Second-story addition; new front porch

* 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. Jerry White & Cyprienne Simchowicz

1912 West 61st Terrace

The property owners are returning to the ARB with changes to their previously approved window replacement project.

Summary of Property:

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

Summary of Project:

Several windows, not previously reviewed, will now be replaced. All will be replaced with new units of the same size and style.

One window on the west elevation will be relocated approximately 6 inches to allow it to work with interior conditions.

At the front elevation two windows will be shortened. The sill will be raised and the head will match the existing condition.

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 Kelley Thompson

6320 Norwood Street

Ms. Thompson is proposing to replace her existing deck in a slightly different configuration.

Summary of Property:

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

Summary of Project:

The existing deck is an L shape with the stairs located at the center of the deck. The new deck will be a similar L shape with wider stairs located off of one of the legs of the L.

Fortress handrails are indicated on the permit application, but not shown on the design drawing. Clarification of the extent of railing is required. The design drawings also note a pergola, but none is shown, nor is a pergola listed on the permit application. Clarification is required.

The deck is to be constructed of a pressure-treated structure with 2"x6" Trex composite decking.

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 Joe & Lindsey Serrano

5625 Pembroke Lane

The Serranos are returning to the ARB with change to their previously approved project.

This project was continued at the August 6th ARB meeting, at the owner's request.

Summary of Property:

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

Summary of Project:

The original project include a screened porch with full height screens. The Serranos are now proposing a half wall design with screens above. They are also proposing to replace the previously approved screen doors with two pairs of French doors. A small Martini balcony is proposed at one of the sets of doors rather than providing stairs to grade.

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.

#4 Mike & Lori Engle**2710 West 66th Terrace**

The Engles are returning to the ARB with their landscape plan and proposing a new generator.

Summary of Property:

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

Summary of Project:

The landscape plan consists primarily of low plantings near the house and driveway. Several trees already exist on the property. The proposed generator is proposed at the northwest corner of the house near an existing egress window well.

Ordinance Compliance:

There are no conflicts with City Ordinances.

Design Guideline Review:

There are no conflicts with the Design Guidelines.

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 Gary & Janet Hall

2901 West 68th Street

The Halls are returning to the ARB to add a new outdoor kitchen on a new patio. The expansion of the previously approved patio, as well as other changes, are being reviewed by the ARB at its July 23rd meeting. The addition of an outdoor kitchen will be reviewed on August 20th.

Outdoor kitchens are substantial construction matters as defined by Code section 5-103.75 and was noticed as such.

Summary of Property:

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

Summary of Project:

The outdoor kitchen consists of a single-stone counter with an integral grill.

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 Magees are proposing a new outdoor kitchen, hot-tub, and pergola on a new brick patio at the rear of their home.

Outdoor kitchens are substantial construction matters as defined by Code section 5-103.75 and was noticed as such.

Summary of Property:

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

Summary of Project:

The existing brick patio is being modified/replaced to provide new area and infill existing planter areas. Two small existing seat walls will be removed as well.

The outdoor kitchen consists of two separate stone counters with stone tops. One is used primarily for storage while the other features various grills and cooktops, including a pizza oven.

The hot-tub is located at the end of the patio and features a pergola covering.

As part of the project, an existing limestone planter wall is being reconfigured in the northwest corner of the lot. The height of the wall is not indicated but it appears to be relatively short. Clarification for the proposed height is required.

Ordinance Compliance:

The roof covering over the hot-tub is considered a detached accessory building. This structure is in violation of Code Section 5-132.E that requires detached accessory buildings to be located a minimum of 10 feet from the principal building. **A variance of 10 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.

#7 Richard & Marisa Fleenor *

3200 West 69th Street

The Fleenors are proposing a new second-story addition over the top of an existing rear wing.

Summary of Property:

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

Summary of Project:

The new addition matches the footprint of the existing wing. All materials and fenestration will match the existing house.

Ordinance Compliance:

The project is in violation of Code section 5-120 A which requires the sum of the side setbacks be no less than 25% of the lot width. The sum of the setbacks is 21.7 feet and 25% of the lot width is 25.75 feet. **A variance 4.05 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 suggests that wings, located in the Conditional Building Area, have a maximum height of 1 story and 16 feet. **Discussion is recommended.**

*** A variance is required.**

The Schoenfelds are proposing a new second-story addition over the top of an existing rear wing and a new front porch.

Summary of Property:

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

Summary of Project:

The new front porch consists of a 32 sq. ft. stoop with a simple gable roof structure. The roof will align with the front overhang of the second floor.

The new addition matches the footprint of the existing wing. All materials and fenestration will match the existing house.

Ordinance Compliance:

The project is in violation of Code Section 5-120 B which requires a minimum side yard setback of 10 feet. The house is an existing non-conforming use with an existing side setback of 8 feet. The proposed addition is also set at 8 feet from the property line. **A variance of 2 feet is required.** The project is also in violation of Code Section 5-120 A which requires the sum of the side setbacks be no less than 25% of the lot width. The sum of the setbacks is 15 feet and 25% of the lot width is 18.75 feet. **A variance of 3.75 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 suggests that wings, located in the Conditional Building Area, have a maximum height of 1 story and 16 feet. **Discussion is recommended.**

* A variance is required.