

ARCHITECTURAL REVIEW BOARD AGENDA

November 1, 2016
3:00 p.m.

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

#1	Hugh Libby 6440 Belinder Circle	Updated hardscape plan
#2	Margaret Kelly 3501 W 68 th Street	Landscape plan
#3	Alexander & Kimberly Schoofs 2301 W 69 th Street	Window modifications
#4	Scott & Allison Ward 6300 Aberdeen Road	Electrical equipment
#5	Laura Buffington 2920 W 68 th Street	Cosmetic updates to home
#6	Chip & Holli Zuck 6518 Overhill Road	Cosmetic updates to home
#7	Laura Plummer 2210 W 70 th Terrace	Replace deck with composite material
#8	Carolyn & Bill Patterson 2516 W 63 rd Street	Light fixtures
#9	Jason & Lisa Nicolay * 6541 High Drive	New second floor additions over garage and rear wing

*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.

Mr. Libby is returning to the ARB with his updated hardscape plan. At the original ARB meeting, the Norwood driveway was deferred to a later meeting where it is now being presented.

Summary of Property:

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

Summary of Project:

The new garage will be accessed from a new auto court and driveway on the Norwood side of the house. The original plans called for the court to be elevated 2 feet above existing grade at the west end. The Mr. Libby is now proposing to maintain the existing grade while maintaining positive drainage toward the curb cut. The drive is to be constructed of concrete/brick pavers on a concrete base.

The circle driveway was discussed at the initial ARB review meeting, but there was little discussion about the surface material or required retaining wall. The drive is to be constructed of concrete/brick pavers on a concrete base. The retaining wall is a rough ashlar stone to match the house.

Ordinance Compliance:

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

Please note, the retaining wall at the front of the house does not require a variance because it is a true retaining wall that is necessary to maintain the existing grade. Removal of the wall could result in the loss of existing trees.

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 G recommends driveways maintain an 8% side yard setback. This recommendation has been met.

Section 2.6.3 A on pages 83 through 84 provides recommendations for intersection green lots. This section suggests that because the lots are more restrictive on the street setbacks, that the ARB can exercise leniency on the side setbacks essentially eliminating the secondary building area.

Section 2.7.2 B provides guidelines for driveways. This section recommends driveways be as narrow as possible and should not be wider than 12 feet at the street. The auto court drive is considerably wider. This is acceptable because the existing curb cut was maintained from the previous home.

Subsection 2 recommends that at intersection green lots, the driveways be split maintaining a single direct drive for the garage and having a separate circle drive that relates to the intersection. This recommendation has been met.

Lot Information	
Zoning:	R-1(20)/LS-3
Lot Area:	24,850 SF
Lot Width:	166.0'

Ordinance	Allowable/Required	Proposed
Maximum Height (From Mean Grade)	35'	32.7'
Minimum Front Yard:	40'	40.7'
Minimum Rear Yard: (20% of Lot Depth)	24.7' at closest point	31.33'
Minimum Side Yard: (Left)	35' (Platted)	35.16'
Minimum Side Yard: (Right)	10'	18.3'
Minimum Combined Side Yards: (25% of Mean Lot Width)	N/A	N/A
Lot Coverage:	6,006	4,614 SF (76.82% of Maximum)

Design Guideline Lot Coverage Analysis				
Address	Lot Area	Lot Coverage	Formula	% max used
6430 Belinder Avenue	21,148	3,299	5,369	61.44%
6436 Belinder Avenue	18,720	2,887	4,933	58.53%
6446 Belinder Avenue	30,731	4,097	6,962	58.85%
6419 Belinder Avenue	29,536	2,635	6,772	38.91%
6451 Belinder Avenue	30,223	1,945	6,881	28.26%
6500 Belinder Avenue	35,907	4,327	7,757	55.78%
2609 West 65th Street	35,464	3,482	7,690	45.28%
6440 Norwood	20,061	3,025	5,176	58.45%
6437 Norwood	20,148	2,808	5,191	54.09%
6431 Norwood	20,959	3,311	5,336	62.05%
<i>Averages</i>	<i>26,290</i>	<i>3,182</i>	<i>6,207</i>	<i>52.16%</i>
			50% Increase	78.25%
6440 Belinder Avenue	24,850	4,614	6,006	76.82%
Allowable Lot Coverage as reduced by 150% Rule			4,700	98.17%

#2 Kelly Residence

3501 West 68th Street

Ms. Kelly is returning to the ARB with her required landscaping plan.

Summary of Property:

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

Summary of Project:

Please refer to the attached landscape plan.

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 Info	
Zoning:	R-1(20)/LS-3
Lot Area:	22,365 SF
Lot Width:	110'

Ordinance	Allowable/Required	Provided
Maximum Height (From Mean Grade)	35'	34.0'
Minimum Front Yard:	70' (Platted)	74.5'
Minimum Rear Yard: (20% of Lot Depth)	40.6' (At Closest Point)	65'
Minimum Side Yard: (Left)	10'	21.5'
Minimum Side Yard: (Right)	10'	25'
Minimum Combined Side Yards: (25% of Lot Width)	27.5'	46.5'
Allowable Lot Coverage:	5,582 SF	3,203 SF

#3 Alexander & Kimberly Schoofs

2301 West 69th Street

The Schoofs are proposing an interior remodel that includes multiple window modifications.

Summary of Property:

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

Summary of Project:

At the rear of the house, a new boxed bay window will be added at the central mass of the house. The windows in an existing rear wing will also be change to a pair of French casements flanked by single casements. The Schoofs are requesting an option to use a pair of French doors in lieu of the French casements.

At the left side of the house, all of the first floor windows will be reconfigured.

All of the proposed windows maintain a similar style to the existing windows however the muntin pattern should be adjusted to be a better match.

Ordinance Compliance:

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

Design Guidelines:

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

The Wards are proposing equipment required to underground their electrical service.

Summary of Property:

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

Summary of Project:

The proposed equipment is located within the electrical easement at the rear of the Ward's property. It consists of a new transformer and a framework carrying multiple panelboards.

The Wards are proposing to screen the equipment with Juniper trees on all sides.

Ordinance Compliance:

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

Design Guideline Review:

Design guidelines do not apply to a project of this type.

Lot Information	
Zoning:	R-1(20)/LS-5
Lot Area:	36,279 SF
Mean Lot:	153.00

#5 Laura Buffington

2920 West 68th Street

Ms. Buffington is proposing a cosmetic update to her existing home.

Summary of Property:

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

Summary of Project:

The proposed changes include new siding, new columns, new gutters and new window trim. The existing brick at the front of the house will be removed and replaced with new stone veneer wainscoting. New square columns will replace the steel columns at the front porch. The siding within the porch will be changed to either Ipe or Cedar. The main mass of the house will be changed to horizontal lap siding and shingle siding in the gables, rear wings and at the second floor.

All of the existing windows and doors will be maintained, with the exception of a glass block window at the east side of the house which will be replaced with a new pair of awning windows, and the garage door which will be replaced with a wood door with frosted glass panels.

A new stone walkway will be added at the front of the house and incorporated into the existing circle driveway.

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 Chip & Holli Zuck

6518 Overhill Road

The Zucks are proposing a cosmetic update to their existing home

Summary of Property:

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

Summary of Project:

The proposed changes include new siding, new soffits, new gutters and new window trim. The existing brick at the front of the house will be maintained, but all board-and-batten siding will be replaced with horizontal lap siding with a 7-inch reveal.

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.

#7 Laura Plummer

2210 West 70th Terrace

Ms. Plummer is proposing to replace her existing deck with a new deck of the same size in the same location. The existing gazebo roof and structure will left as-is.

Summary of Property:

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

Summary of Project:

The new deck will be constructed of a combination of cedar and composite materials. The new railings will have aluminum pickets attached to cedar rails.

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 Pattersons are returning to the ARB with light fixture details as requested by the ARB.

Summary of Property:

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

Summary of Project:

The majority of the lighting consists of recess light fixtures in soffits around the perimeter of the house. The ARB should concern itself with the pendant and sconce light fixtures at the outdoor kitchen, bedroom entry, and office entry. All of the proposed luminaires are in keeping with the design style 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

Lot Information	
Zoning:	R-1(30)/LS-2
Lot Area:	24,812 SF
Lot Width:	112.0'

Ordinance	Allowable/Required	Proposed
Maximum Height (From Mean Grade)	35'	17.5' (From Mean) 26.5' (From Lowest Point)
Minimum Front Yard:	65' (Average of Adjacent)	65'
Minimum Rear Yard: (20% of Lot Depth)	40' (At closest point)	>58'
Minimum Side Yard: (Left)	10'	30'
Minimum Side Yard: (Right)	10'	22'-11"
Minimum Combined Side Yards: (25% of Lot Width)	28.0'	52'-11"
Allowable Lot Coverage:	6,000 SF	3,263 SF 54.38% of Maximum

The Nicolays are proposing new second floor additions over their existing garage and at a rear wing.

Summary of Property:

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

Summary of Project:

The addition at the garage will maintain the existing footprint creating a full two-story wing. The ridge of the newly formed wing will be 3'-8" lower than the home's main ridge.

At the rear of the house, an existing second story will be extended toward the rear of the house over an existing one story rear wing.

Both additions will have siding detailing and fenestration to match the existing house.

As part of the project, a new portico will be added over the front door. The new roof will cantilever out 18 inches from the front plane of the house.

Ordinance Compliance:

The project is in violation of city ordinance 5-120 B which requires a minimum 10 foot side yard setback. The north wing of the house is an existing non-conforming use so any modification will require a variance. **A variance of 2'-6" is required.**

Design Guidelines:

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

Subsection C suggests that side wings should be up 1 ½ stories, 24 feet in height, and clearly shorter than the main mass. **These recommendations have not been met.** The proposed changes will make the side wing a full 2 stories, but clearly less than the main mass and under the 24 foot limit. Additionally, the home is an existing non-conforming use that places the side wing closer than normal to the neighbor.

Subsection D suggests that rear wings located in the secondary building area be limited to 1 ½ stories, 24 feet in height, and clearly shorter than the main mass. **These recommendations have not been met.** The proposed changes will make the rear wing a full 2 stories, 26 feet in height, and match the height of the main mass.

* A variance is required.

Lot Information	
Zoning:	R-1(10)/LS-1
Lot Area:	9,450 SF
Lot Width:	70.0'

Ordinance	Allowable/Required	Proposed
Maximum Height (From Mean Grade)	35'	28.2' (existing)
Minimum Front Yard:	45' Platted	47.5' (existing)
Minimum Rear Yard: (20% of Lot Depth)	27' (At closest point)	37.5'
Minimum Side Yard: (Left)	10'	7.5' (existing)
Minimum Side Yard: (Right)	10'	10' (existing)
Minimum Combined Side Yards: (25% of Lot Width)	N/A	N/A
Allowable Lot Coverage:	3,067 SF	2,555 SF (existing)