

# ARCHITECTURAL REVIEW BOARD AGENDA

November 29, 2016

3:00 p.m.

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

- |    |   |   |
|----|---|---|
| #1 | <b>James &amp; Peggy Gray *</b><br>6556 Sagamore Road                     | Replace existing non-conforming fence   |
| #2 | <b>Richard &amp; Britton Norden</b><br>2221 Drury Lane                    | New built-in grill  |
| #3 | <b>Dennis &amp; Mary Pat Williams</b><br>6927 Belinder Avenue             | Enclose rear alcove; new pergola on rear patio  |
| #4 | <b>Dan &amp; Anne Durrie</b><br>6501 Wenonga Road                         | Landscape plan for new house  |
| #5 | <b>James &amp; Rebecca Densmore</b><br>6310 Verona Road                   | New rear patio, seat walls, and fire pit<br><i>Continued from November 15<sup>th</sup> ARB</i>        |
| #6 | <b>Todd &amp; Sandra Morgan</b><br>2921 W 69 <sup>th</sup> Street         | Changes to previously approved project<br><i>Continued from November 15<sup>th</sup> ARB</i>          |
| #7 | <b>Mark &amp; Gabrielle Cohen</b><br>3700 W 64 <sup>th</sup> Street       | New detached garage; reconfigure pool and patio<br><i>Continued from November 15<sup>th</sup> ARB</i> |
| #8 | <b>Overhill Realty</b> <b>Continued to Dec 13th</b><br>6537 Overhill Road | New house, swimming pool, outdoor fireplace and pool deck trellis                                     |

## \*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 James & Peggy Gray\***

**6556 Sagamore Road**

The Grays are proposing to replace/repair an existing non-conforming fence.

**Summary of Property:**

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

**Summary of Project:**

The fence is a pre-approved picket style, four-feet tall.

**Ordinance Compliance:**

The existing fence is located 11.5' from the 67<sup>th</sup> Street back of curb; 67<sup>th</sup> Street has a platted setback of 15 feet from the property line. **A variance of 13.5' is required.**

**Design Guideline Review:**

Section 2.7.3 B provides specific recommendations for fences. This section recommends that fences meet the requirements of City ordinances. This recommendation has not been met.

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\* A variance is required.

**#2 Richard & Britton Norden**

**2221 Drury Lane**

The Nordens are proposing a new built-in grill.

**Summary of Property:**

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

**Summary of Project:**

The proposed grill will be located under the covered walkway that connects the Norden's home to their detached garage. The cabinet will be constructed of stone which will match existing stone in the same area. The countertop will be bluestone to match existing patio stone.

**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 Dennis & Mary Pat Williams

6927 Belinder Avenue

The Williamses are proposing modifications to the rear of their home. An existing rear alcove will be enclosed and a new pergola will be constructed at another alcove.

#### Summary of Property:

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

#### Summary of Project:

The pergola structure will be located in an existing alcove. The height of the pergola will match the eave height of the adjacent structure. The pergola is shallow enough that the rear edge will align with an existing rear wing.

At the rear of the house, the covered porch has an alcove that sits into the house in a reverse bay configuration. The Williamses are proposing to enclose this alcove and make the rear wall of the house straight across. A new single door and single window will be added in the new wall. All materials and detailing are to match the existing house.

#### Ordinance Compliance:

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

#### Design Guideline Review:

While not specifically recommended against, the new window has a lower head height than any other window on the house. **Discussion is recommended.**

**#4 Dan & Anne Durrie**

**6501 Wenonga Road**

The Durries are returning to the ARB to present their required landscape plan.

**Summary of Property:**

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

**Summary of Project:**

The landscaping is extensive on all sides of the house and includes some landscaping located in City easements.

**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.

**#5 James & Rebecca Densmore**

**6310 Verona Road**

The Densmores are proposing a new rear patio that includes multiple seat walls and a fire pit.

*The Densmore's project was continued at the November 15<sup>th</sup> ARB meeting. The Board requested weathered samples of the proposed wall materials, and revised drawings to move the fire pit farther away from the house.*

**Summary of Property:**

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

**Summary of Project:**

The proposed patio is a freeform shape surrounded by seat walls and planter areas. The seat walls are to be constructed of a modular cultured stone. The fire pit is located at a lower level of the patio and will be constructed of the same materials as the seat walls.

**Ordinance Compliance:**

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

**Design Guideline Review:**

The Design Guidelines generally discourage the use of faux materials and recommend the use of natural materials. **Discussion is recommended.**

## #6 Todd & Sandra Morgan

2921 West 69th Street

The Morgans are returning to the ARB with changes to their previously approved project.

*The Morgan's project was continued at the November 15<sup>th</sup> meeting at their own request.*

### Summary of Property:

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

### Summary of Project:

The home's size, shape, and fenestration have not significantly changed. The main ridge of the house has been lowered approximately 1 foot. Similarly, the ridge of the west wing has been lowered approximately 9 inches. The footprint of the house has been slightly reduced. The provided site plan has been overlaid with a dashed line representing the previously approved footprint. The home's footprint area has been reduced from 5,849 sq. ft. to 5,448 sq. ft.

At the east side of the house, the previously approved boxed bay window has been changed to a traditional bay window. The rear wing at the east side has been modified to include a new door at the rear of the house. The window wells on the east side of the house have been enlarged. The wall used to enclosed mechanical equipment has been extended north to create a larger enclosed area.

At the rear of the house, a new window well has been added mirroring a previously approved well near the rear chimney. A small stoop has been added at the rear of the master bedroom. The roof pitch of the second floor dormer has also been modified. The change to the roof is most apparent on the west elevation.

The house was originally approved as all brick with stone accents. The Morgans are proposing to change the siding to all stone. With the change in material, the eave details have been modified to include stone corbels. The shutter style has also been modified from a raised panel design to a board-and-batten style.

The previously approved pool pavilion in the rear yard has been eliminated from the project scope.

### 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-5 |
| Lot Area:       | 33,631 SF    |
| Mean Lot Width: | 135.00'      |

| Ordinance   | Allowable/Required       | Proposed  |
|---|--------------------------|---|
| Maximum Height  | 35'                      | 33.26'  |
| Minimum Front Yard:                                     | 65.0' (Platted)          | 65.0'   |
| Minimum Side Yard (Left):                               | 13.5'                    | 20.25'  |
| Minimum Side Yard (Right):                              | 13.5'                    | 20.69'  |
| Minimum Combined Side Yards:<br>(25% of Mean Lot Width) | 33.75'                   | 40.94'  |
| Minimum Rear Yard:<br>(20% of Mean Lot Depth)           | 43.76 (At closest point) | 83.0'   |
| Lot Coverage:   | 7,412 SF                 | 5,849 SF (78.91% of Max)<br>5,448 SF (73.5% of Max) |

| Address   | Lot Area      | Lot Coverage                 | Formula      | % max used                    |
|---|---------------|------------------------------|--------------|-------------------------------|
| 2901 West 69th Street                             | 28,407        | 3,196                        | 6,591        | 48.49%                        |
| 2910 West 69th Street                             | 15,310        | 3,701                        | 4,289        | 86.28%                        |
| 2911 West 69th Street                             | 28,557        | 2,905                        | 6,615        | 43.91%                        |
| 2920 West 69th Street                             | 15,127        | 3,194                        | 4,254        | 75.09%                        |
| 3000 West 69th Street                             | 16,347        | 3,544                        | 4,489        | 78.94%                        |
| 3010 West 69th Street                             | 18,864        | 3,682                        | 4,959        | 74.25%                        |
|   |               |                              | Average      | 67.83%                        |
|   |               |                              | 50% Increase | 100.00%                       |
| <b>2921 West 69th Street</b>                      | <b>33,631</b> | <b>5,849</b><br><b>5,448</b> | <b>7,412</b> | <b>78.91%</b><br><b>73.5%</b> |
| Allowable Lot Coverage as<br>reduced by 150% Rule |               |                              | 7,412        | <del>78.91%</del><br>73.5%    |

## #7 Mark & Gabrielle Cohen

3700 West 64th Street

The Cohens are proposing a new detached garage with a recreational room, a renovation and addition at the rear of the main house, and a reconfiguration of the rear pool and patio spaces.

*Due to the pool, this is a substantial construction matter and was noticed as such.*

*The Cohen's project was continued at the November 15<sup>th</sup> ARB meeting. The Board requested more information including: a greenspace study, site section or similar drawing illustrating the change in grade across the lot, potential redesign of the detached garage to decrease size, detail drawings of the outdoor kitchen and other site accessories, and an updated site plan that is more legible.*

### Summary of Property:

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

### Summary of Project:

The detached garage is located at the west side of the rear yard and will share the driveway with the existing garage. Since the rear yard sits higher than the existing driveway, the bottom three feet of the new garage will be set into the earth. The west and north walls of the garage both act as retaining walls and will not have any fenestration. The south side of the garage door will have a single oversized garage door and the east side will have a series of French doors accessing the recreation area. The siding materials are not indicated. Clarification is required.

At the front and sides of the main house, there are no proposed changes, only repair and repainting of the existing structure. At the rear of the house, a new Nanawall door is proposed at the existing four-season room and a new pair of French doors will replace existing sliding glass doors.

A new rear wing addition is proposed near the new detached garage. The addition is one story with a low slope roof that ties back into the main roof. All materials and detailing are to match the main house.

The existing patio and pool will be removed and replaced in a new configuration. The pool will be located to the rear of the pergola outside of the four-season room. It is not clear if the existing pergola will remain or be reconstructed. The pool equipment will be located in a subterranean basin at the rear of the pool.

The pool deck/patio is a combination of dimension stone and wood. A fire pit is a focal point at the center of the patio. Beyond the fire pit is a new outdoor kitchen. No details have been provided for the outdoor kitchen, so clarification is required. Adjacent to the outdoor kitchen is a built-in seating feature, but like the kitchen, additional information is required.

### Ordinance Compliance:

~~The project is in violation of city ordinance 5-132-E which requires detached accessory buildings be located a minimum of 10 feet from the principal building. The proposed detached garage is located 8 feet from the principal building. A variance of 2 feet is required.~~

*Revised plans provided on November 1, 2016 moved the detached accessory building and eliminated this variance.*

**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 E suggests that detached accessory buildings, which extend into the conditional building area, be limited to 1 story in height with eaves no higher than 10 feet. These recommendations have been met. This section goes on to suggest that accessory buildings be limited to 720 square feet. **This recommendation has not been met.** The new garage is 1,180 square feet.

Section 2.6.4 B on page 89 describes the Maximum Lot Coverage guideline where homes are restricted to 150% of the average lot coverage for adjacent homes. Please see the table below. This recommendation has been met.

| Lot Information |              |
|-----------------|--------------|
| Zoning:         | R-1(30)/LS-5 |
| Lot Area:       | 43,467 SF    |
| Lot Width:      | 158.5        |

| Ordinance  | Allowable/Required     | Provided                  |
|--|------------------------|---------------------------|
| Maximum Height (From Mean Grade)                   | 35'                    | No Change                 |
| Minimum Front Yard:                                | 95'                    | No Change                 |
| Minimum Rear Yard:<br>(20% of Lot Depth)           | 55' (At closest point) | >130'                     |
| Minimum Side Yard: (Left)                          | 15.8'                  | 42.9' (Existing)          |
| Minimum Side Yard: (Right)                         | 15.8'                  | 29.4' (Existing)          |
| Minimum Combined Side Yards:<br>(25% of Lot Width) | 39.6'                  | 72.3' (Existing)          |
| Accessory Building Minimum Side Yard:              | 20'                    | 20.8'                     |
| Accessory Building Minimum Rear Yard:              | 10'                    | 100'                      |
| Accessory Building Maximum Area in Rear Yard:      | 1,743 SF               | 1,180 SF                  |
| Allowable Lot Coverage:                            | 8,859 SF               | 6,271 SF<br>70.79% of Max |
| Allowable Lot Coverage – 150% Guideline            | Reduced to 7,421 SF    | 84.5% of Reduction        |

| Allowable Lot Coverage Analysis                |               |              |              |               |
|--|---------------|--------------|--------------|---------------|
| Address  | Lot Area      | Lot Coverage | Formula      | % max used    |
| 3621 West 63rd Street                          | 26,837        | 2,189        | 6,336        | 34.55%        |
| 3701 West 63rd Street                          | 28,773        | 1,822        | 6,650        | 27.40%        |
| 3711 West 63rd Street                          | 28,015        | 3,323        | 6,528        | 50.90%        |
| 3608 West 64rd Street                          | 24,473        | 2,760        | 5,943        | 46.44%        |
| 3616 West 64rd Street                          | 33,164        | 6,686        | 7,340        | 91.09%        |
| 3617 West 64rd Street                          | 35,108        | 3,977        | 7,637        | 52.08%        |
| 3701 West 64rd Street                          | 30,211        | 4,901        | 6,880        | 71.24%        |
| 3715 West 64rd Street                          | 29,390        | 3,694        | 6,749        | 54.73%        |
| 3716 West 64rd Street                          | 42,308        | 6,788        | 8,694        | 78.08%        |
| 3838 West 64rd Street                          | 38,382        | 4,223        | 8,125        | 51.98%        |
|  |               |              | Average      | 55.85%        |
|  |               |              | 50% Increase | 83.77%        |
| <b>3700 West 64th Street</b>                   | <b>43,467</b> | <b>6,271</b> | <b>8,859</b> | <b>70.79%</b> |
| Allowable Lot Coverage as reduced by 150% Rule |               |              | 7,421        | 84.50%        |

Overhill Realty is proposing a new home with a 3,267 sq. ft. footprint. The footprint consists of 2405 sq. ft. of first floor living space, a 620 sq. ft. garage, and 223 sq. ft. of porches. An additional 1,133 sq. ft. are on the second floor and 1,969 sq. ft. in the finished basement. The project includes a new swimming pool, outdoor fireplace and pool deck trellis.

*The proposed project is a substantial construction matter and was noticed as such.*

**Summary of Property:**

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

**Summary of Project:**

The house is 2 stories at the central mass that is fairly compact. A 1 ½ story wing on the right side is closely incorporated into the main mass so it looks less like a wing and more a part of the main structure. A small rear wing has been incorporated into a covered porch.

The main ridge of the house will be approximately 6 feet higher than the 1 ½ story house to the left and approximately 5 feet higher than the ranch home to the right. The proposed eaves are slightly higher than the adjacent homes. This is due to the 9 foot first floor ceilings, but also the general design of the adjacent homes.

The proposed house is maintaining the existing grade which is in keeping with the rest of the street. The proposed greenspace is also in keeping with the neighborhood.

The house is sided in stucco with EIFS accents and a composition tile roof. All windows are fixed or casements - all with colonial style muntin bars. At the front of the house, windows stack from the first to second floor. The window arrangement becomes only slightly less formal at the sides and rear.

The front porch is covered brick and set into the mass of the house. The front walkway ties back to the proposed driveway, but it is not dimensioned and there are no materials indicated. Clarification is required.

The driveway is a direct drive appropriately located off of the property line. The driveway flairs to create a small auto-court at the garage. A hammerhead has been incorporated into the driveway which also provides access to a side porch. There are no dimensions or materials indicated for the driveway. Clarification is required.

The proposed pool is located at the side of the rear yard and surrounded on all sides by a low wood deck. The outdoor fireplace and trellis are located at the end of the pool closest to the house. No dimensions or details has been provided for the pool, pool equipment, fireplace or trellis so the ARB may choose to postpone approval of these items until a later date.

Fence returns are indicated on the two sides of the house, but the height and style are not indicated nor is a perimeter fence indicated. A fence will be required by code to accommodate the pool. More information is required.

The location of HVAC equipment has not been indicated. Clarification is required.

**Ordinance Compliance:**

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

**Design Guideline Review:**

Section 2.5 on pages 72 through 75 of the Design Guidelines provides specific recommendations for the Suburban character area.

Subsection A suggests that the main mass of the house should be between 40% and 50% of the lot width and not exceed 65 feet. This recommendation has been met. This section goes on to recommend that the height of the house be limited to 30 feet. This recommendation has also been met.

Subsection B suggests that front wings and projections be clearly shorter than the main mass, up to 1 ½ stories, set on the front building line and limited to two. One of the two front projections is a full two stories, but is in scale with the rest of the house. The intent of this recommendation has been met.

Subsection C recommends side wings located in the secondary building area be clearly shorter than the main mass up to 24 feet and 1 ½ stories. This recommendation has been met.

Subsection D recommends rear wings located in the primary building area be subordinate in height and clearly less than the main mass. The section goes on to suggest that the width of rear wings be limited to 50% of the main mass. This recommendation has 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. This recommendation has been met.

Section 2.72 A on page 101 recommends garages be set behind the façade of the main house mass. While the side entry garage is toward the front of the house, it is set back behind a wing wall. This recommendation has been met.

| Lot Information |              |
|-----------------|--------------|
| Zoning:         | R-1(10)/LS-2 |
| Lot Area:       | 16,970 SF    |
| Mean Lot Width: | 111.0'       |

| Ordinance   | Allowable/Required       | Proposed                |
|---|--------------------------|-------------------------|
| Maximum Height  | 35'                      | 29.0'                   |
| Minimum Front Yard:                                     | 40' (Platted)            | 40'                     |
| Minimum Side Yard (Left):                               | 10'                      | 23.25'                  |
| Minimum Side Yard (Right):                              | 10'                      | 18.1'                   |
| Minimum Combined Side Yards:<br>(25% of Mean Lot Width) | 27.75'                   | 41.35'                  |
| Minimum Rear Yard:<br>(20% of Mean Lot Depth)           | 33.0' (At closest point) | 61.67'                  |
| Lot Coverage:   | 4,608 SF                 | 3,267 SF (70.9% of Max) |

| Address   | Lot Area      | Lot Coverage | Formula      | % max used    |
|---|---------------|--------------|--------------|---------------|
| 6515 Overhill                                     | 17,713        | 2,793        | 4,747        | 58.84%        |
| 6527 Overhill                                     | 18,592        | 2,967        | 4,909        | 60.44%        |
| 6540 Overhill                                     | 18,253        | 4,025        | 4,847        | 83.04%        |
| 6543 Overhill                                     | 17,910        | 3,501        | 4,783        | 73.19%        |
| 6549 Overhill                                     | 18,012        | 3,176        | 4,802        | 66.13%        |
| 6512 Willow Ln                                    | 20,354        | 3,936        | 5,228        | 75.28%        |
| 6522 Willow Ln                                    | 19,732        | 2,502        | 5,117        | 48.90%        |
|   |               |              | Average      | 66.55%        |
|   |               |              | 50% Increase | 99.82%        |
| <b>6537 Overhill Road</b>                         | <b>16,970</b> | <b>3,267</b> | <b>4,608</b> | <b>70.91%</b> |
| Allowable Lot Coverage as<br>reduced by 150% Rule |               |              | 4,599        | 71.03%        |