

ARCHITECTURAL REVIEW BOARD AGENDA

December 13, 2016

3:00 p.m.

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

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|----|---|---|
| #1 | Brian & Arley Ward
6500 Overhill Road | Landscape plan |
| #2 | Brian & Karin Woglom
2203 W 69 th Terrace | New rear patio with seat walls and a planter for an existing fountain |
| #3 | Mark & Gabrielle Cohen
3700 W 64 th Street | New detached garage; reconfigure pool and patio
<i>Continued from November 29th ARB</i> |
| #4 | Overhill Realty
6537 Overhill Road | New house, swimming pool, outdoor fireplace and pool deck trellis
<i>Continued from November 29th ARB</i> |

***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 Brian & Arley Ward

6500 Overhill Road

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

Summary of Property:

- Character Area: Suburban (Transitional)
- Location of Common Green Space: Front & Side
- Any Special Frontages: Intersection

Summary of Project:

The landscaping is extensive on all sides 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.

#2 Brian & Karin Woglom

2203 West 69th Terrace

The Wogloms are proposing a new rear patio that includes multiple seat walls and a planter for an existing fountain.

Summary of Property:

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

Summary of Project:

The proposed patio sits between two existing rear wings and replaces an existing deck. The patio surface will be cut bluestone, the seat and planter walls are to be concrete block. Light fixtures will be installed at selected pilasters at the end of 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.**

#3 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 15th 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.

This project was continued at the November 29th meeting due to lack of representation.

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.

November 29, 2016

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: (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: (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 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%
3700 West 64th Street	43,467	6,271	8,859	70.79%
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.

This project was continued at the November 29th ARB meeting at the owner's request.

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.

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 also suggests that the depth of the main mass should not be more than 40 feet. The depth of the main mass is 50 feet. **This recommendation has not 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. **This recommendation has not 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.

Section 2.7.1.F on page 99 recommends against bulky massing forming a large square. **This recommendation has not 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: (25% of Mean Lot Width)	27.75'	41.35'
Minimum Rear Yard: (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%
6537 Overhill Road	16,970	3,267	4,608	70.91%
Allowable Lot Coverage as reduced by 150% Rule			4,599	71.03%