

ARCHITECTURAL REVIEW BOARD AGENDA

January 10, 2017

3:00 p.m.

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

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|-----------|--|--|
| #1 | Carrie & Adam Striker
1911 Romany Road | Changes to previously approved project |
| #2 | Robert & Christina Robinson
2708 W 66 th Street | Changes to previously approved project |
| #3 | Sanjeev Aggarwal
2624 Verona Road | New patios, pergola, outdoor kitchen,
multiple site walls, playground equipment |
| #4 | Tim & Melissa Hendricks
2803 W 66 th Terrace | Additions on each end of home;
cosmetic changes |
| #5 | Paul DeBruce
5707 Oakwood Road | Addition to existing garage |
| #6 | Tom & Patty Wood
5819 High Drive | New home & swimming pool |
| #7 | Popplewell Residence *
6431 Wenonga Road | New home & detached accessory building |

***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 Carrie & Adam Striker

1911 Romany Road

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

Summary of Property:

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

Summary of Project:

The project was originally approved with a new pool that included a stone patio and multiple retaining walls. That portion of the project has been omitted. Since the pool is eliminated, the screen wall at the pool equipment has been eliminated.

The original project also included a new sliding glass door proposed at the rear of the house. This door has now been omitted.

The screened porch has not changed with the exception of the siding. Ipe was originally called out, the plans now indicates wood ship, lap siding.

A small patio near the house includes a covered bar/outdoor kitchen. This was originally constructed with a combination of Ipe siding and stone. The revised version has changed the siding to wood ship, lap siding.

The original project included an Ipe deck that connected from a small patio near the house to the stone patio at the pool. With the omission of the pool, the deck has been extended into the rear yard. Please note, the revised drawings do not indicate the type of wood. 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:

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

#2 Robert & Christina Robinson

2708 West 66th Street

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

Summary of Property:

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

Summary of Project:

The Robinsons were originally approved for a new rear wing addition that was all brick to match the main house. They are having difficulty finding a matching brick and have returned to the ARB proposing to use vertical wood siding in lieu of the brick.

Ordinance Compliance:

The project is in violation of city ordinance 5-121 A which requires a rear yard setback no less than 20% of the depth of the lot. **A variance of 2.3 feet is required. (Previously Granted)**

Design Guideline Review:

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

Subsection D suggests that rear wings, which extend into the conditional building area, be limited to 1 story and 16 feet in height. The depth should be no more than 24 feet. **These recommendations have not been met.** The height of the addition is over 23 feet above grade at the rear of the house and the depth of the wing is over 27 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(16)/LS-2
Lot Area:	17,914 SF
Lot Width:	135'

Ordinance	Allowable/Required	Provided
Maximum Height (From Mean Grade)	35'	No Change
Minimum Front Yard:	40'	No Change
Minimum Rear Yard: (20% of Lot Depth)	26.3' (At closest point)	24.0'
Minimum Side Yard: (Left)	10'	15.17' (Match Existing)
Minimum Side Yard: (Right)	10'	27.0' No Change
Minimum Combined Side Yards: (25% of Lot Width)	33.75'	42.17'
Allowable Lot Coverage:	4,784 SF	4,136 SF 86.45% of Max
Allowable Lot Coverage – 150% Guideline	Reduced to 4,661 SF	88.74% of Reduction

Allowable Lot Coverage Analysis				
Address	Lot Area	Lot Coverage	Formula	% max used
2700 West 66th Street	18,223	3,079	4,841	63.60%
2701 West 66th Street	18,707	3,341	4,930	67.76%
2709 West 66th Street	18,899	3,490	4,966	70.28%
2800 West 66th Street	18,038	3,035	4,807	63.13%
2801 West 66th Street	18,225	3,240	4,842	66.92%
2808 West 66th Street	18,162	2,902	4,830	60.08%
2811 West 66th Street	18,900	3,121	4,966	62.85%
			Average	64.95%
			50% Increase	97.42%
2708 West 66th Street	17,914	4,136	4,784	86.45%
Allowable Lot Coverage as reduced by 150% Rule			4,661	88.74%

The Aggarwals are proposing new patios in their rear yard that include a new pergola, an outdoor kitchen, multiple site walls, and playground equipment.

Summary of Property:

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

Summary of Project:

At the rear of the house near the west end, a new fence is proposed to enclose the existing AC units. The style of the fence is wrought iron, but the height is not indicated. Clarification is required.

Adjacent to the new fence is a new outdoor kitchen that is covered by a wood pergola. The walls of the kitchen are stone with a limestone cap. The pergola will be 9 feet tall. The patio surface is stone pavers set on a stone base.

A larger stone patio will be located to the east of the new outdoor kitchen/pergola. The two patios will be connected by a stone staircase. Gas lanterns will be installed on the cheek walls flanking the steps.

At the northeast corner of the property, a new playground is proposed. The sod in this area will be replaced with a combination of artificial turf and an extensive landscape bed. A new stone terrace, set in stone, will be added within the landscape bed. New stone walls and steps will connect the new terrace to the playground and the yard. The steps will be stone like at the outdoor kitchen. Gas lanterns will be installed at these cheek walls as well. Please note, the proposed gas lamps are more than 10 feet from the side or rear property lines.

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 Hendrickses are proposing cosmetic changes to their home in conjunction with new 1-story additions to both ends and the front of their home.

Summary of Property:

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

Summary of Project:

With the exception of existing brick at the front of the house, the owners are proposing new Hardie lap siding over the entire house. Additionally, all of the home's windows will be replaced; however, it is unclear how many of the windows are maintaining the same size and style as the existing. It is clear that the windows at the rear wing have been significantly modified.

The new front addition is set in place of the existing front porch. A new large window and front door will be added. A new roof structure will be added as part of the addition. A new 4 foot wide concrete sidewalk with brick borders has been shown to connect the new front door to the driveway. The walkway widens to 7 feet wide at the front porch stair and landing. The walkway is not indicated on the site plan. On the site plan, a walkway is shown to connect the front door to the street.

The new west addition is an enlargement of an existing wing. The new east wing will house a single car attached garage. It is unclear if the existing driveway will be modified to accommodate the new garage, or if a new driveway will be added. The driveway configuration on the site plan does not match the driveway shown on the floorplans. Clarification is required.

At the rear of the house, a new patio with stone retaining walls is indicated on the floor plans. The extent and height of the stone walls is not clear. Clarification is required. Please note, the proposed patio is not shown on the site plan.

A new chimney is proposed near the center of the house on a rear roof plane. The chimney is only partially visible from the front elevation. The chimney is to be sided with the same lap siding as the rest of the house.

Ordinance Compliance:

City ordinance 5-103.116 limits the width of walkways to 5 feet however there is an exception for stairway landings. No variances are 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 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. This recommendation has been met.

Subsection C recommends side wings located in the conditional building area be no more than 1 story and 16 feet in height. This recommendation has been met at the east end, but due to the grade change at the west, the west wing is slightly taller than 16 feet. **Discussion is recommended.**

Subsection D recommends rear wings located in the secondary building area be subordinate in height, clearly less than the main mass of 1 ½ stories, and not to exceed 24 feet. These recommendations have 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. The proposed addition will be adding a new front facing garage door. **Discussion is recommended.**

Lot Information	
Zoning:	R-1(16)/LS-2
Lot Area:	18,899 SF
Mean Lot Width:	140.0'

Ordinance	Allowable/Required	Proposed
Maximum Height	35'	No Change
Minimum Front Yard:	45'	45'
Minimum Side Yard (Left):	10'	17.2'
Minimum Side Yard (Right):	10'	17.9'
Minimum Combined Side Yards: (25% of Mean Lot Width)	35.0'	35.10'
Minimum Rear Yard: (20% of Mean Lot Depth)	27.0' (At closest point)	41.1'
Lot Coverage:	4,966 SF	3,595 SF (72.4% of Max)

Address	Lot Area	Lot Coverage	Formula	% max used
2703 West 66th Terrace	18,702	3,426	4,930	69.50%
2710 West 66th Terrace	18,899	3,486	4,966	70.20%
2711 West 66th Terrace	20,251	4,468	5,210	85.76%
2802 West 66th Terrace	18,899	3,207	4,966	64.59%
2810 West 66th Terrace	18,900	3,546	4,966	71.41%
2811 West 66th Terrace	18,900	3,199	4,966	64.42%
2819 West 66th Terrace	18,899	3,094	4,966	62.31%
2704 West 67th Street	17,550	3,282	4,716	69.59%
2800 West 67th Street	18,899	3,155	4,966	63.54%
2808 West 67th Street	18,225	3,509	4,842	72.47%
			Average	69.38%
			50% Increase	100.00%
2803 West 66th Terrace	18,899	3,595	4,966	72.40%
Allowable Lot Coverage as reduced by 150% Rule			4,966	72.40%

Mr. DeBruce is proposing an addition to his existing detached garage.

Summary of Property:

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

Summary of Project:

The proposed addition will extend the garage 16 feet further into the rear yard. All materials and detailing will match the existing garage. The south side will have a gabled extension to match an existing gable on the garage. The addition will have windows on the south side and portions of the east. The north side, that faces the neighbors, will not have any new windows.

Ordinance Compliance:

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

Design Guideline Review:

Section 2.3 on pages 64 through 67 of the Design Guidelines provides specific information about the Neighborhood Estates character area.

Section E recommends that detached accessory buildings located in the primary landscape area be limited to 720 square feet. The addition to the garage is approximately 520 sq. ft. making the whole detached garage approximately 1,722 sq. ft. **This recommendation has not been met.** The section goes on to suggest that detached buildings be limited to 1 story and have a maximum eave height of 10 feet. These recommendations have been met.

#6 Tom & Patty Wood

5819 High Drive

The Woods are proposing a new home with a 5,334 sq. ft. footprint. The footprint consists of 4,393 sq. ft. of first floor living space, an 820 sq. ft. garage, and 121 sq. ft. of porches. An additional 1,830 sq. ft. are on the second floor and 1,053 sq. ft. in the finished basement. The project includes a new swimming pool, raised planters and circle driveway.

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:

The house is 2 stories at the central mass which is fairly compact. Large 1-story wings flank both sides of the central mass.

The main ridge of the house will be approximately 3.7 feet higher than the 2-story house to the left and approximately 2 feet higher than the 2-story home to the right. The proposed eaves are similar to 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 stone with wood accents and a faux slate 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 a low stoop without a covering. The front walkway ties back to the proposed circle driveway and is only 5 feet wide.

The driveway is a circle drive appropriately located off of the property line. Both drive approaches are 12 feet wide and the drive widens to 22 feet near the house. At the new garage, the driveway will extend to the side property line and include a hammerhead at the rear. An existing new retaining wall at the property line will be maintained.

The proposed pool is located at the center of the rear yard and surrounded on three sides by a patio. The material for the patio has not been indicated. The pool equipment is located in the rear yard between the house and the pool.

An iron fence has been proposed to encircle the lot. Near the garage/driveway a raised planter area is surrounded by a low stone wall and an iron fence.

Ordinance Compliance:

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

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 A suggests that the main mass of the house should be between 40% and 50% of the lot width. At 46 feet wide (30% of Lot width) the main mass is slightly narrower than recommended. This section also suggests that the depth of the main mass should not be less than 25 feet. This recommendation has been met. This section goes on to recommend that the height of the house be limited to 35 feet. This recommendation has also been met.

Subsection B suggests that front wings and projections be clearly shorter than the main mass, up to 2 stories, set on the front building line and limited to two. One of the front projections is a full two stories and matches the height of the main mass which is in keeping with the style of house proposed. 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 30 feet and 2 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. 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. This recommendation has been met.

Lot Information	
Zoning:	R-1(25)/LS-5
Lot Area:	30,010 SF
Mean Lot Width:	150.0'

Ordinance	Allowable/Required	Proposed
Maximum Height	35'	34.6'
Minimum Front Yard:	74.6' Existing	74.6'
Minimum Side Yard (Left):	15'	31.7'
Minimum Side Yard (Right):	15'	18.4'
Minimum Combined Side Yards: (25% of Mean Lot Width)	37.5'	50.1'
Minimum Rear Yard: (20% of Mean Lot Depth)	40.0' (At closest point)	46.7'
Lot Coverage:	6,848 SF	5,334 SF (77.9% of Max)

Address	Lot Area	Lot Coverage	Formula	% max used
5735 High Dr	26,997	2,736	6,362	43.0%
5802 High Dr	29,999	6,092	6,846	89.0%
5835 High Dr	32,989	3,872	7,313	52.9%
5841 High Dr	29,020	3,501	6,690	52.3%
2040 W 59 th St	32,993	3,345	7,314	45.7%
5810 High Dr	19,999	4,064	5,165	78.7%
5820 High Dr	19,501	1,995	5,075	39.3%
5830 High Dr	18,499	2,397	4,892	49.0%
			Average	56.2%
			50% Increase	84.4%
5819 High Drive	30,010	5,334	6,848	77.9%
Allowable Lot Coverage as reduced by 150% Rule			5,779	92.3%

#7 Popplewell Residence*

6431 Wenonga Road

The Popplewells are proposing a new home with a 6,767 sq. ft. footprint. The footprint consists of 4,716 sq. ft. of first floor living space, a 1,346 sq. ft. garage, and 705 sq. ft. of porches and accessory buildings. An additional 2,184 sq. ft. are on the second floor and 1,698 sq. ft. in the finished basement. The project includes a direct drive with an auto-court, rear patio, and detached accessory building.

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

Summary of Property:

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

Summary of Project:

The house is 2 stories at the central mass with 2 front wings that create a forecourt. Large 1 ½ story wings flank both sides of the central mass.

The main ridge of the house will be approximately 3 feet lower than the 2-story house to the left and approximately 2.7 feet higher than the 2-story home to the right. The proposed eaves are similar to the adjacent homes.

The proposed house is maintaining the existing topography, with minimal grading, 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 stone and stucco with wood and stone accents. The roof is a combination of slate and standing seam copper. 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 formal window arrangement is maintained at the sides and rear.

The porch sits behind the front plane of the house and is incorporated into the main mass. It is covered with a standing seam copper roof. The porch roof is supported by a stone arcade. In front of the porch is a courtyard that is formed by the two front wings. A low stone wall encircles the remainder of the courtyard.

The driveway is an existing direct drive that will be maintained. A new circular auto-court will be added near the house. At the garage, the driveway will pull slightly farther away from the side property line. A hammerhead extension is proposed at the rear of the drive.

An extensive patio spans the width of the house. Due to the existing topography, the rear of the patio will be a series of retaining walls to match the grade. The material for the patio has not been indicated.

The proposed detached accessory building is located at the center of the rear yard and is incorporated into the patio retaining walls. The building is constructed of stone with a slate roof to match the main house.

The site plan indicates a fence around the property, but no detail has been provided. Clarification is required.

* A variance is required.

Ordinance Compliance:

The project is in violation of city ordinance 5-119 C which prohibits accessory structures in the front yard. The two light fixtures located on the courtyard wall are in violation. **A variance is required.**

Design Guideline Review:

Section 2.2 on pages 60 through 63 of the Design Guidelines provides specific recommendations for the Countryside Estates character area.

Subsection A suggests that the main mass of the house should be between 40% and 50% of the lot width. At 65 feet wide (35% of Lot width) the main mass is slightly narrower than recommended. This section also suggests that the depth of the main mass should not be more than 50% of the width. This recommendation has been met. This section goes on to recommend that the height of the house be limited to 35 feet. This recommendation has also been met.

Subsection B suggests that front wings and projections be clearly shorter than the main mass, up to 2 stories, set on the front building line and limited to two. These recommendations have been met.

Subsection C recommends side wings located in the secondary building area be clearly shorter than the main mass up to 30 feet and 2 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. This recommendation has been met.

Subsection E recommends detached accessory buildings located in the primary landscape area be limited to 1 story with 10 foot eaves and a maximum area of 720 sf. These recommendations have 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. Refer to the table below for more information.

Section 2.72 A on page 101 recommends garages be set behind the façade of the main house mass. This recommendation has been met.

Lot Information	
Zoning:	R-1(E1)/LS-6
Lot Area:	56,487 SF
Mean Lot Width:	185.0'

Ordinance	Allowable/Required	Proposed
Maximum Height	35'	34.4'
Minimum Front Yard:	130' (Average of Adjacent)	140'
Minimum Side Yard (Left):	18.5'	18.5'
Minimum Side Yard (Right):	18.5'	39.2'
Minimum Combined Side Yards: (25% of Mean Lot Width)	46.3'	57.7'
Minimum Rear Yard: (20% of Mean Lot Depth)	58.4' (At closest point)	80.0'
Lot Coverage:	7,529 SF	6,767 SF (89.9% of Max)

Address	Lot Area	Lot Coverage	Formula	% max used
6315 Wenonga Road	71,971	4,512	12,577	35.90%
6335 Wenonga Road	64,593	4,294	11,666	36.80%
6405 Wenonga Road	72,299	5,465	12,617	43.30%
6435 Wenonga Road	44,705	6,267	9,033	69.40%
6430 Wenonga Terrace	54,461	6,999	10,361	67.50%
6420 Wenonga Terrace	39,757	4,235	8,326	50.90%
6410 Wenonga Road	72,520	3,393	12,643	26.80%
			Average	47.23%
			50% Increase	70.84%
6431 Wenonga	56,487	6,767	10,628	63.7%
Allowable Lot Coverage as reduced by 150% Rule			7,529	89.9%