

ARCHITECTURAL REVIEW BOARD AGENDA

May 2, 2017

3:00 p.m.

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

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|-----------|--|---|
| #1 | Carolyn Dayani
6440 Ensley Lane | Changes to previously approved project |
| #2 | Tom & Teresa Walsh
2101 W 59 th Street | Changes to previously approved landscape plan |
| #3 | Dave & Dee Dillon
5910 Oakwood Road | Changes to previously approved project |
| #4 | Andrew Gordon
6142 Mission Drive | Replace rear wood fence with wall |
| #5 | Mike & Kristen Lowe
3301 W 68 th Street | Second floor addition; replace siding,
roof, and windows |
| #6 | Caroline & Guilherme Lerro *
2112 W 61 st Terrace | Lending library box in front yard |

*** 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 Carolyn Dayani

6440 Ensley Lane

Ms. Dayani is returning to the ARB with changes to her previously approved project.

Summary of Property:

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

Summary of Project:

The original proposal included relocating an existing window near a remodeled side porch. They are now proposing to replace the single window with a new triple-casement.

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 Tom & Teresa Walsh

2101 West 59th Street

The Walshes are returning to the ARB with changes to their previously approved landscape plan.

Summary of Property:

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

Summary of Project:

The landscape plan has been updated to match the hardscape plan approved at the April 4, 2017 ARB meeting.

The majority of the changes revolve around the approved changes at the circle driveway, and along the east side 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.

#3 Dave & Dee Dillon

5910 Oakwood Road

The Dillons are returning to the ARB with changes to their previously approved plans.

Summary of Property:

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

Summary of Project:

The Dillons are proposing modifications to their previously approved circle driveway and front entry. They are proposing new landscape walls to a front courtyard between the driveway and the front door. The walls are dry stack stone 12" tall. Additional walls, similar to the courtyard walls, will be installed around two existing trees in the front yard.

The configuration of the driveway is staying the same, with a few minor changes.

- At the southwest edge, a new step is being added to access the yard.
- Both drive approaches are being modified to have a different "flare" configuration.
- The portion of the drive near the house is being widened from 20 feet to 22 feet.
- The secondary driveway that connects the circle to the garages is being widened from 10 feet to 13 feet wide. The radii in this area have been modified to make smoother transitions.

Ordinance Compliance:

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

Design Guideline Review:

All of the changes are in keeping with the 2012 Design Guidelines.

#4 Andrew Gordon

6142 Mission Drive

Mr. Gordon is proposing to replace an existing wood fence with a new wall.

Summary of Property:

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

Summary of Project:

The proposed wall is located at the south side of the property and replaces an existing fence. The height of the proposed wall has not been indicated. Clarification is required. The permit application clearly states that the wall is to be stone, but documentation has been provided that implies the wall will be constructed from decorative concrete blocks. Clarification is required. The material of the wall is particularly important considering there are several types of stone walls existing on the property.

Ordinance Compliance:

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

Design Guideline Review:

Section 2.7.3 B on page 107 of the Design Guidelines provides specific recommendations regarding garden walls and fences. This suggests that garden walls should be constructed/clad with brick, stone or stucco that is compatible with the home. That would suggest natural stone should be used. Discussion is recommended.

The Lowes are proposing an interior remodel that includes multiple window replacements, siding replacement, new roofing, and a small second floor addition.

Summary of Property:

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

Summary of Project:

The second floor addition is located in an existing alcove at the rear of the house. The existing roof structure will be extended over the new addition.

Nearly all of the windows in the house are being replaced. Multiple new styles are being used including double-hung, awning, and casement styles. Some of the new windows will have muntin bars, but others will be clear-view. A pair of French doors is proposed at an existing roof deck.

Various locations around the house will have the existing cedar shake siding replaced with new to match. All of the siding will be painted.

The existing roof is to be replaced with new composition tile.

The existing garage doors will be replaced as part of the project.

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 Caroline & Guilherme Lerro*

2112 West 61st Terrace

The Lerros are proposing a small lending library box in their front yard.

Summary of Property:

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

Summary of Project:

The proposed structure is to be set at the edge of an existing landscape bed at the front of their home. The structure is 20.5" x 18.5" x 31" tall and will be mounted on a post 30" above grade making the whole structure 61" tall at the tallest point.

Ordinance Compliance:

The project is in violation of city ordinance 5-119 C which forbids structures in the front yard. **A variance is required.**

Design Guideline Review:

The City of Mission Hills Design Guidelines have no recommendations for a project of this type.

* A variance is required.