

ARCHITECTURAL REVIEW BOARD AGENDA

March 31, 2020

3:00 p.m.

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

#1 CONSENT AGENDA

A. Kelly Magee – 6712 High Drive

Box around generator

B. Stephen & Suzie Block – 2600 Tomahawk Road

Enlarge dormer

#2 Kami Bremyer & John Vaglio

Replace doors

6130 Mission Drive

#3 Will & Olivia Lynn

Changes to previously approved project

2301 W 63rd Street

#4 Nick & Clare Blasi

Changes to previously approved project

6640 Indian lane

* 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 Consent Agenda

A. Kelly Magee

6712 High Drive

The Magees are proposing a “zombie box” over their previously approved generator.

Summary of Property:

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

Summary of Project:

The generator was originally approved by the city administrator. During sound testing the generator failed to meet the required sound levels. At that time, the owner installed a zombie box to reduce the sound output levels. Since it changes the appearance of the generator, it is being brought to the ARB for review.

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.

B. Stephen & Suzie Block**2600 Tomahawk Road**

The Blocks are proposing to enlarge an existing rear dormer.

Summary of Property:

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

Summary of Project:

The existing dormer is a simple shed dormer over the garage. The Blocks are proposing to extend this dormer to the end of the house. The trim at the left side of the house will be maintained to delineate between the side wall and the end of the dormer. All materials, fenestration and detailing 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:

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

#2 Kami Bremyer & John Vaglio

6130 Mission Drive

The Bremyer/Vagilos are proposing to replace three doors at the rear of their home and one at the side.

Summary of Property:

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

Summary of Project:

All of the proposed doors are in approximately the same location and size of the doors to be replaced. The only exception is the pair of doors at the rear of the main mass. This pair of doors will have sidelights separated from the main doors. All of the new doors are glass with a raised panel at the bottom. Only the side entry Dutch door has a muntin pattern 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:

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

The Lynns are returning to the ARB with changes to their previously approved project. They are proposing a faux shake roof.

Summary of Property:

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

Summary of Project:

The Lynns are currently in the process of a whole house remodel. When originally reviewed, the ARB approved the change from an existing cedar shake roof to a composition tile roof. The Lynns are now proposing a synthetic shake shingle.

Ordinance Compliance:

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

Design Guideline Review:

Section 2.7.1 B on page 94 of the design guidelines provides specific recommendations related to roofing. This section recommends that roofing materials be consistent with the architectural style of the home, but does not specifically mention faux materials. The ARB has approved some, but not all, synthetic roofing materials in the past. The proposed shingle has not been reviewed previously.

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

Summary of Property:

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

Summary of Project:

The layout of the retaining walls at the rear of the house are being modified. At the rear of the house, the wall that borders the neighboring property is being extended to the north almost to the north property line. The wall tapers down from south to north. It follows the grade of the neighboring property. On the Blasi side of the wall, the wall tapers from approximately 4 feet tall, down to 1 foot tall at the north end. The wall material has not changed. A new utility yard has been added at the rear of the garage. Two A/C units and a generator will be partially enclosed with stone wall.

The muntin pattern for all windows have been changed to a more traditional layout in lieu of the "horizontals only" that was previously submitted. The Blasis are also proposing to change the stone band that wraps the house from cut stone, to cast stone with a foam infill. The top of the main chimney has been modified to allow for a second flew.

At the front elevation, the front entry surround will change from stucco to all stone. The roof over the porch will be changed to composite shingles to match the main roof. To accomplish this, the pitch must be increased slightly. With the roof change, the height of the window that is centered over the front entry has been decreased. The secondary entrance door near the garage is being changed to a full glass door with muntins to match the windows. The sill height of the adjacent window is being increased while the head height remains unchanged. The front wing that includes the front door originally included windows on both sides. These windows have been omitted. Two windows at the front of the left side wing are moving to be more equally spaced in the elevation.

At the right side elevation, a railing has been added to the wall that separates the rear yard from the basement access.

At the rear elevation, two large windows at the back of the garage are being omitted. These windows are in the same area as the previously mentioned utility yard. Stone wainscoting is being added for a portion of the rear elevation first floor. The flat roof area over a rear porch is being converted into a roof deck. An iron railing has been added. Additionally, a pair of casement windows are being converted into a pair of doors. This area of the rear elevation makes a U shape. One of the side windows is being changed to a single door. On the opposite interior elevation, the sill height of a window is being increased while the head height remains unchanged. In this view you can see where two of the windows in the front wing were omitted.

At the left side of the house, the only changes visible are those general items previously mentioned and the omitted windows at the side of the front wing.

Ordinance Compliance:

Code Section 5-138 forbids walls located within platted setback areas except for retaining walls. Both the south and driveway walls are located within platted setbacks and must meet the requirements of 5-103.84 to be allowed. (Previously approved, no changes proposed)

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

Design Guideline Review:

Section 2.7.1 A on pages 92 of the design guidelines provides recommendations for Exterior wall materials. While this section accepts the use of cast stone for trim and accent materials, this is a departure from the natural cut stone previously approved.

Lot Information	
Zoning:	R-1(E1)/LS-6
Lot Area:	44,360 SF
Lot Width:	200.0'

Ordinance	Allowable/Required	Proposed
Maximum Height	35'	32.2'
Minimum Front Yard:	65' (Platted)	65.2'
Minimum Side Yard (Left):	40' (Platted)	41.3'
Minimum Side Yard (Right):	20'	28.7'
Minimum Combined Side Yards: (25% of Mean Lot Width)	50'	70.0'
Minimum Rear Yard: (20% of Mean Lot Depth)	30.0' (At closest point)	45.3'
Greenspace:	Not Calculated	

Address	Lot Area	Lot Coverage	Ordinance Limit	% max used
6640 Indian Lane	44,360	3,686	8,985	41.03%
6630 Indian Lane	38,391	4,106	8,126	50.53%
6635 Indian Lane	55,360	3,394	10,480	32.39%
3600 W 67th Street	35,127	6,142	7,639	80.40%
6632 Wenonga Road	40,902	4,196	8,492	49.41%
			Average	50.75%
			50% Increase	76.12%
6640 Indian Lane	44,360	6,737	8,985	74.98%
Allowable Lot Coverage as reduced by 150% Rule			6,840	98.49%