

ARCHITECTURAL REVIEW BOARD AGENDA

January 4, 2022

3:00 p.m.

Pre-meeting to begin at 2:00 p.m.

#1 Consent Agenda

- A. Laura Buffington – 2920 W 68th Street Replace fence
- B. Linda Northrip – 6439 Wenonga Road Replace fence
- C. Miles McCune – 6532 Sagamore Addition at rear of home
- D. Jim Pace – 2900 W 69th Street Change to previously approved project

#2 Hunter Wolbach

5930 Mission Drive

New rear yard retaining wall

#3 ~~JL Real Estate~~ CONT'D TO 6521 Mission Road JANUARY 18TH

~~New front porch, window replacements, patio/walk~~
Continued from December 14, 2021 ARB Mtg

#4 ~~Kyle & Karina Ginavan~~*† CONT'D TO 2600 W 68th Street JANUARY 18TH

~~Remodel, addition, and pool~~
Continued from December 14, 2021 ARB Mtg

#5 Martha & John Kaisert† 6417 Willow Lane

Replace patio, add pool
Continued from December 14, 2021 ARB Mtg

#6 Richard & Mary Sloss† 6646 Wenonga Terrace

New pavilion, pergola, outdoor kitchen,
and outdoor fireplace

#7 David & Brooke Ward† 2840 Verona Road

Changes to rear terrace, new outdoor kitchen

#8 Daniel & Ellen Bolent† 6105 High Drive

Addition, detached garage, patio,
and outdoor fireplace

#9 ~~Derek Fricke~~† CONTINUED TO JANUARY 18TH 2408 W 69th Street

~~New home and pool with cabana~~

*Variance required. † Substantial Construction

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. Laura Buffington

2920 West 68th Street

The Buffingtons are proposing to convert a portion of open fencing into a privacy fence.

Summary of Property:

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

Summary of Project:

Both fence types currently exist on the property. The proposal is to convert 16 linear feet of open fence into a privacy fence.

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. Linda Northrip

6439 Wenonga Road

The Northrips are proposing to replace an existing privacy fence with new.

Summary of Property:

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

Summary of Project:

The new fence is the same 1-sided style as the existing and will be in the same location.

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.

C. Miles McCune

6532 Sagamore

The McCunes are proposing an interior remodel that includes a small addition at the rear of their home.

Summary of Property:

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

Lot Coverage of roofed structures:

Existing house and covered porch:	1,759 sf
<u>Proposed Addition:</u>	<u>85 sf</u>
Total lot coverage:	1,844 sf

Summary of Project:

The existing house is an L shape. The proposed addition is in the elbow of the L. It is 1 story with siding, detailing, and fenestration 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:

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

D. Jim Pace

2900 West 69th Street

The Paces 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:

A new window, at the side of the house, was originally approved as a casement window. The Paces are now proposing a small window with a high sill height.

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.A on page 106 of the Design Guidelines recommends that LS-1 and 2 properties have a greenspace no less than 60% of the lot area.

Lot Information	
Zoning:	R-1(20)/LS-2
Lot Width:	125'
Lot Area:	19,157

	Allowable/Required	Provided
Minimum Side Yard (Left):	10'	6.0' (Existing)
Minimum Side Yard (Right):	10'	32.0' (Existing)
Minimum Combined Side Yards:	31.25'	38.0' (Existing)
Minimum Rear Yard: (At closest point)	27.0'	28.6'
Minimum Greenspace:	60% (11,494)	68.2% (13,065 sf)

Drainage Study Required if any answer below is "Yes"	Yes/No
Is the project adding 1,000 sq. ft. or more of impervious surface?	No
Will the project cause the greenspace to be less than recommended by the Design Guidelines?	No
Will the project cause the greenspace to be within 3% of what is recommended by the Design Guidelines?	No

#2 Hunter Wolbach

5930 Mission Drive

The Wolbachs are proposing a new retaining wall in their rear yard in conjunction with the neighbors at 5920 Mission Drive.

Summary of Property:

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

Summary of Project:

The proposed wall is segmented block with a limestone face veneer. The wall extends from the middle of the Wolbach's property to the east across the neighboring property. The wall maintains an average height of 6 foot 8 feet. Extensive grading will be required for 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.

JL Real Estate is proposing a new covered front porch, replacement of all windows, new rear patio, and new front walkway on their existing property.

This project was continued at the December 14, 2021, due to lack of representation. A second failure to appear will result in denial of the project.

Summary of Property:

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

Lot Coverage of roofed structures:

Existing house and covered porch:	2,988 sf
<u>Proposed Covered Porch:</u>	<u>45 sf</u>
Total lot coverage:	3,033 sf

Summary of Project:

The proposed porch is a new open gable structure that ties into the existing covered porch. The existing front porch columns will be replaced with new columns with stone bases. The existing front brick patio will be removed as part of the project. The rear patio is a simple rectangular concrete slab.

The proposed windows are a variety of sizes and styles. Most of the windows have prairie style muntins while others are clear view. Please note that none of the windows are indicated as operable and the elevations do not match the renderings. **Clarifications are required.**

Ordinance Compliance:

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

Greenspace Review:

Lot area:	20,392 sf
House Footprint:	3,033 sf
Driveway/walkways:	2,262 sf
<u>Proposed Patio:</u>	<u>1,040 sf</u>
Remaining Greenspace:	14,057 sf

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-3
Lot Area:	20,376 sf

Ordinance	Allowable/Required by Ord	Proposed
Maximum Lot Coverage:	5,232 sf	3,033 sf
Minimum Greenspace:	65% = 13,242 sf	14,057 sf = 68.9%
Drainage Study Required if any answer below is "Yes"		Yes/No
Is the project adding 1,000 sq. ft. or more of impervious surface?		No
Will the project cause the greenspace to be less than recommended by the Design Guidelines?		No
Has there been a documented drainage complaint against the property?		No

The Ginavans are proposing a whole house remodel that includes a new front driveway, new rear covered porch, outdoor kitchen, rear balcony and a new pool. The project also includes various cosmetic modifications to the existing house.

The pool, outdoor kitchen and the covered porch are all considered outdoor recreation areas which are substantial construction matters as defined by Code Section 5-103.122. The project was noticed as such.

This project was continued at the November 9, 2021, ARB meeting to allow for further design development. The project was continued at the December 14, 2021 because updated drawings did not arrive in a timely manner.

Summary of Property:

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

Lot Coverage of roofed structures:

House Footprint:	3,517 sf
Covered Patio:	874 sf
Total lot coverage:	4,391 sf

Summary of Project:

The existing direct driveway will be removed and replaced with a new direct drive that is significantly wider. A new walkway will connect the driveway to the front door, similar to the existing walkway.

The new covered porch spans the majority of the rear of the house, with a gabled portion extending into the rear yard. The gabled portion is a post and beam system that is partially enclosed. The remaining rear porch has a flat roof with a second-floor roof deck. A new stair connects the roof deck to a rear patio. The railings for the terrace and stair are not specified.

The new outdoor kitchen is housed within the rear porch. Two grills are housed within the porch, one of which is contained within a chimney structure. The second, a gas grill, does not have clear venting capabilities.

The pool is located behind the new rear porch and is connected to an existing rear wing by a small concrete pad. The rest of the pool does not have a deck around it. The pool equipment is not indicated on the plan.

Clarification is required.

Cosmetic modifications include: A new standing seam metal roof at the front entry. Various new windows throughout the house. New shutters on multiple windows on all sides of the house. New portico roof at all rear wing stoops. Various cedar trim throughout the house.

Ordinance Compliance:

The project is in violation of Code Section 5-123 which sets the maximum lot coverage. For this lot a maximum lot coverage of 4,289 sq. ft. is allowed, and 4,391 sq. ft. is proposed. **A variance of 102 sq. ft. is required.**

* A variance is required.

Greenspace Review:

Lot area:	15,285 sf	
House Footprint:	4,391 sf	
Driveway/walkways:	945 sf	
Pool/Patios:	709 sf	
Remaining Greenspace:	9,239 sf	(60.5%)

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 located in the conditional building area should have a height not to exceed 1 story and 16 feet. The depth should not exceed 24 feet. No more than 1 wing should encroach into the conditional building area. While the first floor portion of the rear wing is existing, the second floor addition does not meeting the recommendations. Not only is it a second floor, its eave heights are in excess of 18 feet, which is taller than the entire recommended height. Had the second floor be held back to the secondary building area, it would still be in violation since it is taller than 1 ½ stories and 24 feet.

Subsection G suggests that driveways occupy as little of the Primary Landscape Area as possible and recommends that a side setback be provided no less 8% of the lot width. The ARB typically waves this recommendation for lots narrower than 140 feet. **Discussion is recommended.**

Subsection H allows for compound wings where a secondary wing is attached to a primary wing. The primary wing should follow all the requirements stated above and the secondary wing should be clearly subordinate to the primary wing.

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 not been met.**

Section 2.6.4.A on page 89 discourages overbuilding by suggesting that homes avoid reaching more than 2 minimum/maximum setbacks or limits. This home is an existing non-conforming use.

Section 2.7.1 B on page 94 suggests that the number of different roof pitches should be limited to two. The new covered porch uses a roof slope that is different from the main house.

Section 2.7.1 D on page 96 recommends that all window muntins on the home be the same pattern and proportion, with few exceptions. This recommendation has been met.

Section 2.7.2.B on page 102 recommends drives to be no more than 12 feet wide at the front property line. **This recommendation has not been met.**

Section 2.7.3.A on page 106 recommends that LS-1 and 2 properties have a greenspace no less than 60% of the lot area. This recommendation has been met.

Lot Information	
Zoning:	R-1(20)/LS-1
Lot Area:	15,285 sf
Lot Width:	100.00

Ordinance/Design Guideline	Allowable/Required	Provided
Maximum Height:	35'	No Change
Minimum Side Yard (Left):	10'	20' (existing)
Minimum Side Yard (Right):	10'	11' (existing)
Minimum Combined Side Yards:	25% = 25'	31' (existing)
Minimum Rear Yard: (At closest point)	20% = 30.6'	31.3' (existing)
Patio/Pool Minimum Side Yard:	15'	16'
Patio/Pool Minimum Rear Yard:	15'	31'
Maximum Lot Coverage:	4,289 sf	4,391 sf
Minimum Greenspace:	60% = 9,214 sf	9,239 = 60.5%

Drainage Study Required if any answer below is "Yes"	Yes/No
Is the project adding 1,000 sq. ft. or more of impervious surface?	No
Will the project cause the greenspace to be less than recommended by the Design Guidelines?	Yes

Address	Lot Area	Existing Lot Coverage	LC by Ordinance	% max used
2600 W 68th St	15,285	3,812	4,289	88.88%
2601 W 68th St	21,064	4,772	5,354	89.12%
2517 W 68th St	22,108	2,745	5,537	49.57%
6724 Overhill Rd	18,662	2,649	4,922	53.82%
Average				70.30%
50% Increase				100.00%
Allowable LC reduced by 150% Rule =		4,289		

#5 Martha & John Kaiser *†

6417 Willow Lane

The Kaisers are proposing to replace and expand their existing patio and install a swimming pool.

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

This project was continued at the December 14, 2021 ARB meeting. The ARB requested that the project be revised to have a greenspace amount closer to the Design Guideline recommendation. The revised project provides 52.25% greenspace while the existing condition has 46.9% greenspace.

Summary of Property:

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

Summary of Project:

The Kaisers are proposing to replace their existing concrete patio with a new concrete patio and install a new pool at the east end. A new water feature is proposed at the back side of the pool which consists of a 16" tall stucco wall with copper scuppers and a limestone cap. A portion of greenspace adjacent to the patio and driveway will be filled in with concrete. ~~The pool enclosure fence required by the Building Code has not been indicated.~~

An existing outdoor kitchen/grill area will remain and be modified to eliminate the grill ~~and add a refrigerator.~~

Ordinance Compliance:

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

Greenspace Review:

	<u>Originally Proposed</u>	<u>Revised Proposal</u>
Lot area:	8,914 sf	
House Footprint:	1,605 sf	1,640 sf
Detached Garage:	455 sf	459 sf
Driveway and front walkway:	2,024 sf	1,718 sf
Patio:	1,174 sf	439 sf
Remaining Greenspace:	3,656 sf (41%)	4,658 sf (52.25%)

Design Guideline Review:

Section 2.7.3.A on page 106 recommends that LS-1 and 2 properties have greenspace no less than 60% of the lot area. **This recommendation has not been met.** Please note that the existing greenspace (currently on the property) is 4,185 sf (46.9%)

#6 Richard & Mary Sloss

6646 Wenonga Terrace

The Slosses are proposing a new patio pavilion, pergola, outdoor kitchen, and outdoor fireplace.

Outdoor kitchens are substantial construction matters as defined by Code Section 5-103.78 and 5-103.22 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 proposed patio pavilion and pergola are located at the rear of the house attached to an existing patio. Both structures are post and beam open structures. The pavilion has a solid low slope roof and houses a large stone outdoor fireplace. The pavilion stands approximately 13 feet tall, and the fireplace stands 15 feet tall.

The pergola is located to the side of the pavilion and houses the outdoor kitchen. The pergola stands just over 9 feet tall. The outdoor kitchen consists of brick veneer with a natural limestone counter and built-in grill. **NOTE:** The owners are proposing to use faux stone and brick veneer in multiple locations. Thickness of the veneer has not been indicated.

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-3
Lot Area:	24,253 sf

Ordinance/Design Guideline	Allowable/Required	Provided
Patio Minimum Side Yard:	20'	Left: 49.3' Right: 34.9'
Patio Minimum Rear Yard:	20'	Pergola: 44.7' Pavilion: 35.4'
Minimum Greenspace:	65% = 15,764 sf	16,453 sf = 68%

#7 David & Brooke Ward

2840 Verona Road

The Wards are returning to the ARB with changes to their previously approved project. The changes include revisions to the rear terrace and the addition of an outdoor kitchen.

Outdoor kitchens are substantial construction matters as defined by Code Section 5-103.78 and 5-103.122 and was noticed as such.

Summary of Property:

- Character Area: Countryside Estates
- Location of Common Green Space: Front
- Any Special Frontages: Hillside

Summary of Project:

At the March 16th ARB meeting, the Wards were approved for rear terrace walls and walkways. The Wards are now presenting a finalized version of that terrace.

The Wards are also proposing to add a new built-in grill on the upper rear terrace. The proposed grill is a simple stone cabinet with a stone countertop and stainless steel grill.

Ordinance Compliance:

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

Greenspace Review:

Lot area:	93,246 sf
House Footprint:	6,550 sf
<u>Driveway and walkways:</u>	<u>11,128 sf</u>
Remaining Greenspace:	75,568 sf

Design Guideline Review:

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

Lot Information	
Zoning:	R-1(E1) LS-7
Lot Area:	93,246 sf
Lot Width:	209'

Ordinance/Design Guideline	Allowable/Required	Provided
Maximum Height:	35'	No Change
Minimum Side Yard (Left):	10% = 20.9'	47.3' No Change
Minimum Side Yard (Right):	10% = 20.9'	31.3'
Minimum Rear Yard: (At closest point)	30% = 113'	>211'
Maximum Lot Coverage:		
Minimum Greenspace:	70% = 65,272 sf	75,568 sf = 81.0%

Drainage Study Required if any answer below is "Yes"	Yes/No
Is the project adding 1,000 sq. ft. or more of impervious surface?	Yes
Will the project cause the greenspace to be less than recommended by the Design Guidelines?	No

The Bolens are proposing a new addition, detached garage, patio, and outdoor fireplace.

Outdoor fireplaces are substantial construction matters as defined by Code Section 5-103.78 and 5-103.122 and was noticed as such.

Summary of Property:

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

Lot Coverage Review:

Main floor living area:	1,838 sf
New Additions:	177 sf
New Side Porch:	40 sf
Covered walkway:	386 sf
<u>New Detached Garage:</u>	<u>650 sf</u>
Total Lot Coverage:	3,091 sf

Summary of Project:

The detached garage is located at the rear of the property at the minimum side and rear setback lines. The center of the garage has what appears to be a glass skylight or similar feature. Clarification is required. All other siding and detailing match the main house.

The new addition is located at the rear of the house and consists of a new rear wing. The fenestration for the new addition is all casement and fixed windows. Similar doors are proposed at the existing sunroom. The roof of the new addition is to be low sloped to prevent interfering with existing attic dormers.

The new detached garage is connected back to the main house by a covered walkway. The proposed walkway is enclosed with a lattice wall on the driveway side.

A new patio is proposed directly adjacent to the covered walkway. A fountain is proposed at one end of the patio and an outdoor fireplace is proposed at the opposite end. The fireplace is all stone and stands 11 feet tall.

Ordinance Compliance:

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

Greenspace Review:

Lot area:	15,366 sf
Lot Coverage Footprint:	3,091 sf
New Patio	240 sf
New Driveway:	900 sf
Existing Front Walkway	212 sf
Existing gravel bed	150 sf
Existing Steps	60 sf
Existing Walls	180 sf
<u>Existing Steps</u>	<u>40 sf</u>
Remaining Greenspace:	10,493 sf

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 D suggests that rear wings located in the primary or secondary building areas can be up to 2 stories and 30 feet tall but clearly less than the main mass. Rear wings should have a width clearly less than the main mass and should not exceed 50% of the main mass width. The Main Mass of the house is 38 feet wide, and the new rear wing is 32 feet wide or 84% of the main mass width. **Discussion is recommended.**

Subsection E suggests that detached accessory buildings, located in the conditional building or primary landscape areas, should be limited to 1 story with 10-foot maximum eave heights. There should be no more than 2 accessory buildings per lot. 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 2.7.1 D on page 96 recommends that all window muntins on the home be the same pattern and proportion, with few exceptions. The garage windows indicate a horizontal pane size where other windows indicate a vertical pane size. **Discussion is recommended.**

Section 2.7.2 A on page 101 recommends garages be set behind the façade of the main house mass. This recommendation has been met.

Section 2.7.2.B on page 102 recommends drives to be no more than 12 feet wide within 30 feet of the curb. These recommendations have been met.

Section 2.7.3.A on page 106 recommends that LS-1 and 2 properties have a greenspace no less than 60% of the lot area. This recommendation has been met.

Lot Information	
Zoning:	LS-1
Lot Area:	15,366 sf
Lot Width:	120'

Ordinance/Design Guideline	Allowable/Required	Provided
Maximum Height:	35'	No Change
Minimum Side Yard (Left):	10'	19'
Minimum Side Yard (Right):	10'	36.25 (Existing)
Minimum Combined Side Yards:	25% = 30'	55.25'
Minimum Rear Yard: (At closest point)	20% = 28.6'	50'
Patio Minimum Side Yard:	15'	45'
Patio Minimum Rear Yard:	15'	21'
Accessory Building Maximum Height:	24'	23'
Accessory Building Minimum Side Yard Setback:	10'	10'
Accessory Building Minimum Rear Yard Setback:	10'	10'
Maximum Lot Coverage:	4,294 sf	3,091 sf
Minimum Greenspace:	60% = 9,220 sf	10,493 sf = 68.3%

Drainage Study Required if any answer below is "Yes"	Yes/No
Is the project adding 1,000 sq. ft. or more of impervious surface?	Yes
Will the project cause the greenspace to be less than recommended by the Design Guidelines?	No

The Frickes are proposing a new 1 ½ story home with a 4,084 sq. ft. footprint. The footprint consists of 2,669 sq. ft. of first floor living space, a 1,009 sq. ft. 4-car garage, and 367 sq. ft. of covered porches. The project includes a swimming pool and pool cabana.

Summary of Property:

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

Lot Coverage Review:

Primary Building Footprint:	3,688 sf
Covered Porches	107 sf
Lanai	320 sf
Covered Patio	116 sf
<u>Detached Accessory Buildings:</u>	<u>360 sf</u>
Total Lot Coverage:	4,589 sf

Summary of Project:

The proposed house is sided primarily with stucco and brick with stone and wood accents. The main mass of the house is 1 story with picturesque massing. The main mass is flanked on both sides by 1 ½ story wings. Both wings extend from the front yard to back. There is a secondary 1 story side wing at the left side of the house which contains two of the four garages. The windows are all casement or fixed with simple horizontal muntins. The window arrangement is fairly formal at the front of the house, but less so on the remaining sides of the house. The roof is comprised of multiple planes with a 16/12, 12/12 or 9/12 pitch. The roof material is a composite with standing seam metal at a side dormer. The front and rear porches have low slope membrane roofs.

The rear cabana is a mostly open structure with louvered walls on all sides except the left side and part of the rear. The roof is composite to match the main house.

The main floor sits 2.16 feet lower than the house to the right and 2.6 feet higher than the home to the left. The main ridge is 1.66 feet higher than the home to the right and 16 feet higher than the home to the left. The home to the right has comparable eaves, but the home to the left has significantly lower eave heights.

The driveway is a simple direct drive with an auto-court located near the garage that is positioned to accommodate both garages with a modest hammer head.

The A/C equipment and generator are located at the west side of the house.

A narrow patio separates the house from the pool with most of the outdoor living area contained in the lanai and cabana. The pool spans the majority of the home’s width, with small patio areas on three sides. The pool cabana is located at the west end of the pool.

Ordinance Compliance:

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

Greenspace Review:

Lot area:	23,197 sf	
Roofed Structures Footprint:	4,589 sf	
Driveway & Front Walk:	1,689 sf	
Rear Patios and walkways:	885 sf	
Pool/Walls	871 sf	
<u>Generator/AC Pad</u>	<u>60 sf</u>	
Remaining Greenspace:	15,103 sf	65.1%

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 or 65 feet. At 65 feet this recommendation has been met. This section goes on to suggest that the depth of the main mass should be 25% of the lot width and be between 25-40 feet. At 37 feet deep, this recommendation has been met. Lastly, this section suggests that the height be restricted to 30 feet. The primary front wing is 32 feet tall, but the main mass is 28 feet tall.

Subsection B suggests that front wings have a width clearly less than the main mass unless incorporated into the main mass width using the horizontal massing style. The depth should not be greater than the main mass. The height can be up to 1 1/2-stories but clearly less than the main mass. The location should be near the front building line. There should be no more than two. If a forecourt is formed between two wings, the depth should not exceed the width. **All of these requirements have been met, with the exception of the height of the primary front wing being taller than the main mass. Discussion is recommended.**

Subsection C suggests that side wings, located in the Primary Building Area, should have a depth and height up 1 1/2 stories or 24 feet, and clearly less than the main mass. They should also be set behind the front plane of the main mass. These recommendations have been met.

Subsection D suggests that rear wings located in the Primary Building Area can have an unlimited depth, but the width should be no more than 50% of the main mass width. Their height should be limited to 1 1/2 stories and 24 feet and clearly less than the main mass. Rear wings in the Secondary Building Areas can be up to 1 1/2 stories and 24 feet tall but clearly less than the main mass and no more than 30 feet deep. No more than 2 wings should encroach into the Secondary Building Area. These recommendations have been met.

Subsection E suggests that detached buildings located in the Conditional Building or Primary Landscape Areas should be limited to 1 story with 10-foot maximum eave heights. There should be no more than 2 accessory buildings per lot. These recommendations have been met.

Subsection F suggests that dormers located on wings or accessory buildings located in the Secondary or Conditional Building Areas should not be oriented toward any neighboring lots. One small second floor dormer, on the east side, faces the neighboring lot. Please note that the view is widely obstructed by the garage wing. **Discussion is recommended.** The PRP determined this was not an issue since the view from the dormer is obstructed by the garage roof.

Subsection G suggests that driveways occupy as little of the Primary Landscape Area as possible. On lots wider than 140 feet, the driveway should be located off the side property line a distance no less than 8% of the lot width. The proposed driveway is over 20 feet (14.5%) from the side property line.

Subsection H allows for compound wings where a secondary wing is attached to a primary wing. The primary wing should follow all the requirements stated above and the secondary wing should be clearly subordinate to the primary wing. 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 2.6.4.A on page 89 discourages overbuilding by suggesting that homes avoid reaching more than 2 minimum/maximum setbacks or limits. This recommendation has been met.

Section 2.7.1 B on page 94 suggests that the number of different roof pitches should be limited to two. The home uses 3 distinct pitches, not including the low slope roofs or dormer. This recommendation has been met.

Section 2.7.1 D on page 96 recommends that all window muntins on the home be the same pattern and proportion, with few exceptions. This recommendation has been met.

Section 2.7.2 A on page 101 recommends garages be set behind the façade of the main house mass. Two of the four garages are in a front wing. **Discussion is recommended.**

Section 2.7.2.B on page 102 recommends drives to be no more than 12 feet wide at the front property line. This recommendation has been met.

Section 2.7.3.A on page 106 recommends that LS-3, 4 and 5 properties have a greenspace no less than 65% of the lot area. This recommendation has been met.

City Arborist Recommendation: Plant one large canopy tree in the rear yard and two large canopy trees in the front yard.

PRP Recommendation:

[TBD]

Lot Information	
Zoning:	R1(20)/LS-3
Lot Area:	23,197 sf
Lot Width:	145.5'

Ordinance/Design Guideline	Allowable/Required	Provided
Maximum Height:	35'	32'
Minimum Side Yard (Left):	10'	29.1'
Minimum Side Yard (Right):	10'	27.5'
Minimum Combined Side Yards:	30% = 43.65'	56.6'
Minimum Rear Yard: (At closest point)	20% = 32'	48.6'
Patio Minimum Side Yard:	20'	25.6' Right 35.9' Left
Patio Minimum Rear Yard:	20'	20'
Accessory Building Minimum Side Yard Setback:	10'	41'
Accessory Building Minimum Rear Yard Setback:	10'	20.3'
Maximum Lot Coverage:	5,604	4,589
Minimum Greenspace:	65% = 15,078 sf	15,103 = 65.1%

Drainage Study Required if any answer below is "Yes"	Yes/No
Is the project adding 1,000 sq. ft. or more of impervious surface?	Yes
Will the project cause the greenspace to be less than recommended by the Design Guidelines?	Yes

Address	Lot Area	Existing Lot Coverage	LC by Ordinance	% max used
2408 W 69th St	23,216	3,002	5,729	52.40%
2308 W 69th St	21,647	3,026	5,457	55.45%
2400 W 69th St	22,382	5,376	5,585	96.26%
2401 W 69th St	19,965	4,476	5,159	86.77%
2409 W 69th St	18,923	3,358	4,970	67.57%
2500 W 69th St	23,999	3,701	5,862	63.13%
2501 W 69th St	18,481	2,798	4,889	57.23%
2508 W 69th St	23,554	3,202	5,787	55.33%
2401 W 68th St	23,419	3,305	5,764	57.34%
2409 W 68th St	23,425	4,045	5,765	70.17%
2501 W 68th St	22,624	3,132	5,627	55.66%
Average				65.2%
50% Increase				97.8%
2408 W 69 th Street	23,216	Proposed: 4,589	5,729	
Recommended Lot Coverage as reduced by 150% Rule:			5,604	