

ARCHITECTURAL REVIEW BOARD AGENDA

January 10, 2023

3:00 p.m.

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

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| #1 | Craig & Joanne Scurato
6723 Tomahawk Road | <i>Guard Rail on balcony</i>
<i>Continued from December 13th meeting</i> |
| #2 | Nicholas Hinrichs
3300 W 69 th Street | Concrete roof
<i>Continued from November 29th meeting</i> |
| #3 | Farid Namin
6520 State Line Road | Window changed
<i>Continued from November 29th meeting</i> |
| #4 | Mary & Nicolas Patonai
1910 W 63 rd Street | New window on rear of home |
| #5 | Brandon & Liron Klimek
2020 W 61 st Terrace | New 2-car garage / New portico / Roof over eastern terrace / Roof over existing rear patio |

*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 Craig & Joanne Scurato

6723 Tomahawk Road

The Scuratos are proposing to install a new guardrail atop an existing covered porch.

Continued from the December 13th meeting.

Summary of Property:

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

Summary of Project:

The propose railing is a simple baluster system that will stand 36 inches tall. It is being installed atop an existing covered porch with a flat roof.

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.

Mr. Hinrichs is proposing a new concrete (faux slate) roof.

This project was continued at the November 29, 2022, meeting so photos and address of homes with similar roofs could be provided for ARB review. Those addresses have been provided.

Summary of Property:

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

Summary of Project:

The proposed product is a concrete based tile made to look like natural slate. This is not a product that the ARB has included on the pre-approved roofing materials list.

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.

Mr. Namin is proposing multiple window changes.

Continued from November 29th meeting. New drawings have not yet been provided.

Summary of Property:

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

Summary of Project:

In May of 2022, the ARB approved a project for Mr. Namin to replace a few windows throughout his house. The revised layout is adding more windows to the original scope.

Clarification is required about existing windows that have clearly been replaced but are not indicated in this or previous proposals. These windows are of concern because they have snap-in muntin bars, rather than full simulated divided lights as typically requested by the ARB.

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 D on page 96 of the Design Guidelines provides specific recommendations for doors and windows. This section suggests that windows be simulated divided light windows with applied muntins at the exterior, at the insulated air space, and at the interior. **This recommendation has not been met.**

The Patonais are proposing to add two new windows at the rear of their home.

Summary of Property:

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

Summary of Project:

The proposed windows will flank an existing fireplace at the rear of the house. The style and muntin pattern match the home's existing windows.

Ordinance Compliance:

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

Design Guideline Review:

Section 2.7.1 D on page 96 of the Design Guidelines provides specific recommendations for doors and windows. This section suggests that windows be simulated divided light windows with applied muntins at the exterior, at the insulated air space, and at the interior. It is not clear from the photographs if this recommendation has been met. **Clarification is required.**

The Klimeks are proposing a new two-car garage with living space above, a new front portico, a new roof structure at the east terrace, and new roof over an existing rear patio.

Summary of Property:

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

Lot Coverage Review:

Main floor living area:	1515 sf
Proposed Addition/Garage	792 sf
Proposed Covered porches:	361 sf
<u>Detached Accessory Buildings:</u>	<u>0 sf</u>
Total Lot Coverage:	2,668 sf

Summary of Project:

The Klimeks are proposing to demolish their existing attached garage and add a new garage in roughly the same location. The proposed garage has been moved forward on the lot to be closer to the front of the house. The space above the garage will provide new living space that connects to the main living space. All fenestration, materials and detailing match the main house.

At the front of the house, a new front portico is proposed. It is a simple gabled structure supported on brick columns. The stoop will be enlarged slightly to match the new roof structure.

At the east side of the front of the house, a new roof structure is proposed over an existing second story terrace. The roof pitches match that of the surrounding roofs, but require a large flat roof area to cover the terrace. A large standing seam barrel arch is proposed at the front of the new roof.

At the rear of the house, an eyebrow roof is proposed across the width of the rear elevation. A portion of this roof is existing, a portion covers the rear wing where the existing garage was removed, and a new section extends out and around an existing rear wing.

The brick patio proposed is a place holder and new version will be presented at a future date.

Ordinance Compliance:

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

Greenspace Review:

Lot area:	14,015 sf
House Footprint:	2,307 sf
Driveway:	1,166 sf
<u>Patios and walkways:</u>	<u>1,962 sf</u>
Remaining Greenspace:	8,580 sf (per City calc because breakdown not provided)

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 C suggests that side wings, located in the primary building area, should have a depth and height clearly less than the main mass. They should also be set behind the front plane of the main mass. Side wings located in the secondary building area should have a height up to 2-stories and 30 feet, but clearly less than the main mass. Side wings located in the conditional building area should have a height up to 1 ½ stories and 24 feet with eaves no higher than 12 feet. **These recommendations have not been met.** Due to the topography of the lot, the proposed wing is 2 stories with 20-foot eaves at the conditional building line, just under 25 feet at the secondary building line and well under 30 feet at the primary building line. **Discussion is recommended.**

Subsection G suggests that driveways occupy as little of the Primary Landscape Area as possible. **The proposed driveway is being enlarged from the existing primarily to provide maneuvering clearances for the new garage.**

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.

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.

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 at the front property line but can widen starting 30 feet behind the curb. **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:	14,015 sf
Lot Width:	100'

Ordinance/Design Guideline	Allowable/Required	Provided
Maximum Height:	35'	No Change
Minimum Side Yard (Left):	10'	10'
Minimum Side Yard (Right):	10'	15.5' (existing)
Minimum Combined Side Yards:	25% = 25'	25.5'
Minimum Rear Yard: (At closest point)	20% = 27.8'	55.1'
Maximum Lot Coverage by Zon Regs:	4,034 sf	2,268 sf
Minimum Greenspace:	60% = 8,409	8,580 sf = 61.2%

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
EXCEPT NO STUDY REQUIRED IF:	
1) replacing existing impervious surface in approximately same footprint, and	
2) project will not decrease existing greenspace on site	
Is there a documented drainage issue for this property?	No

*See the Mission Hills website for drainage study requirements – www.missionhillsks.gov

*The Architectural Review Board may require the drainage study be submitted before they act on the proposed project.

Address	Lot Area	Existing Lot Coverage	LC by Ordinance	% max used
2020 W 61st Ter	14,015	1,520	4,034	37.68%
2100 W 61st Ter	14,055	2,146	4,042	53.09%
2023 W 61st Ter	14,123	1,943	4,055	47.91%
2000 W 61st Ter	14,944	1,264	4,218	29.97%
1912 W 61st Ter	15,653	2,248	4,356	51.61%
2031 W 61st Ter	14,881	1,631	4,206	38.78%
2021 W 61st Ter	15,548	2,094	4,336	48.30%
2101 Brookwood Rd	12,587	1,643	3,744	43.89%
2031 Brookwood Rd	13,720	1,990	3,975	50.07%
2021 Brookwood Rd	15,966	1,773	4,416	40.15%
			Average	44.14%
			50% Increase	66.22%
Allowable LC reduced by 150% Rule =		2,671		
2020 W 61st Ter	Proposed =	2,268	56.2%	of City Ordinance Limit
			84.9%	of Design Guideline Limit