

# ARCHITECTURAL REVIEW BOARD AGENDA

January 18, 2022

3:00 p.m.

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

## #1 Consent Agenda

A. Hunter Wolbach – 5930 Mission Drive

New retaining wall in rear yard

#2 Bill & Sue Ann Douglas  
5832 High Drive

Hammerhead and landscape plan

#3 Martha & John Kaiser \*†  
6417 Willow Lane

Replace patio; add pool  
*Continued from January 4<sup>th</sup> mtg*

#4 JL Real Estate  
6521 Mission Road

Front porch, window replacement, patio/walk  
*Continued from January 4<sup>th</sup> mtg*

#5 Kyle & Karina Ginavan \*†  
2600 W 68<sup>th</sup> Street

Addition and pool  
*Continued from January 4<sup>th</sup> mtg*

#6 Thomas & Caroline Wagstaff  
5550 High Drive

Multiple additions; patio/drive modifications

#7 Andrew & Allie Remak  
6439 Overbrook Road

Addition at rear of home

#8 Derek Fricke †  
2408 W 69<sup>th</sup> Street

New home; pool with cabana

## #9 Resolution Authorizing Administration Approval of Certain Exterior Work

\*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. 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.

*The project was continued from the January 4, 2022 ARB meeting so the ARB members could view an installation of the proposed ReCon wall material.*

#### **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 inches. 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.

## #2 Bill & Sue Ann Douglas

5832 High Drive

The Douglases are returning to the ARB to with changes to their previously approved project and to present their landscape plan as required.

### Summary of Property:

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

### Summary of Project:

The Douglases are proposing to add a hammerhead in the front yard. As a result, they need to eliminate 259 sf of hardscape to meet the greenspace recommendation (based on their calculations). They are proposing to remove their rear patio to add more greenspace. The owners will walk out of their rear door and terrace stairs onto grass. A portion of the rear driveway surface will be removed and replaced with a plastic paving system which grass will grow in. It is not clear if this product meets the definition of greenspace.

### Ordinance Compliance:

The Design Guidelines recommend that 60% of the property be greenspace. The owners are proposing changes that may cause the greenspace to be 66 sq. ft. below the greenspace recommendation depending on how permeable the grass paving system is. **This recommendation may not be met.**

The Design Guidelines recommend that whenever possible, a widened back out and maneuvering area adjacent to the garage door(s) should be behind the front building line. If it is not possible to be placed behind the front building line, it should be located between the main driveway and the nearest side property line. If there is not enough space between the main driveway and the side property line, the back out and maneuvering area can be located off of the main driveway on the interior of the property as long as it is not directly in front of the home's main entry. The size of these driveway expansion areas located in front of the front building line should be no more than 10 ft. x 20 ft. The proposed hammerhead is 22 ft. x 22 ft. **This recommendation has not been met.**

### Design Guideline Review:

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

**#3 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 January 4, 2022 ARB meeting so that a Drainage Study could be completed.*

*The ARB continued the project from the December 14, 2022 meeting requesting 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. The size of the pool will be 8.5’ x 17’. A portion of greenspace adjacent to the patio and driveway will be filled in with concrete. Two new planter beds will replace existing concrete at the back of the home. An existing outdoor kitchen/grill area will be removed.

**Ordinance Compliance:**

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

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

JL Real Estate is proposing multiple modifications to the home.

*The project was continued at the January 4, 2022 meeting due to lack of drawings showing the updated scope of work. This project was continued at the December 14, 2021, due to lack of representation.*

**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:**

At the front of the home, the existing columns will be clad with wood. The existing brick patio will be removed and replaced with a concrete patio and a sidewalk to the driveway. There will be a new front door and multiple window changes. The exterior door on the right wing will be removed. The shake shingles on the front gables will either be replaced or painted brown. Clarification is required.

At the right side of the home, the garage doors will be replaced, and the single light will be replaced with two lights – one over each door. A window in the front wing will be removed and the exterior door will be replaced with a window.

At the rear of the home, the glass enclosure will be replaced, and the patio will be expanded with a wood landing at the rear door. There are multiple window and door changes. The patio will be expanded. An A/C unit has been installed at one corner of the patio.

At the left side of the home, the renderings show a roof overhang which does not exist. Clarification is required on whether this is a drawing error, or the roof will be extended. Window changes are proposed on this side of the home as well.

The proposed windows are a variety of sizes and styles. Most of the windows are indicated as clear view with a few proposed as double-hung. Clarifications are required.

The exterior is a combination of horizontal and vertical lap siding and shake shingles. Some of the gables have cedar shake and others have painted lap siding.

**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:**

The Design Guidelines recommend that window glazing be clear glass with no more than 10% daylight reduction (tinting). This should be clarified with the owner. There are no other 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"		
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

**#5 Kyle & Karina Ginavan\*†**

**2600 West 68<sup>th</sup> Street**

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 meeting because revised drawings did not arrive in a timely manner. The project was continued at the January 4, 2022 meeting at the owner's request.*

**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
<u>Covered Patio:</u>	<u>874 sf</u>
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.**

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\* 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%
<b>Allowable LC reduced by 150% Rule =</b>		4,289		

## #6 Thomas & Caroline Wagstaff

5550 High Drive

The Wagstaffs are proposing multiple additions to the side of their house. The project includes new patio and driveway modifications.

### Summary of Property:

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

### Lot Coverage Review:

Existing Home:	1,903 sf
Proposed Addition	424 sf
<u>Proposed Garage Additions</u>	<u>135 sf</u>
Total Lot Coverage:	2,462sf

### Summary of Project:

All the proposed additions are on the east side of the house. Due to the unique topography and existing utility structures, the additions must be stepped along the property line. All the detailing and fenestration is to match the existing house.

The proposed patio is approximately in the same location as the existing patio. The new patio is significantly larger and connects to the existing house as well as the new addition.

Portions of the existing driveway are being removed and new sections are proposed. The overall configuration remains the same.

### Ordinance Compliance:

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

### Greenspace Review:

Lot area:	15,744 sf	per GBA boundary survey
House Footprint:	2,462 sf	
Existing Driveway:	1903 sf	
Removal of Existing Driveway	- 194 sf	
Proposed Driveway Addition:	98 sf	
Removal of Existing Patio	- 252 sf	
<u>New Patios and walkways:</u>	<u>472 sf</u>	
Remaining Greenspace:	11,255 sf	(71.5%)

### 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 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. 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.

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

Lot Information	
Zoning:	R-1(30)/LS-1
Lot Area:	15,744 sf
Lot Width:	150'

Ordinance/Design Guideline	Allowable/Required	Provided
Maximum Height:	35'	No Change
Minimum Side Yard (Left):	Set by Utility Easement	26'
Minimum Side Yard (Right):	10'	34.4' (Existing)
Minimum Combined Side Yards:	25% = 37.5'	40.4'
Minimum Rear Yard: (At closest point)	20% = 28.8'	67'
Patio Minimum Side Yard:	15'	>30'
Patio Minimum Rear Yard:	15'	50'
Maximum Lot Coverage:	4,374 sf	2,462 sf
Minimum Greenspace:	60% = 9,446 sf	11,255 sf = 71.5%

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?	No

**#7 Andrew & Allie Remak**

**6439 Overbrook Road**

The Remaks are proposing a new 525 sf addition to the rear of their home and to replace their front windows.

**Summary of Property:**

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

**Summary of Project:**

The proposed addition is located near the center of the main mass at the back of the house. An existing deck will be removed to make way for the new addition. A smaller deck will be added to the rear of the new addition. The windows on the front of the home will be replaced in the same size, location, and style which is simulated divided light.

All materials, detailing and fenestration match the existing house.

**Ordinance Compliance:**

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

**Greenspace Review:**

Lot area:	16,398 sf
House Footprint:	2,196 sf
Proposed Addition:	525 sf
Driveway and front walkway:	1,179 sf
<u>Patio and Decks:</u>	<u>1,305 sf</u>
Remaining Greenspace:	11,193 sf (68.2%)

**Design Guideline Review:**

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

The Fricke's 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:	3,686 sf
Covered Porches	107 sf
Lanai	310 sf
Covered Patio	165 sf
<u>Detached Accessory Buildings:</u>	<u>360 sf</u>
Total Lot Coverage:	4,628 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 material is a composite with the front and rear porches having 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 3.5 feet lower than the house to the right and roughly even with the home to the left. The main ridge is 1.1 feet lower than the home to the right and 11.2 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 a small patio on the house side. 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:	4,628 sf	
Driveway & Front Walk:	1,689 sf	
Rear Patios and walkways:	792 sf	
Pool/Walls	871 sf	
<u>Generator/AC Pad</u>	<u>58 sf</u>	
Remaining Greenspace:	15,159 sf	65.3%

**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 29.37 feet tall. This recommendation has been met.

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. This recommendation has been met.

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 two 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:**

The ARB reviewed the project on two separate dates and recommended changes each time. All the requested changes were incorporated into this final design that meets nearly all relevant design guidelines. The PRP recommends approval.

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'	29.37'
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	4,628 sf
Minimum Greenspace:	65% = 15,078 sf	15,159 sf = 65.3%

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?	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 <sup>th</sup> Street	23,216	Proposed: 4,628	5,729	
Recommended Lot Coverage as reduced by 150% Rule:			5,604	