

# ARCHITECTURAL REVIEW BOARD AGENDA

January 24, 2023

3:00 p.m.

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

- |           |  |  |
|-----------|--|--|
| <b>#1</b> | <b>Nicholas Hinrichs</b><br>3300 W 69 <sup>th</sup> Street             | Concrete roof<br><i>Continued from January 10<sup>th</sup> meeting</i>   |
| <b>#2</b> | <b>Brandon &amp; Liron Klimek</b><br>2020 W 61 <sup>st</sup> Terrace   | New 2-car garage/ new portico / roof over eastern terrace / roof over existing rear patio<br><i>Continued from January 10<sup>th</sup> meeting</i> |
| <b>#3</b> | <b>Drake Zschoche &amp; Amy Carter</b><br>5501 High Drive              | Various window changes   |
| <b>#4</b> | <b>Ken Block</b><br>2940 Verona Road                                   | Remove walkways / Expand grill patio / Generator   |
| <b>#5</b> | <b>Aaron &amp; Lauren Blazer</b><br>5921 High Drive                    | Replace & expand patio / Pergola / Seat walls  |
| <b>#6</b> | <b>Niles &amp; Lindsay Jagar</b><br>5840 Mission Drive                 | Changes to previously approved project   |
| <b>#7</b> | <b>Resolution re: Administrative Approval of Certain Exterior Work</b> |  |

\*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 Nicholas Hinrichs**

**3300 West 69<sup>th</sup> Street**

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

***Project continued from January 10<sup>th</sup> meeting so that a mock-up of a new edge profile could be made and viewed by the ARB.***

**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.

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.

***Project continued from January 10<sup>th</sup> meeting so that revised plans could be provided: change the second story arch to a Tudor style arch, and new window muntins should better match size and proportion of existing windows.***

**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
<b>EXCEPT NO STUDY REQUIRED IF:</b>	
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](http://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
<b>2020 W 61st Ter</b>	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%
<b>Allowable LC reduced by 150% Rule =</b>		2,671		
<b>2020 W 61st Ter</b>	<b>Proposed =</b>	<b>2,268</b>	<b>56.2%</b>	<b>of City Ordinance Limit</b>
			<b>84.9%</b>	<b>of Design Guideline Limit</b>

The Zschoche-Carter family are proposing various window changes/additions to their home.

**Summary of Property:**

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

**Summary of Project:**

At the front of the house, a new window is proposed in the primary gable near the front entrance.

At the south side of the house, two new window dormers are proposed in existing hipped roofs.

At the west side of the house, an existing gable window is being replaced with a new unit of the same size.

All of the proposed windows match the type and style of the existing windows.

**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.

## #4 Ken Block

2940 Verona Road

The Blocks are returning to the ARB with changes to their previously approved rear yard cabana and patio project. They are now proposing to remove existing walkways, expand the grill patio area that was previously a small planter bed, and add a generator.

### Summary of Property:

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

### Lot Coverage Review:

Existing Building Area:	4,951 sf
Cabana:	1,219 sf
<u>Detached Garage:</u>	<u>751 sf</u>
Total Roofed Area:	6,963 sf

### Summary of Project:

The walkways to be removed are in the west side yard.

The grill patio area is near the new cabana.

The proposed generator is located the in northeast corner of the lot at the minimum setback distance. New landscaping is proposed around the new generator pad.

### Ordinance Compliance:

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

### Design Guideline Review:

Section 2.2 on pages 60 through 63 of the Design Guidelines provides specific recommendations for the Countryside Estates character area.

Section 2.7.3.A on page 106 recommends that LS-6 and 7 properties have a greenspace no less than 70% of the lot area. **This recommendation has not been met; however, the proposed changes increase the greenspace by .1%.**

**Greenspace Review:**

Lot area:	71,873 sf	
Total roof area:	6,963 sf	
<u>Driveways, Patios and walkways:</u>	<u>17,761 sf</u>	
Remaining Greenspace:	47,149 sf	(65.6%)

Lot Information	
Zoning:	R-1(E2)/ LS-6
Lot Area:	71,873 sf

Ordinance/Design Guideline	Allowable/Required	Provided
Patio Minimum Side Yard:	20'	> 100'
Patio Minimum Rear Yard:	20'	~ 51' (Existing)
Accessory Building Minimum Side Yard Setback:	10'	Cabana: > 100' Garage: 21.8'
Accessory Building Minimum Rear Yard Setback:	10'	Cabana: 49.5' Garage: > 90'
Accessory Building Maximum Area is Side Yard:	2,814 sf	809 sf
Accessory Building Maximum Area is Rear Yard:	1,876 sf	1,219 sf
Maximum Lot Coverage:	12,565 sf	7,184 sf
Minimum Greenspace:	70% = 50,311sf	47,149 sf = 65.6%

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*
Will the project cause the greenspace to be within 3% of what is recommended by the Design Guidelines?	N/A

\*The property currently does not meet the greenspace recommendation.



**#5 Aaron & Lauren Blazar**

**5921 High Drive**

The Blazars are proposing to replace and expand their existing patio. They are also proposing a new pergola and seat walls.

**Summary of Property:**

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

**Summary of Project:**

The existing and proposed patio have two levels. The proposed patio is located in roughly the same place as the existing with the extension focused on the upper level along with the pergola. The surface is bluestone on s concrete base.

A new seat wall is proposed between the two levels and has new stairs integrated into it. The wall stands 18 inches tall with a stucco finish and a bluestone cap.

The pergola is a simple post-and-beam structure with a pitched roof.

**Ordinance Compliance:**

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

**Greenspace Review:**

Lot area:	19,830 sf
House Footprint:	3,395 sf
Driveway:	4,195 sf
Walls (ETR):	146 sf
Walls (new):	51 sf
Patios (ETR):	169 sf
<u>Patios and walkways (New):</u>	<u>796 sf</u>
Remaining Greenspace:	11,078 sf 56%

**Design Guideline Review:**

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 not been met.

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

**Summary of Property:**

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

**Summary of Project:**

Windows at the rear addition were originally approved with transoms. The transoms have been removed.

The revised plans include a fire pit that does not meet the International Fire Code.

**Ordinance Compliance:**

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

**Greenspace Review:**

Lot area:	24,707 sf	per property survey
Non-greenspace area	9,976 sf	
Remaining Greenspace:	14,731 sf	(59.6%)

**Design Guideline Review:**

Section 2.2 on pages 60 through 63 of the Design Guidelines provides specific recommendations for the Countryside Estates character area.

Subsection C suggests that all side wings be located in the Primary Building Area. They 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. These recommendations have 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. The proposed changes do not affect the greenspace area.

Lot Information	
Zoning:	R-1(20)LS-3
Lot Area:	24,707 sf
Lot Width:	175'

Ordinance/Design Guideline	Allowable/Required	Provided
Maximum Height:	35'	No Change
Minimum Side Yard (Left):	10;	37.4'
Minimum Side Yard (Right):	10'	53.5'
Minimum Combined Side Yards:	30% = 52.5'	90.9'
Minimum Rear Yard: (At closest point)	20% = 29'	35.25'
Patio/Pool Minimum Side Yard:	20'	35.2'
Patio/Pool Minimum Rear Yard:	20'	20'
Maximum Lot Coverage:	5,982 sf	4,058 sf
Minimum Greenspace:	65% = 16,060 sf	14,731 sf = 59.6%

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
Has there been a documented drainage complaint against the property?	Yes

\*See the Mission Hills website for drainage study requirements – [www.missionhillsks.gov](http://www.missionhillsks.gov)

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

## **#7 Resolution re: Administrative Approval of Certain Exterior Work**

Revision to resolution regarding administrative approval of roofs on behalf of the Architectural Review Board.

Composite/asphalt – **except colors: black or dark gray**

Standing-seam metal **(with no granular texture)** on porches and/or bay windows – **except colors: black or dark gray**