

ARCHITECTURAL REVIEW BOARD AGENDA

February 1, 2022

3:00 p.m.

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

#1 Consent Agenda

- A. Matt Salzman – 2811 West 66th Terrace Replacing existing window at rear of house
B. Scott & Carolyn Ellspermann – 2600 Verona Road Changes to previous approved project

#2 ~~Bill & Sue Ann Douglas~~ CONT'D TO FEB 15TH 5832 High Drive

Hammerhead and landscape plan
Continued from Jan 18th Meeting

#3 ~~Martha & John Kaiser~~ † CONT'D TO FEB 15TH 6417 Willow Lane

Replace patio; add pool
Continued from Jan 18th Meeting

#4 JL Real Estate 6521 Mission Road

Front porch, window replacement, patio/walk
Continued from Jan 18th Meeting

#5 Jonathan & Meredith Angrist 6720 Willow Lane

New windows/doors; new dormers; front entry; screened porch

*Variance required. † Substantial Construction

#1 Consent Agenda

A. Matt & Kirstin Salzman

2811 West 66th Terrace

Mr. Salzman is proposing to replace an existing window at the rear (south) side of his house.

Summary of Property:

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

Summary of Project:

At the rear of the house, Mr. Salzman is proposing to replace an existing glass block window with a new fixed, divided light window. The proposed window matches 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.

B. Scott & Carolyn Ellspermann

2600 Verona Road

The Ellspermanns 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
- Any Special Frontages: None

Summary of Project:

The previously approved 1-story entry structure has been omitted from the project scope. A new pair of doors are proposed in the same area.

Several existing windows will be replaced with new windows of the same size and style.

A window at the second-floor rear terrace is now proposed as a new pair of doors. Another door on the terrace has been changed to a pair of doors. Similarly, a single casement window is proposed as a pair of casements.

A new window is proposed at the interior courtyard wall.

At the previously approved outdoor kitchen, a decorative metal screen is proposed on top of the stone backup wall. The outdoor kitchen has been extended.

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.

This project was continued at the January 18, 2022 meeting so the site plan could be revised to eliminate the front hammer head and an alternate driveway proposed.

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 hammer head 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:

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

Design Guideline Review:

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.**

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.

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. This project was continued at the January 18, 2022 meeting to allow the city time to review the recently submitted drainage study.

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.

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

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. The project was continued at the January 18, 2022 meeting so the architectural drawings could be revised to match the design intent.

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. The driveway will be replaced in the same shape, size and location.

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"			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

#5 Jonathan & Meredith Angrist

6720 Willow Lane

The Angrists are proposing a whole house remodel with multiple exterior changes including new windows/doors, new dormers, a new front entry and a new rear screened porch.

Summary of Property:

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

Lot Coverage Review:

Existing building footprint:	3,819 sf
<u>Proposed additions:</u>	<u>460 sf</u>
Total Lot Coverage:	4,279 sf

Summary of Project:

At the front of the house, all the existing doors and windows are being replaced. Since several of the proposed windows are smaller than the existing openings, the walls will be infilled with brick to match. A new porch roof is proposed at the main entrance. It is a simple gabled structure supported on raised panel columns. Three new dormers are proposed at the center of the main mass. Each dormer is centered over a first-floor window. All existing light fixtures are to be replaced.

At the sides of the house, new windows are proposed. A new box bay is proposed on the north side.

At the rear of the house, the existing second floor dormer will be resided with horizontal lap siding. New windows are proposed throughout the dormer. A screened porch is proposed below the existing dormer. It is a combination of screens and solid panels between wood columns. The foundation of the porch is clad in brick to match the main house. At the center of the porch is a projecting gable and fireplace. No patios are proposed outside the porch.

At the southwest corner of the house, an existing exterior stair will be filled in. New brick walls will be added under the existing eave line. In this same area a new equipment yard is proposed. The fence style has not been indicated. **Clarification is required.**

New fences are proposed at the sides of house. The fence style is not indicated. **Clarification is required.**

As part of the project, the existing non-conforming circle driveway will be replaced in the same location.

Ordinance Compliance:

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

Greenspace Review:

Lot area:	16,185 sf
House Footprint:	4,279 sf
<u>Driveway:</u>	<u>2,190 sf</u>
Remaining Greenspace:	9,716 sf

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 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 ½ stories and 24 feet and clearly less than the main mass. These recommendations have been met.

Section 2.7.1 B on page 94 suggests that the number of different roof pitches should be limited to two.

Section 2.7.3.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-2
Lot Area:	16,185 sf
Lot Width:	115.0'

Ordinance/Design Guideline	Allowable/Required	Provided
Maximum Height:	35'	23.0' (Existing)
Minimum Side Yard (Left):	10'	16.5'
Minimum Side Yard (Right):	10'	16.7' (Existing)
Minimum Combined Side Yards:	25% = 28.75'	33.2'
Minimum Rear Yard: (At closest point)	20% = 28.16'	38.5'
Maximum Lot Coverage:	4,458 sf	4,279 sf
Minimum Greenspace:	60% = 9,711 sf	9,716 sf = 60.03%

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