

ARCHITECTURAL REVIEW BOARD AGENDA

February 7, 2023

3:00 p.m.

Pre-meeting to begin at 2:30 p.m.

#1 ~~Craig & Joanne Scurato~~ WITHDRAWN
6723 Tomahawk Road

~~Guardrail on existing porch~~
Continued from January 10th meeting

#2 Scott & Kalynn Mueller
6220 High Drive

New pergola over existing patio

#3 Nicholas Hinrichs †
3300 W 69th Street

Replacing swimming pool and patio / Hot tub

#4 Nicholas Hinrichs
3300 W 69th Street

Concrete roof
Continued from January 24th meeting

*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.

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

This project was continued at the January 10th meeting so a layout of the proposed railing could be presented along with details for installation.

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.

The Muellers are proposing to add a new pergola over their existing patio.

Summary of Property:

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

Summary of Project:

The proposed pergola is located at the rear of the house near the center of the main mass. It is a simple post-and-beam structure supported by the house at one end and two columns at the opposite end. The pergola will stand 10 feet tall.

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-1
Lot Area:	15,284 sf

Ordinance/Design Guideline	Allowable/Required	Provided
Patio Minimum Side Yard:	15'	41' (Right), 51' (Left)
Patio Minimum Rear Yard:	15'	35'

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.*

Mr. Hinrichs is proposing to replace his existing swimming pool and patio, and add a hot tub.

This is a substantial project and was noticed as such.

Summary of Property:

- Character Area: Neighborhood Estates
- Location of Common Green Space: Front
- Any Special Frontages: Edge Frontage

Summary of Project:

The proposed pool is located in approximately the same location as the existing pool. The pool includes an integral hot tub. The stone patio is being replaced with a new concrete paver patio. The pool equipment is located within the existing detached garage.

Ordinance Compliance:

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

Greenspace Review:

Lot area: 20,015 sf
 House Footprint: 2,004 sf
 Detached Garage: 871 sf
Driveway, Patios and walkways: 5,446 sf
 Remaining Greenspace: 11,694 sf 58.43%

Design Guideline Review:

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 not been met.** Please note that the proposed greenspace matches the existing greenspace.

Lot Information	
Zoning:	LS-3
Lot Area:	20,015 sf
Lot Width:	100'

Ordinance/Design Guideline	Allowable/Required	Provided
Patio Minimum Side Yard:	20'	24.26'
Patio Minimum Rear Yard:	20'	24.41'
Minimum Greenspace:	65% = 13,009 sf	11,694 sf = 58.43%

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

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

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

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

Project continued from January 24th meeting so that a mock-up of a new edge profile could 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.