

ARCHITECTURAL REVIEW BOARD AGENDA

February 16, 2021

3:00 p.m.

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

#1 Consent Agenda

A. Jonathan and Sara Yen – 2215 Drury Lane

Faux stone retaining wall and steps

Continued from Feb 2nd meeting

B. Bill & Sue Ann Douglas – 5832 High Drive

Changes to previously approved project

#2 Kai & Susanne Ringenson*

6525 Willow Lane

New deck over existing patio

Continued from Feb 2nd meeting

#3 Gregg Johnson

2530 West 63rd Street

Patio overlay and small extension

Continued from Feb 2nd meeting

#4 Eric & JoAnne Bradley

6709 Cherokee Lane

Additions/Windows/New driveway

Continued from Feb 2nd meeting

#5 Chuck & Wendy Zoog

1910 West 69th Terrace

Changes to previously approved project

#6 Indian Hills Country Club

6847 Tomahawk Road

Protective net fence

Continued from Dec 15th meeting

#7 Top Choice Contracting LLC †

2117 Drury Lane

New home & pool

Continued from Feb 2nd meeting

#8 Adam & Michelle Colombo †

6515 Belinder Avenue

New home / Pool / Auto-court driveway

Continued from Jan 19th meeting

*Variance required. † Substantial Construction

#1 CONSENT AGENDA

A. Johnathan & Sara Yen

2215 Drury Lane

The Yens are proposing a driveway replacement, new pool, spa and pool deck. Everything except for the stone material on the retaining wall and steps was approved at the January 19th meeting.

This project was continued at the February 2nd meeting at the owner's request so that the faux stone sample could be delivered.

Summary of Property:

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

Summary of Project:

Due to the slope of the property, a faux stone retaining wall is proposed along the north east and west sides of the pool deck that allow the deck to be sunken into the yard and create a level area. A faux stone stair connects the new pool deck to the existing patio.

Ordinance Compliance:

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

Design Guideline Review:

Section 2.7.3 C on page 109 of the Design Guidelines provides specific recommendations for Garden Walls and Fences. This section recommends that retaining walls should be constructed of brick, natural stone or stucco to match the house. The proposed material is a cast stone. **This recommendation has not been met.**

B. Bill & Sue Ann Douglas

5832 High Drive

The Douglasses 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:

On the front elevation, the Douglasses are proposing a new Juliet balcony. The railing style matches other railings within 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.

The Ringensons are proposing a new deck over the top of their existing patio.

The Ringensons were continued at the November 10th and December 15th meetings so alternative options could be explored with the City Administrator. Revised Drawings have *not* been submitted.

This project was continued at the February 2nd meeting due to lack of representation.

Summary of Property:

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

Summary of Project:

The Ringensons are proposing a new deck over their existing rear yard patio. The proposed deck is cedar and will follow the exact shape of the patio. Along the north and east sides of the deck, a 6 foot high privacy lattice is proposed. The remaining sides will have a 3 foot high picket railing.

Ordinance Compliance:

The project is in violation of Code Section 5-120.D which requires patios and decks, with an LS-1 lot size, to have a minimum side yard setback of 15 feet. **A variance of 7.19 feet is required.** The project is further in violation of Code Section 5-121.D which requires patios and decks, with an LS-1 lot size, to have a minimum rear yard setback of 15 feet. **A variance of 9.63 feet is required.** Please note the existing patio is an existing non-conforming use that is in violation of these same code sections.

Design Guideline Review:

Section 2.7.1.A on page 106 of the Design Guidelines recommends that LS-1 lots have a minimum greenspace area no less than 60% of the total lot area. For this lot, that is 9,285 SF of greenspace, 8,651 SF has been provided. This is 634 SF less than the recommended area. **This recommendation has not been met.** Please note this is an existing condition.

Lot Information	
Zoning:	R-1(16)/LS-1
Lot Area:	15,475 SF

Ordinance	Allowable/Required by Ord	Proposed
Patio Minimum Rear Yard:	15'	5.37' (Existing)
Patio Minimum Side Yard:	15'	7.19' (Existing)
Minimum Greenspace Recommended:	60% (9,285 SF)	55.9% (8,651 SF)

* A variance is required.
February 16, 2021

#3 Gregg Johnson

2530 West 63rd Street

The Johnsons are proposing to overlay their existing patio and add a small extension to the rear.

This project was continued at the February 2nd meeting at the owner's request.

Summary of Property:

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

Summary of Project:

The patio will be overlaid with a concrete paver. New seat walls will be added at the east side and at the new extension, a new planter wall will be added beyond the new extension. The seat and planter walls are proposed as concrete landscape block walls.

Ordinance Compliance:

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

Design Guideline Review:

Section 2.7.3 C. on page 109 of the Design Guidelines provides specific recommendations for garden walls. This section suggests that landscape walls should be constructed of brick, stone or stucco to match the main mass of the house. Stone is a prevalent material on the main house.

This recommendation has not been met.

#4 Eric & JoAnne Bradley

6709 Cherokee Lane

The Bradleys are proposing a new covered front porch, rear addition, garage addition, garage dormers, selected window replacements, and a new driveway.

This project was continued at the Feb.2nd mtg so the addition to the detached garage could be eliminated.

Summary of Property:

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

Summary of Project:

The proposed covered porch is located at the center of the main mass and consists of a low stoop and a flat roof supported by columns. The proposed porch replaces a smaller gabled front porch.

The new rear addition is located near the center of the main mass and extends 23'-10" into the rear yard. The additional area include a new screened porch at the rear of the addition. An existing rear wing is replaced with the new addition. All materials, detailing and fenestration match the main house.

A new breezeway connects the new rear porch to the new garage addition. The garage addition is a 9' extension to the detached accessory building. The addition adds a new gabled end that is slightly smaller than the existing gable. The addition area makes the accessory building 1,008 square feet. The new garage dormers are two large shed dormers on the east and west sides of the structure. Both dormers feature 3 large French casement windows with additional space. The proposed window replacements all match the size and style of the existing windows. Since not all windows are being replaced, conformation of glass type is necessary to ensure the new windows match the existing windows.

The driveway replacement replaces the existing non-compliant circle driveway in the same configuration, with a few exceptions. The front walkway will be significantly reduced in width, and the area between the main house and the detached garage will be reduced slightly. A new patio is also indicated at the rear of the house and is indicated to be resubmitted at a later date. No action is required at this time.

Ordinance Compliance:

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

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 E suggests that detached accessory buildings be limited to 720 square feet. The proposed modifications to the existing accessory building will make the structure 1008 square feet. **This recommendation has not been met.**

Subsection F suggests that dormers located on accessory buildings should not be oriented toward any neighbor. **The rear dormer does not meet this recommendation.**

Subsection G suggests that circle driveways should have an interior green no less than 80 feet wide and 40 feet depth. Due to the unique configuration of the existing drive, **this recommendation has not been met.**

Section 2.7.2 B on page 102 of the Design Guidelines provides specific recommendations for driveways. This section recommends that drives be no more than 12 feet wide at the property line. **This recommendation has not been met.**

February 16, 2021

#5 Chuck & Wendy Zoog

1910 West 69th Terrace

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

Summary of Property:

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

Summary of Project:

The Zoogs were approved for a new rear porch at the March 17, 2020 meeting. They are now proposing changes to that project. They are proposing that the fireplace wall be travertine tile and that the lower portion of the chimney be sided with shingles in lieu of stone as previously approved. The upper portion of the chimney will remain brick.

At the front of the house, the Zoogs are proposing to reduce the size of the arched top windows on either side of the front door. These windows were not part of the August 4, 2020 approved window modifications.

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.

#6 Indian Hills Country Club

6847 Tomahawk Road

The Indian Hills Country Club is proposing a protective net fence along the 69th Street side of their driving range.

This project was continued at the December 15, 2020 meeting so alternate netting materials could be presented.

Summary of Project:

The proposed fence is proposed from the existing driving range tee boxes at the west end and extends approximately 800 feet to the east. Near the tee boxes, the fence will be installed near the property line. After 100 feet, the fence jogs into the driving range, inside the existing tree line. The fence is comprised of steel posts infilled with a nylon mesh. The net fence will be 30 ft. tall at the west end, will increase to 40 ft. tall where it jogs into the property, and then will lower to 30 ft. for the last 3-4 poles on the east end. The poles vary in height form. The pole in the example is 35 ft. tall.

Ordinance Compliance:

There are no specific ordinances related to fences at country clubs. Per Code Section 5-138.I, any height or setback requirements for Country Clubs are at the discretion of the ARB.

Design Guideline Review:

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

The new owners are proposing a new 2-story home with a 3,636 sq. ft. footprint. The footprint consists of 2,547 sq. ft. of first floor living space, and an 880 sq. ft. 3-car garage. The project includes a swimming pool with a large patio and an auto-court driveway.

The proposed project is a substantial construction matter and was noticed as such.

This project was continued at the February 2nd ARB meeting so the design could be updated after revising first floor eave depth, possibly lowering the first floor eaves to make the house more horizontal, and studying the first floor window head heights.

Summary of Property:

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

Summary of Project:

The house is a contemporary style sided in a combination of stone and stucco. The main mass of the house is 2 stories. The main mass is flanked on both sides and the front by one-story side wings. The windows are all clear-view and most are fixed. The window arraignment is fairly formal on all sides of the house. The roof is comprised of multiple planes that all appear to have the same pitch.

The new first floor elevation is approximately 2 feet higher than the existing grade. The main floor sits 5 feet higher than the house to the right and 5 feet lower than the home to the left. The main ridge is 7.4 feet higher than the home to the right and 4 feet lower than the home to the left. Due to the different styles of the adjacent homes, eave lines are significantly different with the proposed house having eaves 14 feet higher than the home to the right and 5 feet lower than the home to the left. Significant grading is proposed at the southwest corner of the lot.

An auto-court is located near the garages and is positioned to accommodate all three garages. A hammer-head portion of the auto-court extends in front of the house along the front walkway.

The pool is proposed at the rear of the main mass. It is surrounded on all sides by a new terrace. A retaining wall is proposed at the west side. There is no indication of a code compliant pool barrier at this time. Pool equipment location is shown to the south of the single-car garage and we assume A/C units will be located there as well, but clarification is required.

Ordinance Compliance:

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

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 A suggests that the main mass of the house should be between 40% and 50% of the lot width. At 48 feet wide (45%), the main meets this recommendation. This section goes on to suggest that the depth of the main mass should be 25% of the lot width. **At 50 feet deep, the depth of the main mass is significantly more than 25% of the lot width.**

Subsection B suggests that front wings have a width not to exceed 50% of the main mass width. This recommendation has been met.

Subsection D suggests that rear wings located in the primary or secondary building areas can be up to 2 stories and 30 feet tall providing that their height is less than the main mass. This recommendation has been met. This section goes on to suggest that rear wings should have a width clearly less than the main mass and should not exceed 50% of the main mass width. 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.

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 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-1 properties have a minimum of 60% greenspace. 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.

Professional Review Panel Recommendation:

The Professional Review Panel recommends approval.

Lot Information	
Zoning:	R-1(20)/LS-1
Lot Area:	15,983 SF
Lot Width:	106'

Ordinance	Allowable/Required by Ord	Proposed
Maximum Height:	35'	24'-10"
Minimum Front Yard:	50'	50'
Minimum Side Yard (Left):	10'	11.1'
Minimum Side Yard (Right):	10'	16.5'
25% Combined Side Yards:	26.5'	27.6'
Minimum Rear Yard: (20%)	30' (At closest point)	46.5'
Lot Coverage Limit:	4,420 SF	3,395 SF
Minimum Greenspace Required:	60% (9,591 SF)	9,675 = 60.5%

Address	Lot Area	Existing Lot Coverage	LC by Ordinance	% max used
2117 Drury Ln	15,983	2,761	4,420	62.47%
2100 Drury Ln	18,125	2,212	4,823	45.86%
2032 Drury Ln	13,036	1,998	3,836	52.09%
2020 Drury Ln	21,745	2,994	5,474	54.69%
2035 Drury Ln	13,967	1,825	4,024	45.35%
6101 High Dr	21,239	2,438	5,385	45.27%
6105 High Dr	15,384	1,734	4,304	40.29%
2112 Brookwood	19,653	4,406	5,102	86.35%
2100 Brookwood	14,744	3,052	4,179	73.04%
2040 Brookwood	14,345	1,973	4,100	48.13%
			Average	55.35%
			50% Increase	83.03%
Allowable LC reduced by 150% Rule =		3,670		
2117 Drury Ln	Proposed =	3,395	76.8%	of City Ordinance Limit
			92.5%	of Design Guideline Limit

#8 Adam & Michelle Colombo

6515 Belinder Avenue

The Colombos are proposing a new 1-story home with a 5,225 sq. ft. footprint. The footprint consists of 3,728 sq. ft. of first floor living space, an 899 sq. ft. 3-car garage, and 544 sq. ft. of covered porches. An additional 1,373 sq. ft. of unfinished spaces is included in the footprint. The project includes a swimming pool and an auto-court driveway.

The proposed project is a substantial construction matter and was noticed as such.

This project was continued at the January 19th meeting so alternate plans could be developed.

Summary of Property:

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

Summary of Project:

The main mass of the house is one story with a central vertical mass. The main mass is flanked on both sides by one story side wings. The house is sided primarily with brick and has a stone base and water table.

The new first floor elevation is less than one foot higher than the previous house. The main floor sits approximately 2 feet higher than the right and approximately even with the home to the left. The main ridge is approximately 5.6 feet higher than the home to the right and approximately 7.88 feet lower than the home to the left.

Windows are a combination of clear-view fixed and casements. Several horizontal clearstory windows are indicated as well. The roof is standing seam metal throughout and utilizes several roof pitches. The dominate roof pitch is 15:12 at all of the gables. A concrete driveway is proposed at 12 feet wide at the entrance and widens into an auto-court near the house. A significant hammerhead is indicate at the rear of the garage. The AC units and generator are located in a mechanical yard behind the garage. The house forms a U shape in plan. The pool is proposed at the center of the lot partially inside the U. It is surrounded on all sides by a new terrace. A retaining wall is proposed at the southeast corner. The proposed landscape plan has been provided.

Ordinance Compliance:

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

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 A suggests that the main mass of the house should be between 40% and 50% of the lot width. At 60 feet wide (41%), the main meets this recommendation. This section goes on to suggest that the depth of the main mass should be 25% of the lot width. At 33 feet deep, the depth of the main mass is less than 25% of the lot width.

Subsection D suggests that rear wings located in the primary or secondary building areas can be up to 2 stories and 30 feet tall providing that their height is less than the main mass. This recommendation has been met. This section goes on to suggest that rear wings should have a width clearly less than the main mass and should not exceed 50% of the main mass width. 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.

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. This recommendation has been met.

Section 2.7.3.A on page 106 recommends that LS-6 properties have a minimum of 70% greenspace. 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.

PRP Recommendation:

The Professional Review Panel conducted multiple meetings regarding the Colombo project. Most recently on January 8th where the PRP requested a few additional changes. All of the requirements have been included with the current set.

The PRP recommends approval of the project as submitted.

Lot Information	
Zoning:	R-1(30)/LS-6
Lot Area:	44,547 SF
Lot Width:	145'

Ordinance	Allowable/Required by Ord	Proposed
Maximum Height:	35'	29.5'
Minimum Front Yard:	100'	100'
Minimum Side Yard (Left):	15% = 21.75'	28.25'
Minimum Side Yard (Right):	15% = 21.75'	21.75'
Minimum Rear Yard: (30%)	91.5' (At closest point)	122.25'
Minimum Greenspace:	70% (31,183 SF)	31,638= 71%

Address	Lot Area	Existing Lot Coverage	LC by Ordinance	% max used
6515 Belinder Ave	44,547	4,403	9,011	48.86%
6501 Belinder Ave	40,586	4,133	8,446	48.93%
6509 Belinder Ave	40,582	5,995	8,446	70.98%
6525 Belinder Ave	36,610	4,414	7,862	56.14%
6535 Belinder Ave	35,006	3,905	7,621	51.24%
6601 Belinder Ave	43,825	3,332	8,909	37.40%
			Average	52.26%
			50% Increase	78.39%
6515 Belinder Ave	44,547	Proposed: 5,225	9,011	57.98%
Recommended Lot Coverage as reduced by 150% Rule:			7,064	73.97%