

ARCHITECTURAL REVIEW BOARD AGENDA

February 21, 2023

3:00 p.m.

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

#1	Joe & Jeanne Brandmeyer 6600 Wenonga Road	Landscape plan / changes to hardscape
#2	Scott & Carolyn Ellspermann 2600 Verona Road	Change to previously approved project
#3	Blue Cypress, LLC 1910 W 67 th Street	Replace roof
#4	Tom & Susan Jones 6716 Cherokee Lane	Changes to previously approved hardscape
#5	Steve & Linda Turley 2801 W 67 th Street	Replace & expand rear patio
#6	Adam & Melissa Winter 5930 Oakwood Road	New retaining wall
#7	Nicholas Hinrichs 3300 W 69 th Street	Concrete roof <i>Continued from February 7th meeting</i>

*Variance required. † Substantial Construction

The Brandmeyers are returning to the ARB to present their landscape plan and changes to their hardscape plans.

Summary of Property:

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

Summary of Project:

The Brandmeyers are proposing minor variations to their previously approved hardscape plan. The changes are minor and in keeping with the original design intent. The City Arborist has no concerns with the plan.

Ordinance Compliance:

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

Greenspace Review:

- Lot area: 27,751 sf
- House Footprint: 5,156 sf
- Driveway and walks: 4,089 sf
- Retaining walls and stairs: (Rear) 90 sf
- Retaining walls and stairs: (Drive) 109 sf
- Remaining Greenspace: 18,307 sf (65.9%)

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-4
Lot Area:	27,751
Lot Width:	129'

Ordinance	Allowable/Required by Ord	Proposed
Maximum Height:	35'	31'
Minimum Front Yard:	75'	75'
Minimum Side Yard (Left):	15% = 19.4'	20.5'
Minimum Side Yard (Right):	15% = 19.4'	19.4'
Minimum Rear Yard: (30%)	64' (At closest point)	65.5'
Minimum Greenspace:	65% (18,038 SF)	65.9% (18,307 SF)

The Ellspermanns are returning to the ARB to proposal an alternate location for a previously approved outdoor fireplace and a new railing at the east side of the sunroom.

Summary of Property:

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

Summary of Project:

The Ellspermanns original project included the addition of a new outdoor fireplace at the back of their upper terrace near the existing stairs. They are now proposing to relocate the fireplace near the house under an existing roof deck. The fireplace will be a gas insert so a chimney is not required.

The sunroom is located atop a large retaining wall so the Ellspermanns are proposing a fall protection railing along the east side. It is proposed as a wrought iron railing that will be mounted to the stone wall.

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.

#3 Blue Cyprus, LLC (Ranjbar)

1910 W 67th Street

The owners are replacing their existing roof with a new black asphalt shingle roof.

Summary of Property:

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

Summary of Project:

The owners are replacing their existing roof with a new black asphalt shingle roof. Black is not a pre-approved roof color, so ARB review is required.

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 Joneses are returning to the ARB to present an alternate hardscape layout from the originally approved project.

Summary of Property:

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

Lot Coverage (Footprint of Roofed Structures):

Main floor living area:	3,130 sf
Main floor garage area:	550 sf
<u>Covered porches:</u>	<u>727 sf</u>
Total Lot Coverage:	4,743 sf

Summary of Project:

The originally approved plan included a significant stone retaining wall spans the width of the rear yard to provide a level space for a large terrace with extensive planting areas. The Joneses are proposing to increase the area of the terrace by extending the wall to the north. At its tallest point, the wall is approximately 6 feet tall. Due to the topography, this patio is aligned with the lower level of the house. The pool is located in the center of this patio, on axis with the main mass of the house. The size of the pool has increased considerably, but the amount of greenspace has not significantly changed.

They are proposing to relocate the pool equipment from the south side of the house to the west side of the modified retaining wall. This change does not affect greenspace.

An iron fence is proposed across the rear year and along the side property lines. This fence provides required pool protection.

A new hot tub and cold plunge is currently shown on the plan, but details have not been provided. These items will be presented at a future meeting. The steel pergola over these elements is being presented at this time. It is a simple post-and-beam structure with an open roof. The pergola stands 8 feet tall and sits on a 30-inch-tall plinth with bluestone capped steps and an iron handrail.

Ordinance Compliance:

There are no conflicts between the proposed project and the City of Mission Hills Code of Ordinances, provided that the artificial turf specifications meet City requirements.

Greenspace Review:

Lot area:	39,314 sf	
House Footprint:	4,743 sf	
Driveway:	3,197 sf	
Window Wells:	126 sf	
Utility Yard:	165 sf	
Site Walls	244 sf	
<u>Patios and walkways:</u>	<u>2,052 sf</u>	
Remaining Greenspace:	28,631 sf	(72.8%)

Design Guideline Review:

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

Lot Information	
Zoning:	R-1(25)/LS-5
Lot Area:	39,314 sf
Lot Width:	149'

Ordinance/Design Guideline	Allowable/Required	Provided
Maximum Height: (Above average grade)	35'	27.25'
Minimum Side Yard (Left):	10% = 14.9'	27.75'
Minimum Side Yard (Right):	10% = 14.9'	30.5'
Minimum Rear Yard: (At closest point)	30% = 84'	161.4'
Pool/Patio Minimum Side Yard:	20'	20.1' (Right) 55.5' (Left)
Pool/Patio Minimum Rear Yard:	20'	> 130'
Maximum Lot Coverage:	8,261 sf	4,743 SF
Minimum Greenspace:	65% = 25,554 sf	28,631 sf = 72.8%

#5 Steve & Linda Turley

2801 W 67th Street

The Turleys are proposing to replace and expand their existing patio.

Summary of Property:

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

Summary of Project:

The existing patio is a freeform shape with a brick boarder. The Turleys are proposing a rectangular concrete patio in the same general location. The applicant indicates the project will improve the watershed but the plans do not indicate how.

Ordinance Compliance:

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

Greenspace Review:

Lot area:	18,290 sf	
House Footprint:	3,367 sf	
Driveway and walkways:	2,456 sf	
<u>Proposed Patio:</u>	<u>792 sf</u>	
Remaining Greenspace:	11,675 sf	63.8%

Design Guideline Review:

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

Lot Information	
Zoning:	R-1(16)/LS-2
Lot Area:	18,290 sf

Ordinance/Design Guideline	Allowable/Required	Provided
Patio Minimum Side Yard:	20'	35.5'
Patio Minimum Rear Yard:	20'	20.8'
Minimum Greenspace:	60% = 10,974 sf	63.8% = 11,675 sf

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	No
2) project will not decrease existing greenspace on site	No
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.

The Winters are proposing a new retaining wall in their rear side yard.

Summary of Property:

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

Summary of Project:

An existing retaining wall is located in the Winter's side yard. It follows the side property line before curving through the rear yard. The Winters are now proposing to run the wall parallel to the side and rear property lines. The wall is stone veneer over a concrete structure and stands 43 inches tall with the stone cap.

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.

#7 Nicholas Hinrichs

3300 West 69th Street

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

Project continued from the February 7th 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 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.