

ARCHITECTURAL REVIEW BOARD AGENDA

March 7, 2023

3:00 p.m.

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

- | | | |
|-----------|--|---|
| #1 | Adam & Jill Gray
6400 Wenonga Terrace | Changes to previously approved project |
| #2 | Adam & Michelle Colombo
6515 Belinder Avenue | Revised grading plan |
| #3 | Hunter & Anne Harris†
6400 Indian Lane | New home / Pool |
| #4 | Brent Barcus & Jessica Sanchez
3401 Tomahawk Road | Overlay patio with new pavers |
| #5 | Brian & Meaghan Hagenhoff
2208 W 70 th Street | Window replacements and second floor dormers |
| #6 | Drake & Patricia Vidrine
2111 W 70 th Terrace | Replace driveway and walkway / Front courtyard wall |
| #7 | Nicholas Hinrichs
3300 W 69 th Street | Concrete roof
<i>Continued from February 21st ARB mtg</i> |
| #8 | Blue Cypress, LLC
1910 W 67 th Street | Replace roof
<i>Continued from February 21st ARB mtg</i> |

*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 Grays are returning to the ARB with changes to their previously approved new home.

Summary of Property:

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

Summary of Project:

When originally approved, the Grays project was maintaining the existing entry gate and associated columns. The Grays are now proposing to remove the existing columns and gates and install a new pair of columns and gate set back behind the front property line.

The proposed gate stands 6 feet tall, and the columns are 8'-9" to the top of the capitol.

An additional intercom pedestal is proposed outside of the gate.

Ordinance Compliance:

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

Design Guideline Review:

There are no conflict between the proposed changes and the City of Mission Hills Design Guidelines.

The Colombos are returning to the ARB with changes to their previously approved project. They are presenting a revised grading plan.

Summary of Property:

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

Summary of Project:

The original submittal did not have a complete grading plan and the rear yard grading was difficult to fully understand. The revised grading plan clarifies the rear and side yard topography. The City has not received indication from the stormwater engineer whether the revised grading will change the original drainage plan.

Ordinance Compliance:

There are no conflicts between the proposed project and the 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(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%

The Harrises are proposing a new 2-story home with a 5,700 sq. ft. footprint. The footprint consists of 3,670 sq. ft. of first floor living space, a 1,148 sq. ft. 4-car garage, and 882 sq. ft. of covered porches. The project includes a swimming pool, an outdoor fireplace, outdoor shower, and a circle drive.

NOTE: Details regarding the outdoor fireplace, outdoor shower, and pool equipment enclosure will be brought to the ARB for approval at a later date.

Summary of Property:

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

Lot Coverage Review:

Main floor living area:	3,670 sf
Main floor garage area:	1,148 sf
Covered porches:	882 sf
<u>Detached Accessory Buildings:</u>	<u>0 sf</u>
Total Lot Coverage:	5,700 sf

Summary of Project:

The Harrises are proposing a new Hampton Style home. This is an eclectic style that allows for variation. The house is sided with shingles over the top of a brick clad foundation. The window organization is formal at the front of the house and maintains a strong hierarchy at the rear and sides. Most windows are double-hung with a simple muntin pattern in the upper sash. Selected windows have specialty muntins such as the gothic muntins in the Palladian arch over the front door. Similar variation is seen in the guardrails; most are simple vertical balusters where other areas have Chippendale geometric crosses.

The main floor sits 2.5 feet lower than the house to the right and 0.3 feet lower than the home to the left. The main ridge is 10.8 feet lower than the home to the right and 0.5 feet lower than the home to the left. The homes on both sides are two stories tall with comparable eave lines. The unique configuration of the lot makes the comparison atypical.

The main central mass is flanked on the left side by a simple subordinate wing. The wing on the left side is a more complex compound wing that houses the 4-car garage. The overall composition of the house is an asymmetrical layout that is common in Hampton style designs.

The roof is a timberline composite shingle with standing-seam metal roofs at dormers and selected accent areas. The pitches are primarily 8/12 & 12/12 pitch which is in keeping with the Hampton style. The proposed rear wing includes a covered porch that is roofed with a roof deck. Similarly, two porches at the front of the house have roof decks.

The organization of the rear yard is a simple large patio that spans the majority of the rear of the house. The proposed pool is located at one end of the patio and the covered patio is at the opposite end. A seating area with an outdoor fireplace is located on axis with the covered patio.

A utility yard is proposed on the south (left) side of the rear yard. It is enclosed with a brick wall and hides a walkway and stair that steps down to the driveway. An outdoor shower is located on the back side of the utility yard.

The driveway is a circle driveway that connects 64th Street to Indian lane and maintains the existing curb cuts on both sides. The width of the drive varies but is approximately 14 feet wide. A wider “arrival terrace” is proposed at the front entry. A large auto court connects to the circle driveway to service the 4 garage bays.

Ordinance Compliance:

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

Greenspace Review:

Lot area:	42,408 sf	
House Footprint:	5,700 sf	
Driveway:	5,884 sf	
<u>Patios and walkways:</u>	<u>3,098 sf</u>	
Remaining Greenspace:	27,726 sf	(65.4%)

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 91.5 feet wide, this recommendation has been met. This section goes on to suggest that the depth of the main mass should be 25% of the lot width but need not to be less than 25 feet. At 40 feet deep, this recommendation has been met.

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. These recommendations have been met.

Subsection F suggests that dormers located on wings located in the Secondary or Conditional Building Areas should not be oriented toward any neighboring lots. This recommendation has been met.

Subsection G suggests that driveways occupy as little of the Primary Landscape Area as possible. Circle driveways should have an interior green with a width no less than 80 feet wide, measured at the front property line, and depth of 40 feet measured from the curb. These recommendations have 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 2.6.4.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.

March 7, 2023

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

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. 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. They are reusing the existing drive approaches that are approximately 14 feet wide.

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 been met.

PRP Recommendation:

The Panel recommended approval by the Architectural Review Board with the following changes:

- Revise the front door to be less formal and remove the fan detail.
- Fix drafting errors – chimney and cupola.
- Change the light divisions in the pedestrian doors to better match proportionally.
- Add landscaping around the A/C units on the landscape plan.
- Remove the short retaining wall at the auto-court from the renderings.

Update:

Revised drawings were received.

- The front door was revised to a rectilinear style.
- All drafting errors appear to have been corrected.
- Window and door muntins are now more consistent.
- Landscaping has been added around the front A/C units.
- The front site wall has been eliminated.

Lot Information	
Zoning:	R-1(30)/LS-5
Lot Area:	42,408 sf
Lot Width:	246.5'

Ordinance/Design Guideline	Allowable/Required	Provided
Maximum Height:	35'	34.5'
Minimum Side Yard (Left):	10' (Corner Lot)	65.8'
Minimum Side Yard (Right):	10' (Corner Lot)	24.6'
Minimum Combined Side Yards:	30% = 73.95	90.4'
Minimum Rear Yard: (Corner Lot)	15% = 29.5'	50.5'
Pool/Patio Minimum Side Yard:	20'	23.5'
Pool/Patio Minimum Rear Yard:	20'	20'
Maximum Lot Coverage:	8,708 sf	5,700 sf
Minimum Greenspace:	65% = 27,565 sf	27,726 sf = 65.4%

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
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.missionhillssks.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
6400 Indian Ln	42,408	3,655	8,708	41.97%
6340 Indian Ln	37,295	3,050	7,964	38.30%
6420 Indian Ln	31,411	4,419	7,068	62.52%
6430 Indian Ln	31,584	5,050	7,095	71.17%
3505 W 64 th St	23,907	4,282	5,847	73.24%
3515 W 64 th St	35,980	4,284	7,768	55.15%
Average				57.06%
50% Increase				85.59%
Allowable LC reduced by 150% Rule = 7,453				
6400 Indian Ln	Proposed =	5,700	65.5%	of City Ordinance Limit
				76.5%
				of Design Guideline Limit

The Barcus/Sanchezes are proposing to overlay an existing patio with new pavers.

Summary of Property:

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

Summary of Project:

The Barcus/Sanchezes are proposing to overlay an existing patio with a concrete paver system. A small portion of an existing walkway will be replaced as part of the project.

Please note, the drawings include notes about a new front walkway. That is not part of the proposed project.

Ordinance Compliance:

The project is in violation of City Code Section 5-120 D that requires patios on LS-3 lots to have a minimum side yard setback of 20 feet. However, Section 5-128.C.2 Allows for the alteration of existing non-conforming structures provided that the alteration does not increase the footprint.

Design Guideline Review:

Due to the fact that the proposed overlay does not add or remove paving from the project, a greenspace study was not conducted.

The Hagenhoffs are proposing an interior remodel that includes multiple window replacements and a new second floor dormers.

Summary of Property:

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

Summary of Project:

At the front of the house, the Hagenhoffs are proposing to replace all the existing windows with new units of the same size and style.

At the right side of the house, all the windows will be replaced and a new window is proposed. The new window matches the existing windows.

At the rear of the house, again all the windows are being replaced. A new sliding glass patio door is proposed near the center of the house.

The proposed dormer is on the east side and rear of the house. The new dormers' materials and fenestration match the existing house.

Ordinance Compliance:

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

Design Guideline Review:

Section 2.5 on pages 72 through 75 of the Design Guidelines provides specific recommendations for the Suburban character area.

Subsection F suggests that dormers located on wings or accessory buildings located in the Secondary or Conditional Building Areas should not be oriented toward any neighboring lots. **This recommendation has not been met.**

The Vidrines are proposing to replace their driveway and front walk. They are also proposing a new front courtyard wall.

Summary of Property:

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

Summary of Project:

The Vidrines are proposing to replace their existing 18.7' wide direct drive with a new 20' wide direct drive. The edges of the new driveway will align with edges of their existing garage.

An existing concrete side walkway is proposed to be rebuilt in a new configuration that avoids crossing the property line like the existing walkway.

The existing front porch is recessed between two front wings. The proposed entry courtyard wall will bridge between these two wings and project an additional 2 feet into the front yard. The wall is to be constructed of brick and stand approximately 2 feet tall. A new front walkway is proposed that will connect the driveway to the front porch. A gate is not proposed.

Ordinance Compliance:

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

Design Guideline Review:

Section 2.7.2.B on page 102 recommends direct drive widths should not exceed 12 feet within 30 feet of the curb. **This recommendation has not been met.** Note, this is impractical on this lot since the front build line is only 40 feet.

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.

#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.

#8 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.