

# ARCHITECTURAL REVIEW BOARD AGENDA

March 15, 2022

3:00 p.m.

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

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|----|---|---|
| #1 | <b>Bill &amp; Sue Ann Douglas</b><br>5832 High Drive    | Hammerhead and landscape plan<br><i>Continued from the March 1<sup>st</sup> meeting</i> |
| #2 | <b>Kansas City Country Club</b><br>6200 Indian Lane     | New gate  |
| #3 | <b>Allyson &amp; Matthew Clark</b><br>6304 Ensley Lane  | Multiple door & window changes  |
| #4 | <b>Adam Tilton</b><br>3800 West 66 <sup>th</sup> Street | New screened porch and deck   |

\*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.

## #1 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. The project was continued at the February 1, 2022, February 15, 2022 and March 1, 2022 meetings 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 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.

### 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. **This recommendation may not be met.**

Section 2.7.2.B on page 102 recommends drives to be no more than 12 feet wide at the front property line and should not exceed the 12 ft. width within 30 ft. of the curb. **This recommendation has not been 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 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 13 ft. x 20 ft. **This recommendation has not been met.**

## **#2 The Kansas City Country Club**

**6200 Indian Lane**

The Country Club is proposing to add a gate across their internal access road to their maintenance facilities.

### **Summary of Project:**

The proposed gate is a simple steel pipe design.

### **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 Allyson & Matthew Clark**

**6304 Ensley Lane**

The Clarks are proposing multiple door and window changes at the rear of their house.

**Summary of Property:**

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

**Summary of Project:**

An existing triple window was removed to make way for a new pair of French doors. An existing single door, in the same area, is being eliminated.

**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 Tilttons are proposing a new screened porch and deck.

**Summary of Property:**

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

**Lot Coverage Review:**

Main floor living area:	3,771 sf
Screened Porch: (new)	457 sf
Total Lot Coverage:	4,228 sf

**Summary of Project:**

The proposed addition extends out the back of an existing rear wing. It maintains the same roof pitch as the existing wing. The eave line, on the west side, aligns with the existing house. On the east side, the eave lines are slightly higher due to a reduced overhang. All materials and detailing match the existing house.

The proposed deck is located on the north and east sides of the new wing. A raised planter separates the new deck from the yard.

**Greenspace Review:**

Lot area:	20,649 sf	(19,513 sf Per Johnson County)
House Footprint:	4,228 sf	
New Deck and Existing Patio:	1,625 sf	
Driveway and walkway:	650 sf	
Provided Greenspace:	14,146 sf	(68.5%)

**Ordinance Compliance:**

The project is in violation of City Code Section 5-120 A 1 (b) that requires the sum of the two side yards to be at least 30% of the lot width. **A variance of 9.0 feet is required.** Please note, the house is an existing non-conforming use that already violates this requirement. The proposed addition further exacerbates this condition.

The project is also in violation of Code Section 5-120 D which requires decks, patios and the like to be a minimum of 20 feet from the side property line. **A variance of 8.2 feet is required.**

**Design Guideline Review:**

Section 2.3 on pages 64 through 67 of the Design Guidelines provides specific recommendations for the Neighborhood Estates character area.

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.

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\* Variances are required  
March 1, 2022

Lot Information	
Zoning:	R-1(20)/LS-3
Lot Area:	20,649 sf
Lot Width:	109.0'

Ordinance/Design Guideline	Allowable/Required	Provided
Maximum Height:	35'	No Change
Minimum Side Yard (Left):	10'	12.7
Minimum Side Yard (Right):	10'	11.0' (No Change)
Minimum Combined Side Yards:	30% = 32.7'	23.7'
Minimum Rear Yard: (At closest point)	20% = 42'	71.5'
Patio Minimum Side Yard:	20'	11.8'
Patio Minimum Rear Yard:	20'	69.0'
Lot Coverage	5,281 sf	4,228 sf
Minimum Greenspace:	65% = 13,422 sf	14,146 sf = 68.5%

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
Has there been a documented drainage issue for this property?	No

\*See the Mission Hills website for drainage study requirements – [www.missionhillsks.gov](http://www.missionhillsks.gov)

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