

ARCHITECTURAL REVIEW BOARD AGENDA

April 4, 2023

3:00 p.m.

Site Visit at 6515 Belinder Ave – 2:00 p.m.

Pre-meeting to begin at 2:15 p.m.

#1	Adam & Michelle Colombo 6515 Belinder Avenue	Revised grading plan <i>Continued from March 21st ARB Mtg</i>
#2	Doug & Dana Nelson 2015 Stratford Road	Replace window and door
#3	Thomas & Caroline Wagstaff 5550 High Drive	Changes to previously approved project
#4	Matthew & Caroline Moran 2410 W 64 th Street	Replace pool
#5	Rick & Britton Norden 2221 Drury Lane	Changes to previously approved project
#6	Blue Cypress, LLC 1910 W 67 th Street	Replace roof
#7	Willard Snyder 6722 Willow Lane	Replace roof and 2 skylights
#8	Irme Akhtar 6301 Aberdeen Road	Changes to front entry
#9	Andrew & Allie Remak * 6439 Overbrook Road	Rebuild retaining wall and terrace
#10	Bill & Brigid Ohlemeyer † 5939 Overhill Road	New home

*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 Adam & Michelle Colombo

6515 Belinder Avenue

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

The project was continued from the March 7, 2023, meeting so that a letter from the stormwater engineer regarding the revised grading plan could be submitted. That letter has been received.

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.

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%

#2 Doug & Dana Nelson

2015 Stratford Road

As part of their kitchen remodel, the Nelsons are proposing to replace a window with French doors and replace a door with a window.

Summary of Property:

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

Summary of Project:

On the rear elevation, a family room window will be replaced with a pair of French doors. A door into the kitchen will be replaced with a window and moved closer to the existing window to the left.

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 Thomas & Caroline Wagstaff

5550 High Drive

The Wagstaffs 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 & Sides
- Any Special Frontages: Intersection Green

Lot Coverage Review:

Existing Home:	1,903 sf
<u>Proposed Additions</u>	<u>569 sf</u>
Total Lot Coverage:	2,472sf

Summary of Project:

They are proposing to remove hardscape from four different locations on the property and add that area to expand their driveway in two locations. They indicate this change will result in no decrease in greenspace area.

Ordinance Compliance:

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

Greenspace Review:

Proposed Greenspace: 11,020 sf (69.9%)

Design Guideline Review:

Section 2.7.3.A on page 106 of the Design Guidelines recommends that LS-1 and LS-2 properties have a greenspace no less than 60% of the lot area. This recommendation has been met.

Lot Information	
Zoning:	R-1(30)/LS-1
Lot Area:	15,744 sf
Lot Width:	150'

Ordinance/Design Guideline	Allowable/Required	Provided
Maximum Height:	35'	No Change
Minimum Side Yard (Left):	Set by Utility Easement	26'
Minimum Side Yard (Right):	10'	34.4' (Existing)
Minimum Combined Side Yards:	25% = 37.5'	40.4'
Minimum Rear Yard: (At closest point)	20% = 28.8'	67'
Patio Minimum Side Yard:	15'	>30'
Patio Minimum Rear Yard:	15'	50'
Maximum Lot Coverage:	4,374 sf	2,462 sf
Minimum Greenspace:	60% = 9,446 sf	11,020 sf = 11,020 sf

#4 Matthew & Caroline Moran

2410 W 64th Street

The Morans are proposing to replace their pool in a smaller footprint.

Summary of Property:

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

Summary of Project:

The new pool will sit in the same location as the existing pool, but will be smaller. The new pool deck will be concrete with bluestone pavers and will be reduced in size. Two existing walkways and a patio will be removed.

Ordinance Compliance:

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

Greenspace Review:

Lot area:	15,245 sf	(per survey)
Recommended greenspace:	9,147 sf	60%
Existing greenspace:	7,892 sf	51.8% (per surveyor)
Greenspace Added w/ Project:	1,278 sf	
Proposed Greenspace:	9,170 sf	60.2%

Design Guideline Review:

Section 2.7.3.A on page 106 of the Design Guidelines recommends that LS-1 properties have a greenspace no less than 60% of the lot area. This recommendation has been met.

Lot Information	
Zoning:	R-1(16)/LS-1
Lot Area:	15,245 sf

Ordinance/Design Guideline	Allowable/Required	Provided
Pool deck/patio Minimum Side Yard:	15'	21.6'
Pool deck/patio Minimum Rear Yard:	15'	18.9'
Minimum Greenspace:	60% (9,147 sf)	9,170 sf = 60.2%
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
Will the project cause the greenspace to be within 3% of what is recommended by the Design Guidelines?		No

#5 Rick & Britton Norden

2221 Drury Lane

The Nordens are proposing changes to their existing project.

Summary of Property:

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

Summary of Project:

On the east and west elevations, the Nordens are proposing to remove pilasters and vertical V-groove siding on the existing mudroom and change it to shingle siding to match the rest of the house. Brick veneer over the foundation of the existing mudroom will be changed to stone veneer to match the existing breezeway stone walls. On the south elevation, they are proposing to eliminate the single window on each side of the mudroom door. On the east side of the mudroom, they plan to eliminate one of the five windows and increase the height of the windows.

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 Blue Cypress, LLC (Ranjbar)

1910 W 67th Street

The owners are replacing their existing 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.

#7 Willard Snyder

6722 Willow Lane

Mr. Snyder is proposing to replace his roof and two skylights.

Summary of Property:

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

Summary of Project:

The existing lamerite synthetic slate roof will be replaced with a DaVinci, single-width faux slate shingle in the "Slate Black" color. Two skylights on the back of the roof will be replaced in the same location, size, and style.

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.

Mrs. Akhtar is proposing changes to her front entry.

Summary of Property:

- Character Area: Suburban
- Location of Common Green Space: Front & Side
- Any Special Frontages: Corner Lot

Summary of Project:

The project includes a new window system to the left of the front door as well as a new front door and siding in the recessed entry area. The front steps will be replaced with new stepping slabs made of stone or concrete that appear to “float” above the newly landscaped garden beds along the edge of the existing circle drive. A recirculating fountain is proposed in the front entry area. The cupola on the garage roof will be removed.

Ordinance Compliance:

Code Section 5-132.B.f allow for walkways that connect stoops and porches to driveways to be constructed to a width of up to eight ft. for a distance of no more than six linear ft. The new front walk meets this requirement.

It is not clear if the bench shown in the landscaping bed is permanently attached to the ground. Code Section 5-119.C prohibits structures in the front yard. **If the bench is attached to the ground, it will require a variance of 2 ft. 2 inches.**

Design Guideline Review:

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

#9 Andrew & Allie Remak *

6439 Overbrook Road

The Remaks are proposing to replace their failing retaining walls and rear terrace.

Summary of Property:

- Character Area: Traditional
- Location of Common Green Space: Front & Rear
- Any Special Frontages: None

Summary of Project:

The project includes replacing the north stone wall with a concrete wall with a brick face. The east brick wall will be rebuilt as well. The terrace/patio will be replaced with brick pavers on a concrete base. Existing stairs will be removed.

Ordinance Compliance:

Code Section 5-121.D requires that patios on properties over 16,000 sq. ft. be at least 20 ft. from the side and rear property lines. The replacement patio will be a minimum of 2 ft. from the side property line. **A variance of 18 ft. is required.**

Design Guideline Review:

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

The Ohlemeyers are proposing a new 2-story home with a 4,875 sq. ft. footprint. The footprint consists of 3,825 sq. ft. of first floor living space, an 808 sq. ft. 2-car garage, and 242 sq. ft. of covered porches. The project includes a rear retaining wall and a patio with an outdoor fireplace and pergola that will be presented in the future with the landscape plan.

Summary of Property:

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

Lot Coverage Review:

Main floor living area:	3,825 sf
Main floor garage area:	808 sf
Covered porches:	242 sf
<u>Detached Accessory Buildings:</u>	<u>0 sf</u>
Total Lot Coverage:	4,875 sf

Summary of Project:

The Ohlemeyers are proposing a new Tudor Revival style home. The house is designed as a rambling estate composed of multiple structures that have been joined together. The main portions of the house are clad in painted brick and the connectors are sided with stucco. The window organization is formal at the front of the house and maintains a strong hierarchy at the rear and sides. Most windows are casement or fixed with a simple muntin pattern. A few decorative windows have been used, such as the portal window in the left connector.

The main floor sits 14.8 feet lower than the house to the right and 12.7 feet lower than the home to the left. The main ridge is 11.1 feet lower than the home to the right and 4.9 feet lower than the home to the left. The unique configuration of the lot and topography makes the comparison of eaves difficult.

As stated above, the house is organized into three distinct sections with connectors in between. The main central mass is two stories with a strong front wing that is typical of Tudor homes. Both flanking sections are single story structures. The detailing between the three portions is in keeping with one another. The connectors are simple understated structures with limited fenestration and flat roofs. They share a low brick wainscot that ties them back to the main house.

The roof is proposed as slate. The central mass includes Jacobean style parapets at the gable end, while the side structures opt for a simple gable end. A small rear wing will be roofed with standing seam metal.

The organization of the rear yard is very basic. A future patio, pergola, and outdoor fireplace will be submitted with the landscape plan at a later date. The only other rear hardscape is a series of walkways connecting small patios at rear doors. A new dry-stacked stone retaining wall along the rear property line creates a large, raised planter bed. The height of the wall varies but is approximately 4 feet tall. A six-foot-tall wood privacy fence is proposed at the rear property line and follows the extent of the retaining wall. Four-foot-tall iron fences are proposed to connect the main house to the retaining wall. A private garden is proposed at the east end of the rear yard. It consists of a brick privacy wall enclosing a small patio area.

A utility yard is proposed at the east end of the rear yard. It sits beside the private garden. This will house a generator and A/C units. A second utility pad is proposed to the side of the garage and will house three more A/C units.

The driveway is a circle driveway that connects Oakwood Road to Overhill Road and maintains the existing curb cuts on the Overhill side. The width of the drive is a consistent 12 feet that widens at the front door and at the garage.

Ordinance Compliance:

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

Greenspace Review:

Lot area:	41,611 sf	
House Footprint:	4,875 sf	
Window Wells:	131 sf	
Driveway:	5,576 sf	
Site Walls & Stairs:	824 sf	
<u>Patios and walkways:</u>	<u>863 sf</u>	
Remaining Greenspace:	29,342 sf	70.5%

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 54 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 38 feet deep, this recommendation has been met.

Subsection B suggests that front wings have a width clearly less than the main mass and the total of all wings should not exceed 50% of the main mass width. The depth should not be greater than the width. The height can be up to 2-stories but clearly less than the main mass. The location should be near the front building line. There should be no more than two. If a forecourt is formed between two wings, the depth should not exceed the width. These recommendations have 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. Side wings located in the conditional building area should have a height up to 1 ½ stories and 24 feet with eaves no higher than 12 feet. These recommendations have been met.

Subsection G suggests that driveways occupy as little of the Primary Landscape Area as possible. On lots wider than 140 feet the driveway should be located off the side property line a distance no less than 8% of the lot width. 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.

Subsection H allows for compound wings where a secondary wing is attached to a primary wing. The primary wing should follow all the requirements stated above and the secondary wing should be clearly subordinate to the primary wing. 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.

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. This recommendation has been met.

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 Professional Review Panel recommends approval.

Lot Information	
Zoning:	R-1(30)/LS-5
Lot Area:	41,611 sf

Ordinance/Design Guideline	Allowed/Required	Provided
Maximum Height:	35'	34'-4"
Minimum Side Yard (Left):	60' per CA	60'
Minimum Side Yard (Right):	60' per CA	61.25'
Minimum Combined Side Yards:	N/A	
Minimum Rear Yard: (At closest point)	20' per CA	29'-7"
Patio Minimum Side Yard:	N/A	
Patio Minimum Rear Yard:	20'	20'-10" (Future Patio)
Maximum Lot Coverage:	8,594 sf	4,875 sf
Minimum Greenspace:	65% = 27,047 sf	29,342 sf = 70.5%

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
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.

Address	Lot Area	Existing Lot Coverage	LC by Ordinance	% max used
5939 Overhill Rd	41,611	2,751	8,594	32.01%
2400 Drury Ln	34,050	4,817	7,476	64.43%
2435 Drury Ln	119,689	5,690	17,910	31.77%
5964 Overhill Rd	62,529	4,414	11,406	38.70%
5944 Overhill Rd	44,281	5,476	8,974	61.02%
5933 Overhill Rd	31,700	4,258	7,113	59.86%
5923 Overhill Rd	35,122	3,732	7,639	48.86%
5930 Oakwood Rd	24,094	2,787	5,879	47.41%
5924 Oakwood Rd	28,486	3,630	6,604	54.97%
Average				48.78%
50% Increase				73.17%
Allowable LC reduced by 150% Rule =		6,288		
5939 Overhill Rd	Proposed =	4,875	56.7%	of City Ordinance Limit
				77.5%
				of Design Guideline Limit