

# ARCHITECTURAL REVIEW BOARD AGENDA

April 18, 2023

3:00 p.m.

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

- |           |  |  |
|-----------|--|--|
| <b>#1</b> | <b>Aaron &amp; Rebecca Graham</b><br>2701 W 67 <sup>th</sup> Terrace | Changes to previously approved project   |
| <b>#2</b> | <b>Clint &amp; Tracy Jones</b><br>6929 Belinder Avenue               | Cosmetic changes   |
| <b>#3</b> | <b>Scott &amp; Nancy Saylor</b><br>3109 W 69 <sup>th</sup> Street    | Black asphalt roof   |
| <b>#4</b> | <b>Rusty &amp; Angie Smith</b><br>2201 Stratford Road                | New windows  |
| <b>#5</b> | <b>James &amp; Michele Stowers*</b><br>6534 Wenonga Road             | New screened porch   |
| <b>#6</b> | <b>Brian &amp; Regan Wittek</b><br>6600 Willow Lane                  | New patio / Built-in grill / Outdoor fireplace / Water feature / Stone walls                   |
| <b>#7</b> | <b>Andrew &amp; Allie Remak *</b><br>6439 Overbrook Road             | Rebuild retaining wall and terrace/patio<br><i>Continued from April 4<sup>th</sup> ARB mtg</i> |
| <b>#8</b> | <b>Adam &amp; Michelle Colombo</b><br>6515 Belinder Avenue           | Revised grading plan<br><i>Continued from April 4<sup>th</sup> 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.

**#1 Aaron & Rebecca Graham**

**2701 West 67<sup>th</sup> Terrace**

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

**Summary of Property:**

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

**Lot Coverage (Footprint of Roofed Structures):**

Main floor living area:	2,490 sf
Main floor garage area:	552 sf
Detached building	252 sf
<u>Covered porches/decks:</u>	<u>544 sf</u>
Total Lot Coverage:	3,838 sf

**Summary of Project:**

The City requires a survey be completed for all new homes to verify that the house complies with the drawings approved by the ARB. It was discovered that the house stands 8 3/8" taller than approved by the 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.

Lot Information	
Zoning:	R-1(16)/LS-2
Lot Area:	19,020 sf
Lot Width:	135'8"

Ordinance/Design Guideline	Allowable/Required	Provided
Maximum Height: (Above average grade)	MHZO-35'/DG-30'	16.5'
Minimum Side Yard (Left):	25' platted setback	30.1'
Minimum Side Yard (Right):	10'	30.75'
Minimum Side Yard Combined	30% = 41'	60.85'
Minimum Rear Yard: (At closest point)	15% = 22.9'	25'4"
Pool/Patio Minimum Side Yard:	20'	N/A
Pool/Patio Minimum Rear Yard:	20'	20'
Maximum Lot Coverage:	4,522 sf	3,838 sf
Minimum Greenspace:	60% = 11,412 sf	12,204 sf = 64.16%
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 drainage complaint against the 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.

Address	Lot Area	Existing Lot Coverage	LC by Ordinance	% max used
<b>2701 W 67<sup>th</sup> Terrace</b>	19,020	3,046	4,988	61.07%
2700 W 67th Terrace	18,060	2,472	4,811	51.38%
2712 W 67th Terrace	17,754	2,823	4,754	59.38%
2711 W 67th Terrace	16,756	2,588	4,567	56.67%
2700 W 68th Street	18,445	3,601	4,882	73.76%
			Average	60.45%
			50% Increase	90.67%
<b>Allowable LC reduced by 150% Rule =</b>		<b>4,522</b>		
<b>2701 W 67<sup>th</sup> Terrace</b>	<b>Proposed =</b>	<b>3,838</b>	<b>77.0%</b>	<b>of City Ordinance Limit</b>
			<b>84.9%</b>	<b>of Design Guideline Limit</b>

## #2 Clint & Tracy Jones

6929 Belinder Avenue

The Joneses are proposing cosmetic modifications to their existing home. Changes include a new window, new siding, and various detail elements.

### 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, several windows are being replaced with new units of the same size and style in existing openings. The front door is being replaced along with the garage doors. The timbers and stucco are being replaced in a new configuration and live edge lap siding is proposed above the garage. Various other detailing includes stone sills, post brackets, and a new copper roof over an existing bay window.

At both sides and the rear, similar to the front, stucco and timbers are being replaced and reconfigured. Live edge lap siding is proposed at the garage and various windows and doors are being replaced.

### 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 Scott & Nancy Sayler**

**3109 West 69<sup>th</sup> Street**

The Saylers are proposing to replace their roof with a new black asphalt shingle roof.

**Summary of Property:**

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

**Summary of Project:**

Black is not a pre-approved color and as such requires ARB review.

**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.

## #4 Rusty & Angie Smith

2201 Stratford Road

The Smiths are proposing to add new windows flanking a new door.

### Summary of Property:

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

### Summary of Project:

At the front of the house, the Smiths are proposing to replace a door and add flanking sidelights. It appears this may have been a previous arrangement due to the existing brick sills and general masonry configuration. The proposed windows and door are in keeping with the style of the house.

### 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.

## #5 James & Michele Stowers

6534 Wenonga Road

The Stowers are proposing a new screened porch.

### Summary of Property:

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

### Lot Coverage Review:

Main floor living area:	2714 sf
<u>Screened Porch: (new)</u>	<u>470 sf</u>
Total Lot Coverage:	4,228 sf

### Summary of Project:

The proposed screened porch is located at the northwest corner of the house where there is an existing patio. The screened porch will be expanded slightly and will sit closer to the side property line than the existing patio. The porch has a brick wainscot and wood trim to match the existing house. It is topped with a flat roof to avoid covering the home's second floor windows. Four large flat skylights will provide additional daylighting into the space.

### Greenspace Review:

Lot area:	26,230 sf
<u>Existing non-greenspace:</u>	<u>8,986 sf</u>
Provided Greenspace:	17,244 sf (65.7%)

### Ordinance Compliance:

The project is in violation of City Code Section 5-120 A 1. (c) that requires each side yard of an LS-4 lot be at least 15% of the lot width. **A variance of 2.1 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.

Subsection C recommends that side wings, in the conditional building area, be limited in height to no more than 1 ½ stories or 24 feet. This recommendation has been met. However, the proposed wing extends into the primary landscape area that is generally discouraged by the Design Guidelines. **Discussion is recommended.**

Lot Information	
Zoning:	R-1(20)/LS-4
Lot Area:	26,230 sf
Lot Width:	133.5'

Ordinance/Design Guideline	Allowable/Required	Provided
Maximum Height:	35'	No Change
Minimum Side Yard (Left):	20'	17.9'
Minimum Side Yard (Right):	20'	21.1' (No Change)
Minimum Rear Yard: (At closest point)	30% = 61.8'	88.4'
Lot Coverage	6,236 sf	4,228 sf
Minimum Greenspace:	65% = 17,050 sf	17,244 sf = 65.7%

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
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.



#6 Brian & Regan Wittek

6600 Willow Lane

The Witteks are proposing a new patio in their rear yard. The patio includes a new pergola, built-in grill, outdoor fireplace, a water feature, and various stone walls.

Summary of Property:

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

Summary of Project:

The proposed patio is located at the rear house and replaces an existing patio. The proposed pergola occupies the south end of the patio and houses the fireplace and grill area. The pergola stands approximately 10 feet tall with 8 feet clearance under the main beams. It is supported by round columns on stone pilasters. The fireplace, grill area and perimeter walls are all constructed of the same stone.

The water feature is located at the north end of the patio and consists of a short wall with water spouts draining into a low basin.

Ordinance Compliance:

There are no con

Design Guideline Review:

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 not been met.** Please note that the proposed greenspace is equal to the existing greenspace.

Greenspace Review	SF
Lot Area:	16,938
House Footprint:	-3,266
Driveway:	-2,959
Patios & Walkways:	-660
<b>Total Lot Coverage:</b>	<b>10,053</b>

Lot Information	
Zoning:	R-1(16)/LS-2
Lot Area:	16,937 sf
Lot Width:	120'

Ordinance/Design Guideline	Allowable/Required	Provided
Patio Minimum Side Yard:	20'	20.2'
Patio Minimum Rear Yard:	20'	29.5'
Minimum Greenspace:	60% = 10,163 sf	10,053 sf = 59.4%

Drainage Study Required if any answer below is "Yes"	Yes/No
Is the project adding 1,000 sq. ft. or more of impervious surface?	No
Will the project cause the greenspace to be less than recommended by the Design Guidelines?	Yes
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.

**#7 Andrew & Allie Remak \***

**6439 Overbrook Road**

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

**The project was continued from the April 4, 2023, meeting so that additional information could be provided.**

**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.

**#8 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 April 4, 2023, meeting so that additional information could be provided.**

**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%