

ARCHITECTURAL REVIEW BOARD AGENDA

May 2, 2023

3:00 p.m.

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

#1 CONSENT AGENDA

- A. Lyndon Chamberlain – 6424 Verona Road Replace roof
- B. Kevin & Adriane Latz – 6341 Belinder Avenue Replace/expand deck
- C. Michael Sonnenberg – 6401 Willow Lane New circle drive

#2 James & Lauren Sotos

5820 Oakwood Road

Minor adjustments to driveway

#3 Aaron & Rebecca Graham

2701 W 67th Terrace

Changes to previously approved siding

#4 Doug Nelson

2015 Stratford Road

Solar panels

#5 Dave & Dee Dillon

6545 Wenonga Road

Changes to previously approved project

#6 Katie & Uzman Nazir

6711 Overhill Road

Multiple additions

#7 Adam & Melissa Winter *†

5930 Oakwood Rd

Pool replacement

#8 City of Mission Hills

6300 State Line Road

Expand playground surface/add swing

#9 Adam & Michelle Colombo

6515 Belinder Avenue

Revised landscape plan & grading plan
Continued from April 18th ARB mtg

*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 Consent Agenda

A. Lyndon Chamberlain

6424 Verona Road

The Chamberlains are proposing to replace their existing roof.

Summary of Property:

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

Summary of Project:

The proposed Grand Manor composition shingle roof will replace an existing cedar shake roof. The proposed roof is black which is not a preapproved color. A portion of the roof is flat and will have a membrane roof with a granular texture.

The gutters will be replaced as part of the project. The proposed gutters are black half-round 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.

B. Kevin & Adriane Latz

6341 Belinder Avenue

The Latzes are proposing a new rear deck.

Summary of Property:

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

Summary of Project:

The new deck is in the same location as the existing but extends further into the rear yard. The deck sits approximately two steps above grade and is to be constructed of composite decking.

Greenspace Review:

Lot area:	22,360 sf
House Footprint	1,624 sf
Garage	860 sf
Driveway	2,319 sf
Front Porch	30 sf
<u>New Rear Deck</u>	<u>620 sf</u>
Provided Greenspace:	16,907 sf = 75.6%

Ordinance Compliance:

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

Design Guideline Review:

Section 2.7.3.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.

Lot Information	
Zoning:	R1(16)/LS-3
Lot Area:	22,360 sf

Ordinance/Design Guideline	Allowable/Required	Provided
Patio Minimum Side Yard:	20'	51.5'
Patio Minimum Rear Yard:	20'	23.5'
Minimum Greenspace:	65% = 14,534 sf	16,907 sf = 75.6%

C. Michael Sonnenberg

6401 Willow Lane

Mr. Sonnenberg is proposing a new circle driveway.

Summary of Property:

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

Summary of Project:

Mr. Sonnenberg’s existing driveway has an entrance off of Willow Lane. He is proposing to add a new 12-foot-wide drive parallel to the house, with a new curb cut on Tomahawk Road.

Ordinance Compliance:

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

Design Guideline Review:

Section 2.7.3.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.

Lot Information	
Zoning:	R-1(10)/LS-2
Lot Area:	17,050 SF

Ordinance	Allowable/Required by Ord	Proposed
Minimum Greenspace:	60% = 10,230 sf	10,654 sf = 62.5%

#2 James & Lauren Sotos

5820 Oakwood Road

The Sotos are proposing to make minor adjustments to their existing driveway.

Summary of Property:

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

Summary of Project:

The driveway adjustments include a slight widening of the drive near the street and along the inside of a curve. A portion of the driveway, near the garage, will be removed to maintain the existing greenspace.

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 Aaron & Rebecca Graham

2701 West 67th Terrace

The Grahams are returning to the ARB with proposed changes to the siding on their previously approved new home.

Summary of Property:

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

Summary of Project:

The project was originally approved with fiber cement panels. The Grahams are now proposing stucco. The overall color will remain the same as will the detail lines on the original siding. The 6" vertical wood siding also remains.

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 Doug Nelson

2015 Stratford Road

The Nelsons are proposing solar panels on the back and sides of their home.

Summary of Property:

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

Summary of Project:

The proposed panels are a thin low-profile style. The majority of the panels are located on rear portions of the roof. Three panels are proposed at the east end of the house, and three are proposed at the west end of the house. Due to the way the house sits in relation to the street, the west end panels will be more visible from the front 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 Dave & Dee Dillon

6545 Wenonga Road

The Dillons are returning to the ARB with changes to their site plan. Changes include removing their circle driveway and expanding their pool deck.

Summary of Property:

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

Summary of Project:

When the project was originally approved, it included a circle driveway. The Dillons are now proposing a 24-foot-wide auto court in their front yard. This will connect to the front door via a new walkway.

Other changes include enlarging the pool patio, steps at several rear doors and enlarging the utility pad at the north side of the property. They are also proposing a new fountain on axis with the previously approved pergola.

Ordinance Compliance:

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

Design Guideline Review:

Section 2.7.3.A on page 106 recommends that LS-6 and 7 properties have a greenspace no less than 70% of the lot area. The proposed changes result in approximately a net gain of 255 sf of greenspace.

Lot Information	
Zoning:	R-1(20)/LS-6
Lot Area:	45,217 sf
Lot Width:	203.9'

Ordinance/Design Guideline	Allowable/Required	Provided
Maximum Height:	35'	30'
Minimum Side Yard (Left):	15% = 30.6'	39.5'
Minimum Side Yard (Right):	15% = 30.6'	30.6'
Minimum Combined Side Yards:	N/A	
Minimum Rear Yard: (At closest point)	30% = 73.5'	75.0'
Patio Minimum Side Yard:	20'	>54'
Patio Minimum Rear Yard:	20'	43.3'
Maximum Lot Coverage:	9,092 sf	6,481 sf
Minimum Greenspace:	70% = 31,652 sf	31,862 sf = 70.5% 32,117 sf = 71%

The Nazirs are proposing a whole house remodel including multiple additions.

Summary of Property:

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

Summary of Project:

A new third garage bay is proposed at the back of the existing garage. A second-floor addition is proposed over the garage including over the new bay.

At the front of the house, a new front wing is proposed to the left of the main mass. Additionally, a new front porch and front entry are proposed.

All the proposed additions have materials, fenestration and detailing to match the existing house.

Ordinance Compliance:

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

Greenspace Review:

Lot area:	16,200 sf
House Footprint	2,992 sf
Driveway	1,832 sf
Front Walkway:	175 sf
Misc, Walls and Pads	80 sf
<u>New Rear Patio</u>	<u>287 sf</u>
Provided Greenspace:	10,834 sf = 66.8%

Design Guideline Review:

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

Subsection B suggests that front wings have a width clearly less than the main mass unless incorporated into the main mass width using the horizontal massing style. The depth should not be greater than the main mass. The height can be up to 1 ½ 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. This recommendation has been met.

Subsection C suggests that side wings, located in the primary building area, should have a depth and height up 1 ½ stories or 24 feet, and clearly less than the main mass. They should also be set behind the front plane of the main mass. This recommendation has been met.

Subsection D suggests that rear wings located in the secondary building areas can be up to 1 1/2 stories and 24 feet tall but clearly less than the main mass and no more than 30 feet deep. No more than 2 wings should encroach into the secondary building area. This recommendation has been met.

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.

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. This recommendation has been met.

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.

Lot Information	
Zoning:	R-1(10)/LS-2
Lot Area:	16,200 SF
Lot Width:	125'

Ordinance	Allowable/Required by Ord	Proposed
Maximum Height:	35'	No Change
Minimum Front Yard:	40' /30' (Platted)	49.7' / 30'
Minimum Side Yard (Left):	10'	32.9'
Minimum Side Yard (Right):	10'	21.7'
Combined Side Yards:	25% = 37.05'	54.6'
Minimum Rear Yard: (20%)	34.1' (At closest point)	38.9'
Minimum Greenspace:	60% = 9,720 sf	10,834 sf = 66.8%

#7 Adam & Melissa Winter *

5930 Oakwood Road

The Winters are proposing to replace their pool within the existing patio.

Summary of Property:

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

Summary of Project:

The proposed pool is located in approximately the same location as the existing pool. The proposed pool is rectangular where the existing is a freeform shape. The pool deck will be modified to accommodate the new pool, without increasing the footprint. Two new planter areas are being cut into the existing patio to add greenspace to the property.

The pool equipment is located to the south of the detached garage being built under a separate permit.

Ordinance Compliance:

The project is in violation of City Code Section 5-121 D which requires patios and pools to be located a minimum of 20 feet from the rear property line. The existing patio is 5.7 feet from the rear property line, and the proposed pool is located 12.0' from the rear property line. **A variance of 14.3 feet is required.**

Greenspace Review	SF
Lot Area:	23,888
House Footprint:	-2,198
Addition	-361
Garage	-672
Driveway:	-4,634
Patios & Walkways:	-2,742
Total Lot Coverage:	13,281

Design Guideline Review:

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 not been met.** Please note that the proposed greenspace is an improvement over the existing greenspace.

Lot Information	
Zoning:	LS-3
Lot Area:	23,888 sf
Lot Width:	141

Ordinance/Design Guideline	Allowable/Required	Provided
Patio Minimum Side Yard:	20'	16.7' (Existing)
Patio Minimum Rear Yard:	20'	5.7' (Existing)
Minimum Greenspace:	65% = 15,527 sf	13,281 sf = 55.6%

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
EXCEPT NO STUDY REQUIRED IF:	
1) replacing existing impervious surface in approximately same footprint, and	Yes
2) project will not decrease existing greenspace on site	Yes
Is there a documented drainage issue for this property?	No

*See the Mission Hills website for drainage study requirements – www.missionhillsks.gov

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

#8 City of Mission Hills

6300 State Line Road

The City of Mission Hills is proposing to resurface and expand the playground at City Hall park. The playground surface will be increased in size by 600 sq. ft. A single saucer swing will be added. One bench will be located to a different location along the border.

There are no conflicts with ordinances or with Design Guidelines.

#9 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 18, 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 grading plan approved with the new home does not match the current condition. The revised grading plan clarifies the proposed final rear and side yard topography.

The revised landscape plan and drainage plan overlay indicating location of outlets for downpouts and sump pump have been received.

At the April 4th ARB meeting, questions were raised about the height of the retaining wall and the first floor elevation. The City engaged BHC Rhodes to spot check elevations on the Colombo’s revised grading plan. BHC Rhodes’ surveyed elevations indicate that the north end of the built retaining wall is approximately 3 ft. higher than indicated on the Colombo’s proposed grading 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%