

ARCHITECTURAL REVIEW BOARD AGENDA

May 10, 2022

3:00 p.m.

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

#1 Consent Agenda

- A. **Nick & Kate Jones** – 3838 West 64th Street Changes to previously approved project
- B. **Matt & Caroline Moran** – 2410 West 64th Street Window replacements

#2 Kurt Junger †

6612 Overhill Road

New firepit

#3 Farid Namin

6520 State Line Road

New siding / Skylights / Other exterior modifications

#4 Dave & Kate Scott*

6627 Belinder Avenue

New walkways / Planting beds / French drain system

#5 Adam & Melissa Winter*†

5930 Oakwood Road

Whole house remodel / Rear addition / Outdoor kitchen / Outdoor fireplace / Cosmetic fences / Fences

*Variance required. † Substantial Construction

#1 Consent Agenda

A. Nick & Kate Jones

3838 West 64th Street

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

This project was continued at the April 26th meeting so neighbors could be notified of additional changes not previously listed.

Summary of Property:

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

Lot Coverage Review:

Main floor living area:	2,826 sf
Main floor garage area: (New)	1,056 sf
<u>Covered porches: (new)</u>	<u>372 sf</u>
Total Lot Coverage:	4,254 sf

Summary of Project:

The Joneses are proposing a new hot tub at the corner of their existing pool. Their pool deck will be expanded and a new knee wall will be added to the back of the patio. The previously presented storage closet addition has been omitted from the project scope.

Ordinance Compliance:

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

Greenspace Review:

Lot area:	38,552 sf	(per property survey)
House Footprint:	4,254 sf	
Driveway and walkway:	5,844 sf	
Existing Pool/Patio:	2,857 sf	
Existing Sport Court:	1,810 sf	
<u>Misc. Stoops and Pads (Existing)</u>	<u>88 sf</u>	
Provided Greenspace:	23,707 sf	(61.4%)

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-5
Lot Area:	38,552 sf
Lot Width:	150'

Ordinance/Design Guideline	Allowable/Required	Provided
Maximum Height:	35'	No Change
Minimum Side Yard (Left):	10% = 15'	No Change
Minimum Side Yard (Right):	10% = 15'	No Change
Minimum Combined Side Yards:	N/A	
Minimum Rear Yard: (At closest point)	30% = 75.6'	60.1'
Side Yard:	15'	16'
Patio Minimum Rear Yard:	20'	32'
Lot Coverage	3,918 sf	3,419 sf
Minimum Greenspace:	60% = 8,057 sf	8,070 sf = 60.1%

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

B. Matt & Caroline Moran**2410 West 64th Street**

The Morans are proposing various window replacements including a new bay window at the rear of their home.

Summary of Property:

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

Summary of Project:

At the right side of the house, a large first floor window and a small second floor window are being removed. Two new windows will be added to the first floor.

The proposed box bay window extends out the back of an existing rear wing. New doors are proposed at the side of the same rear wing. A first-floor window and second floor corner window will be removed and filled in.

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.

#2 Kurt Junger

6612 Overhill Road

Mr. Junger is proposing to replace a fountain, on his existing patio, with a new fire pit.

The project is a substantial construction matter as defined by City Code Sections 5-103.78 and 5-103.122 and was noticed as such.

Summary of Property:

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

Summary of Project:

The proposed firepit is proposed to have a stone wall with a brick cap.

Ordinance Compliance:

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

Greenspace Review:

Lot area:	15,379 sf	
House Footprint:	3,362 sf	
Existing Patios & Walkways:	2,044 sf	
<u>Driveway:</u>	<u>2,181 sf</u>	
Remaining Greenspace:	7,792 sf	50.6%

Design Guideline Review:

Section 2.7.3.A on page 106 recommends that LS-1 properties have a greenspace no less than 60% of the lot area. This recommendation has not been met. This is an existing condition that is not affected by this project.

Lot Information	
Zoning:	R-1(10)/LS-1
Lot Area:	15,379 sf

Ordinance/Design Guideline	Allowable/Required	Provided
Patio Minimum Side Yard:	15'	15' (Right)
Patio Minimum Rear Yard:	20'	21'
Minimum Greenspace:	65% = 9,227 sf	7,792 sf = 50.6% (existing)

#3 Farid Namin

6520 State Line Road

Mr. Namin is proposing to replace the siding, remove a door, add French doors, and add new skylights.

Summary of Property:

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

Summary of Project:

The proposed stucco overlay will be a smooth finish to match the existing house. The exact extent of the stucco is unclear. **Clarification is required.**

The proposed French doors are located at the side of an existing rear wing. The removed door is at the back of the house near the new doors.

The proposed skylights are at the front of the house near the front entrance.

Ordinance Compliance:

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

Design Guideline Review:

Section 2.7.1 B on page 94 of the Design Guidelines recommends that skylights not be visible from the street. **This recommendation has not been met.**

#4 Dave & Kate Scott

6627 Belinder Avenue

The Scotts are proposing new walkways, planting beds, and French drain system at the rear and side of their home.

Summary of Property:

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

Summary of Project:

In May of 2021, the Scotts were approved for a new screened porch addition at the rear of the house.

The are now proposing a large planter bed along the rear and side of the house that is bordered by a walkway. An additional paver stone walkway is proposed along the north side of the house.

The proposed French drains extend around the full width of the back yard. City Code Section 5-132.B.5 allows for underground structures to be located within the required yards; however, it is the city policy to require that these structures daylight a minimum of 10 feet from the side or rear property line to prevent stormwater spilling onto neighboring properties.

Ordinance Compliance:

There are no conflicts with City ordinances.

Greenspace Review:

Lot area:	20,957 sf	(per property survey)
House Footprint:	3,092 sf	
Garage:	540 sf	
Screened Porch:	498 sf	
Driveway and walkway:	3,278 sf	
Existing Front Patio:	395 sf	
Misc. Stoops and Pads (Existing)	119 sf	
Patios to be removed:	-558	
<u>Proposed walkways:</u>	<u>516</u>	
Provided Greenspace:	13,077 sf	(62.4%)

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; however, the existing property does not meet this recommendation and the proposal results in a new gain of approximately 42 sf.

Lot Information	
Zoning:	R-1(16)/LS-3
Lot Area:	20,957 sf
Lot Width:	104.0'

Ordinance/Design Guideline	Allowable/Required	Provided
Maximum Height:	35'	13.0'
Minimum Side Yard (Left):	10'	11.0' (Existing)
Minimum Side Yard (Right):	10'	15.6' (Existing)
Minimum Combined Side Yards:	30% = 31.2'	26.6' (Existing)
Minimum Rear Yard: (At closest point)	20% = 45.0'	74.0'
Patio/Deck Minimum Side Yard:	20'	21.7'
Maximum Lot Coverage:	5335.3 sf	4,174 sf
Minimum Greenspace:	65% = 13,622 sf	62.4% = 13,077 sf

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
Will the project cause the greenspace to be within 3% of what is recommended by the Design Guidelines?	N/A

#5 Adam & Melissa Winter *†

5930 Oakwood Road

The Winters are proposing a whole house remodel, new rear addition, outdoor kitchen with pergola, outdoor fireplace, detached garage, cosmetic changes, and a new fence.

Outdoor kitchens and fireplaces are substantial construction matters as defined by Code Section 5-103.78 and 5-103.122 and was noticed as such.

Summary of Property:

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

Lot Coverage Review:

Main floor living area:	2,207 sf
Proposed Addition:	361 sf
Proposed Detached Garage:	675 sf
Total Lot Coverage:	3,243 sf

Summary of Project:

At the front of the house, the Winters are proposing to replace the front door and replace the surrounding siding. New gas lanterns flank the front door. They are also proposing to replace an existing triple-double-hung window with a new, window of the same width but taller. Several other windows are being replaced with new units to match the existing.

At the side of the house, the existing garage door is to be replaced with a new frosted glass garage door.

The proposed addition is located to the side of an existing rear wing. The new addition is proposed with a flat roof deck. A new pair of French doors and a new dormer are proposed at the existing wing to access the new roof deck. The roof deck will be protected with a new glass railing. Windows in the same area are being replaced with new, larger units. The new addition features French doors to access the existing patio and a new outdoor fireplace. A new pergola is proposed at the first floor. The height has not been indicated, but it aligns with existing door head height.

On the right side of the house, several existing windows are being replaced with new units of similar sizes.

The proposed outdoor kitchen is located at the north corner of the property. The existing patio will be extended into the rear yard to the minimum rear and side yard setbacks. The kitchen consists of a u-shaped brick counter with granite countertops. The area is covered by a new painted steel pergola.

The proposed detached garage is located at the west corner of the property near the minimum setbacks. It is 1 ½ stories tall, with the first floor aligning with the main house basement. Due to the topography, the garage is set into the hillside, and the second floor aligns with the existing pool deck. A dormer with French doors is proposed to access the pool deck. **NOTE: The detached garage will be located over an existing right-of-way. The owners plan to petition the City to vacate the right-of-way. Any approval of the project should be contingent on the Planning Commission and City Council approving the vacation.**

Ordinance Compliance:

The project is in violation of City Code Section 5-132.E which limits the height of detached accessory buildings to 24 feet. The proposed garage is 24'-10 1/2" tall. **A variance of 10.5 inches is required.**

Greenspace Review:

Lot area:	23,888 sf	(per property survey)
Roofed Lot Coverage:	3,243 sf	
Driveway:	5,672 sf	
Front walkway:	35 sf	
Patios:	2,602 sf	
North wall:	230 sf	
<u>Equipment Pads:</u>	<u>105 sf</u>	
Remaining Greenspace:	12,001 sf	(50.24%)

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 D suggests that rear wings located in the primary or secondary building areas can be up to 2 stories and 30 feet tall but clearly less than the main mass. Rear wings should have a width clearly less than the main mass and should not exceed 50% of the main mass width. These recommendations have been met.

Subsection E suggests that detached accessory buildings, located in the conditional building or primary landscape areas should be limited to 1 story with 10-foot maximum eave heights. There should be no more than 2 accessory buildings per lot. 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 of roofed structures 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. The project touches or exceeds multiple minimums/maximums. **This recommendation has not been met.**

Section 2.7.1 III on page 92 generally recommends that all materials, configurations, and methods should be consistent with the architectural style of the home. The proposed glass railings and frosted garage doors are not in keeping with the style of the existing structure. **Discussion is recommended.**

Section 2.7.1 B on page 94 recommends that the number of different roof pitches should be limited to two. The existing house primarily uses 13/12, 14/12, & 15/12 pitches. The proposed garage is a 12/12. **This recommendation has not 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 2.7.3.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 existing greenspace is 54.6% and the proposed project will reduce the greenspace to 50.24%. No significant amount of existing hardscape is being removed to help mitigate the greenspace deficiency - 3,526 sq. ft. of hardscape would need to be converted to greenspace to meet this recommendation.

Lot Information	
Zoning:	R-1(30)/LS-3
Lot Area:	23,888 sf
Lot Width:	141.6'

Ordinance/Design Guideline	Allowable/Required	Proposed/Provided
Maximum Height:	35'	No Change
Minimum Side Yard (Left):	10'	47.3'
Minimum Side Yard (Right):	10'	22.1'
Minimum Combined Side Yards:	30% = 42.48'	69.5'
Minimum Rear Yard: (At closest point)	20% = 33'	34.0'
Patio Minimum Side Yard:	20'	20.1'
Patio Minimum Rear Yard:	20'	21.2' at Addition 5' at Existing Nonconforming Pool
Accessory Building Minimum Side Yard Setback:	20'	20'
Accessory Building Minimum Rear Yard Setback:	10'	10'
Accessory Building Maximum Area is Side Yard:	722.16 sf	675 sf
Accessory Building Maximum Height:	24'	24'-10 1/2"
Maximum Lot Coverage:	5,844 sf	3,243 sf
Minimum Greenspace:	65% = 15,527 sf	12,001 sf = 50.24% 13,044 sf = 54.6% Existing

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?	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.

**The existing greenspace is below what is recommended and the project is reducing it further.