

# ARCHITECTURAL REVIEW BOARD AGENDA

May 24, 2022

3:00 p.m.

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

## #1 Consent Agenda

- A. **Adam & Jill Gray** – 6400 Wenonga Terrace Changes to previously approved project
- B. **Mark & Karen Bailey** – 2020 Drury Lane Replace front door and rear window
- C. **Andrew & Allie Remak** – 6439 Overbrook Road Changes to previously approved project
- D. **Mission Hills Country Club** – 5400 Mission Drive Temporary parking
- E. **City of Mission Hills** – 6300 State Line Road New drinking fountain

## #2 Adam & Melissa Winter\*† 5930 Oakwood Road

Whole house remodel / Rear addition / Outdoor kitchen / Outdoor fireplace / Cosmetic fences / Fences  
*Continued from May 10<sup>th</sup> ARB Mtg*

## #3 Drake & Patricia Vidrine 2111 West 70<sup>th</sup> Terrace

Replace garage doors

## #4 Rick & Britton Norden 2221 Drury Lane

Multiple window replacements / Chimney removal /  
New addition

## #5 Angie Smith\*† 2201 Stratford Road

New outdoor fireplace

\*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. Adam & Jill Gray**

### **6400 Wenonga Terrace**

The Grays 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
- Any Special Frontages: None

#### **Summary of Project:**

At the rear of the house, the ARB approved a Juliet balcony with French doors. The Grays are now proposing an enclosed balcony in the same location.

#### **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. Mark & Karen Bailey**

**2020 Drury Lane**

The Baileys are proposing to replace their front door and a rear window.

**Summary of Property:**

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

**Summary of Project:**

The existing front door has dual sidelights and a transom. The Baileys are proposing to replace the whole unit with a taller door and sidelights and eliminate the transom.

At the rear of the house, they are proposing to replace an existing window with a new larger fixed unit of the same 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.

**C. Andrew & Allie Remak**

**6439 Overbrook Road**

The Remaks 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
- Any Special Frontages: None

**Summary of Project:**

At the east and south sides of the house, the Remaks are proposing to increase the size of four different double-hung windows. The style of the windows is in keeping with the existing 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.

**D. Mission Hills Country Club**

**5400 Mission Drive**

The Mission Hills Country Club is proposing two new temporary parking lots.

**Summary of Project:**

The proposed lots are along the east side of their access road, near the existing parking area. They are proposed as gravel temporary lots to be used during some construction and will be removed in approximately 6 months.

**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.

**E. City of Mission Hills**

**6300 State Line Road**

The City is proposing to install a new drinking fountain and bottle filling station at the side of their existing detached accessory building (garage).

**Summary of Project:**

The proposed outdoor fountain/bottle filler will be centered between two windows on the east side of the existing detached garage.

**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 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.

*This project was continued at the May 10<sup>th</sup> meeting so the plans could be refined to increase the greenspace and eliminate the variance.*

### 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
<u>Proposed Detached Garage:</u>	<u>675 sf</u>
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.**

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**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](http://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.

### #3 Drake & Patricia Vidrine

2111 West 70<sup>th</sup> Terrace

The Vidrines are proposing to replace their existing garage doors with new frosted glass doors.

#### Summary of Property:

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

#### Summary of Project:

The proposed garage doors are frosted glass with a black aluminum frame.

#### Ordinance Compliance:

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

#### Design Guideline Review:

Glass garage doors are generally discouraged on front facing garages.

## #4 Rick & Britton Norden

2221 Drury Lane

The Nordens are proposing multiple window replacements, chimney removal, and new addition.

### Summary of Property:

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

### Summary of Project:

The fireplace to be removed is located on the left side of the house. The walls will be patched with brick and the roof will be infilled to match the existing conditions.

Two windows, on the front of the house, are being replaced with new shorter windows. The width and head height will be maintained but the sill will be raised to counter height.

At the rear of the house, a new addition is proposed at the walkway to the existing detached garage. A small existing wing will be extended approximately 6 feet to the rear. All materials, fenestration and detailing will match the existing 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 Angie Smith\*†**

**2201 Stratford Road**

The Smiths are proposing a new outdoor fireplace on their existing patio.

Outdoor 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

**Summary of Project:**

The proposed stone and brick fireplace stands 10 feet tall. It is located at the west edge of an existing patio.

**Ordinance Compliance:**

The existing patio is in violation of City Code Section 5-120.D which requires patios, on LS-5 lots to have a minimum side yard setback of 20 feet. The proposed fireplace is located 15.4 feet from the side property line. **A variance of 4.6 feet is required.**

**Design Guideline Review:**

Since the proposed project will not affect the greenspace, a greenspace study has not been conducted. There are no conflicts between the proposed project and the City of Mission Hills Design Guidelines.

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\* A variance is required.  
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