

ARCHITECTURAL REVIEW BOARD AGENDA

May 30, 2023

3:00 p.m.

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

#1 CONSENT AGENDA

- A. Kimberly Wilkerson & Chad Shoenthaler – 2110 W 67th Terrace Exterior modifications
- B. Brooks Pierce – 6333 Verona Road Replacing roof
- C. Sakher Albadarin & Erin Algeo – 2330 Drury Lane New storm windows
- D. Jenny & Scott Brouillette – 6607 Willow Lane Replacing siding
- E. Blue Cypress – 1910 W 67th Street Siding / Walkway / Garage doors
- F. David & Krista Peterson – 5720 State Line Rd Firepit on elevated terrace

#2 **Bill & Brigid Ohlemeyer** Changes to previously approved new home
5939 Overhill Road

#3 **Mission Hills Country Club** New parking areas
5400 Mission Drive

#4 **Frank & Kathy Bednar** Replacing all windows
2817 Tomahawk Circle

#5 **Bill & Sue Ann Douglas** Landscape plan for new home
5832 High Drive

#6 ~~Katie & Uzman Nazir~~ **WILL BE CONTINUED** Multiple additions
6711 Overhill Road *Continued from May 2nd meeting*

#7 **Martin & Elizabeth Beerman** New detached garage
6615 Belinder Avenue

#8 **Niles & Lindsay Jager** Expand playground surface/add swing
5840 Mission Drive

#9 **Adam & Michelle Colombo** Revised landscape plan & grading plan
6515 Belinder Avenue *Continued from May 2nd ARB mtg*

#10 **Todd Arney** Changes to previously approved project
5620 State Line Road

*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. Kimberly Wilkerson & Chad Schoenthaler

2110 W 67th Terrace

The owners are proposing an interior remodel that includes exterior modifications.

Summary of Property:

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

Summary of Project:

At the front of the house, in the front porch alcove, they are proposing to replace the existing siding with new Hardie lapboard siding. Three windows, within the alcove, will be replaced with new larger units.

At the rear of the house, three large picture windows will be replaced with new units with muntin bars. Three other picture windows will be replaced with three smaller casement windows.

On the west side of the house, a large patio door will be removed and replaced with two large windows.

At the east side of the rear wing, a new patio door is proposed.

No changes to the building footprint or patios are proposed at this time.

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. Brooks Pierce

6333 Verona Road

Mr. Pierce is 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 DaVinci faux slate single-width shingle roof will replace an existing cedar shake roof. This roof material is not preapproved. Standing seam metal will be installed on porches and bay windows to match the existing conditions.

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. Sakher Albadarin & Erin Algeo

2330 Drury Lane

The owners are proposing to install new storm windows over their existing windows.

Summary of Property:

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

Summary of Project:

The new storm windows are simple clear-view windows that will be sized to match the existing double-hung 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.

D. Jenny & Scott Brouillette

6607 Willow Lane

The Brouillettes are proposing to replace their existing siding.

Summary of Property:

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

Summary of Project:

The new siding is primarily Beaded Cedarmill 8.25 James Hardie siding, with James Hardie smooth trim. This is the same product previously approved for an addition at the rear 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.

E. Daniel Ranjbar

1910 West 67th Street

Mr. Ranjbar is proposing to change a portion of his siding, front walkway and garage doors.

Summary of Property:

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

Summary of Project:

The new horizontal siding is located at the inset of the front porch. It is proposed as natural wood siding. The two garage doors are also proposed as natural material.

The front walkway will be replaced in the same size and location, but the material is changing from concrete to brick.

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.

F. David & Krista Peterson

5720 State Line Road

The Petersons are proposing a new fire pit on an elevated terrace.

Summary of Property:

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

Summary of Project:

At the northwest corner of the house there is an existing second floor terrace. The Petersons are proposing to place a new gas fire pit in the center of the terrace. Due to its location, it will not be easily visible from the neighboring properties.

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 Bill & Brigid Ohlemeyer

5939 Overhill Road

The Ohlemeyers are returning to the ARB with changes to their previously approved new home.

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:

At the front of the house, the stone surround at the garage gate has been changed to brick. The head of both oculus windows has been lowered 6 inches. A brick cap has been added to the parapet walls of the flat roof portions of the house. The stone sill at the brick base and been changed to a brick sill. All window heads and sills, that were previously stone, have been changed to brick. All stone caps have been changed to brick. Brick detailing has replaced the doveote in the gables. The design of all chimney cap/pots has been changed.

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:

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

#3 Mission Hills Country Club

5400 Mission Drive

The Club is proposing two new gravel parking areas.

Summary of Project:

Both of the proposed lots are along the access road near the tennis/pickleball courts. The construction of the lots will use a gravel paver system which is essentially a plastic grid system that holds the gravel in place and limits it from moving and spreading.

Ordinance Compliance:

City ordinances forbid gravel driveways but do not specifically mention gravel parking areas. There are no conflicts between the proposed project and the City of Mission Hills Code of Ordinances.

#4 Frank & Kathy Bednar

2817 Tomahawk Circle

The Bednars are proposing to replace all of the existing windows.

Summary of Property:

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

Summary of Project:

All of the proposed windows are the same size and style as the existing windows, with a few notable exceptions. Please note that the house has a mixture of divided light and clear-view windows.

At the front of the house, the front kitchen window is proposed to change from a double casement window to a single awning window.

The two existing solid panel garage doors are now proposed as a single double-width door with view lights.

At the rear of the house, a large window and pedestrian door will be converted into a large clear-view patio slider door. Please note, the windows being removed have muntin bars. Also at the rear, two new skylights are proposed over the patio door.

At the side of a rear wing, a small pair of casement windows is being proposed as a single awning window.

On the east side of the house, a new awning window is proposed.

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 Bill & Sue Ann Douglas

5832 High Drive

The Douglases are returning to the ARB to present their landscape plan as required for all new homes.

Summary of Property:

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

Summary of Project:

The landscape is a simple open lawn with planting beds held close to the house. Larger trees are kept to the perimeter. All trees along the south side of the house have been eliminated from the project scope.

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(25)/LS-2
Lot Area:	17,503 SF
Lot Width:	100'

Ordinance	Allowable/Required by Ord	Proposed
Maximum Height:	35'	32.6' Above Grade
Minimum Front Yard:	73'	73'
Minimum Side Yard (Left):	10'	15.7'
Minimum Side Yard (Right):	10'	16.9'
Minimum Combined Side Yards: (25% of Mean Lot Width)	25'	32.6'
Minimum Rear Yard: (20% of Mean Lot Depth)	35.0 (At Closest Point)	35.0'
Lot Coverage:	4,708	3,574 = 75.9% of Ordinance Max

#6 ~~Katie & Uzman Nazir~~ CONTINUE TO LATER MTG

6711 Overhill Road

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

The project was continued from May 2nd meeting so that revisions could be made. Revised plans have not yet been submitted.

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 of up to 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 Martin & Elizabeth Beerman

6615 Belinder Avenue

The Beermans are proposing a new 2-car detached garage at the rear of their property.

Summary of Property:

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

Summary of Project:

The proposed garage is a 1-story gabled structure with a side porch facing the rear yard. The garage is located at the end of the existing driveway adjacent to the existing 3-car garage. All materials, detailing, and fenestration match the main house.

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 not been met. Discussion is Recommended.

Lot Information	
Zoning:	R-1(30)/LS-5
Lot Area:	41,656 SF
Lot Width:	132'

Ordinance/Design Guideline	Allowable/Required	Provided
Accessory Building Height:	24'	21'-6"
Accessory Building Minimum Side Yard Setback:	10'	11'
Accessory Building Minimum Rear Yard Setback:	10'	45'
Accessory Building Maximum Area: (Per DG)	720 SF	720 SF
Maximum Lot Coverage:	8,600 SF	4,249 SF
Minimum Greenspace:	65% = 27,076 SF	26,572 = 63.65%

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

*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

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

Summary of Property:

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

Summary of Project:

New retaining walls are proposed at the south of the house, and the southwest corner of the lot to create a more level lawn for use. This will effectively raise the grade of the yard to be approximately 4 feet higher than the neighbors to the west and south. A new grading plan has not been provided; the provided plan still indicates that the yard will slope into the wall. **Clarification is required.**

In addition to the new walls, two new windows are proposed at the rear of the house at the basement level.

Lastly, two trees are being removed due to poor health.

Ordinance Compliance:

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

Greenspace Review:

Lot area:	24,707 SF	per property survey
House Footprint:	4,058 SF	
Existing Driveway and Front Stoop:	4,540 SF	
Existing Terrace	745 SF	
Proposed Pool/Terrace:	1,255 SF	
<u>Proposed Generator Pad:</u>	<u>49 SF</u>	
Remaining Greenspace:	14,060 SF	(56.9%)

Design Guideline Review:

Section 2.2 on pages 60 through 63 of the Design Guidelines provides specific recommendations for the Countryside Estates character area.

Subsection C suggests that all side wings be located in the Primary Building Area. They 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. These recommendations have 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, the proposed retaining walls have not been included in the greenspace calculations and will further exasperate the existing lack of greenspace.

Lot Information	
Zoning:	R-1(20)LS-3
Lot Area:	24,707 SF
Lot Width:	175'

Ordinance/Design Guideline	Allowable/Required	Provided
Maximum Height:	35'	No Change
Minimum Side Yard (Left):	10';	37.4'
Minimum Side Yard (Right):	10'	53.5'
Minimum Combined Side Yards:	30% = 52.5'	90.9'
Minimum Rear Yard: (At closest point)	20% = 29'	35.25'
Patio/Pool Minimum Side Yard:	20'	35.2'
Patio/Pool Minimum Rear Yard:	20'	20'
Maximum Lot Coverage:	5,982 SF	4,058 SF
Minimum Greenspace:	65% = 16,060 SF	14,069 SF = 56.9%

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
Has there been a documented drainage complaint against the property?	Yes

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

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

#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 May 2, 2023, meeting so that additional information could be provided. The required information is listed below. The new plans propose adding a secondary terrace wall and stairs around the pool area.

- 1. Revised grading plan showing correct elevations of retaining wall around pool.** This has been provided. Changes were made to grading elevations due to the addition of the secondary terrace wall.
- 2. Revised landscape plan adding screening plants, and adding canopy trees since many were removed before project began.** A landscape plan and renderings have been provided showing additional plantings around pool/pool deck. No new canopy trees are being proposed.
- 3. Revised greenspace calculations based on hammerhead extension.** Photos of driveway extension indicate the drive was poured as originally approved, and not extended as shown on the landscape plan.
- 4. Plan for curb on driveway to keep water running onto north neighbor’s property.** Not 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 the location of outlets for downspouts 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 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 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%

#10 Todd Arney

5620 State Line Road

Mr. Arney is returning to the ARB with changes to his previously approved project.

Summary of Property:

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

Summary of Project:

The project failed its final inspection because of the following changes: added door to west side of the garage, north garage window does not match approved plans, added playhouse to the south corner of the property (which appears to not meet the 10 ft. setback requirement), added water features (pond, detention basin), and added gravel areas. **The playhouse has since been removed from the property.**

Ordinance Compliance:

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

Design Guideline Review:

Section 2.7.3. A on page 106 recommends that LS-1 and LS-2 properties have a greenspace no less than 60% of the lot area. **This recommendation has not been met.** NOTE: There is a concrete porch at the front corner of the home that Mr. Arney indicates will be removed. If this is removed, it will add 110.69 SF of greenspace making the total greenspace 8,230.89 SF or 50.6%. ALSO NOTE: The originally approved site plan had areas of driveway being removed with the replacement, but those areas were not removed. Also, the originally approved site plan did not contain the detention basins and infiltration trench to help with drainage, which is additional non-greenspace area.

Lot Information	
Zoning:	R-1(16)/LS-2
Lot Area:	16,260 SF

Ordinance	Allowable/Required by Ord	Proposed
Pool Minimum Side Yard:	20'	>51' North Side >38' South Side
Pool Minimum Rear Yard:	20'	34'
Detached Accessory Building Minimum Side Yard:	10'	>50' North Side >38' South Side
Detached Accessory Building Minimum Rear Yard:	10'	11'
Detached Accessory Building Max area (20% Min rear Yard):	643.2 SF	494 SF
Minimum Greenspace:	60% (9,756 SF)	50% (8,120.2 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?	Yes
Will the project cause the greenspace to be less than recommended by the Design Guidelines?	Yes
Has there been a documented drainage complaint against the property?	Yes

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

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