

ARCHITECTURAL REVIEW BOARD AGENDA

June 7, 2022

3:00 p.m.

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

#1 Consent Agenda

A. **Greg & Elaine Duvall** – 6647 Wenonga Road

Various window and door modifications

B. **E. William & Ashley Stout** – 6945 Belinder Avenue

Replacing non-conforming patio

#2 **Tyler & Leigh Nottberg**

3002 West 67th Terrace

Changes to previously approved project

*Variance required. † Substantial Construction

#1 Consent Agenda

A. Greg & Elaine Duvall

6647 Wenonga Road

The Duvalls are proposing various window and door modifications at the front and rear of their home.

Summary of Property:

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

Summary of Project:

At the front (west) of the house, the Duvalls are proposing to replace an existing single-hung window with a pair of double-hung windows. The new windows have the same head height and a slightly higher sill height. On the same porch, they are proposing to shift an existing door approximately 10 inches to the south.

At the rear of the house, they are proposing to shift an existing window approximately 12 inches to the north.

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. E. William & Ashley Stout

6945 Belinder Avenue

The Stouts are proposing to replace their existing non-conforming patio in the same location and configuration.

Summary of Property:

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

Summary of Project:

The proposed concrete patio is in the rear side yard. In addition to the patio, a new swale and subsurface drainage system is proposed to conduct water into the front yard.

Ordinance Compliance:

The proposed patio is in violation of City Code Section 5-121.D that requires a minimum 20-foot setback for patios. As proposed, a variance of 9.4 feet is required. However, Code Section 5-128.C allows for the replacement of nonconforming structures without a variance from the Board of Zoning Appeals.

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-3
Lot Area:	22,799 sf

Ordinance/Design Guideline	Allowable/Required	Provided
Patio Minimum Rear Yard:	20'	10.6'

#2 Tyler & Leigh Nottberg

3002 West 67th Terrace

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

Summary of Property:

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

Summary of Project:

The Nottbergs recently failed their final inspection because the patio, as-built, does not match the ARB approved plan. The originally approved plan consisted of a concrete patio with an outdoor fireplace. The fireplace was constructed per the ARB approved plan, but the patio was constructed as pavers divided by artificial turf. The size of the as-built patio exceeded greenspace requirements.

The Nottbergs are now proposing to modify the patio to meet greenspace requirements but still keep the pavers divided by artificial turf design.

Ordinance Compliance:

The project is violation of City Code Section 5-132.B.8(c)i which requires the minimum pile length to be at least 1¾ inches. The proposed pile length is 1 inch.

Code Section 5-132.B.8 requires that the material not have more than 150mg/kg of lead using the ASTM F2765 lead test. These results have not been provided. This Section also requires that the infill material be clean silica sand or a zeolite material. The infill material has not been indicated.

Design Guideline Review:

Section 2.7.3.A on page 106 of the Design Guidelines recommends that LS-1 and 2 properties have a greenspace no less than 60% of the lot area. **This recommendation has not been met.**

Lot Information	
Zoning:	R-1(16)/LS-2
Lot Area:	19,014 sf

Ordinance/Design Guideline	Allowable/Required	Proposed
Patio Minimum Side Yard:	20'	21'
Patio Minimum Rear Yard:	20'	10' at existing patio 20' at new patio
Minimum Greenspace:	60% (11,408.80 sf)	55.2% (10,505 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?	No*
Will the project cause the greenspace to be within 3% of what is recommended by the Design Guidelines?	No*
Has there been a documented stormwater complaint for this property?	Yes

*The existing greenspace is currently under the recommended amount for this property.