

ARCHITECTURAL REVIEW BOARD AGENDA

June 13, 2023

3:00 p.m.

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

- | | | |
|----|---|---|
| #1 | Patti & Steve Gound
2909 Tomahawk Road | Generator |
| #2 | Mallory VanDyke
2208 Tomahawk Road | Replacing and expanding patio |
| #3 | Jeff & Jenny Geheb
3309 Tomahawk Road | Cosmetic modifications |
| #4 | Marcus & Kelsey Perry*
3149 Tomahawk Road | Basketball goal |
| #5 | Tom Meier*
2321 Guilford Lane | Replacing patio / Pergola / Outdoor kitchen / Firepit |
| #6 | Martin & Elizabeth Beerman
6615 Belinder Avenue | New detached garage
<i>Continued from May 30th meeting</i> |
| #7 | Katie & Uzman Nazir
6711 Overhill Road | Multiple additions
<i>Continued from May 30th meeting</i> |
| #8 | Todd Arney
5620 State Line Road | Changes to previously approved project
<i>Continued from May 30th meeting</i> |
| #9 | Resolution Clarifying Certain Exterior Work for Routine Approval | |

*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 Patti & Steve Gound

2909 Tomahawk Road

The Gounds are proposing a new generator in their rear yard.

Summary of Property:

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

Summary of Project:

The proposed generator is located at the rear of the existing driveway behind an existing fence. It will be surrounded by dense landscaping.

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 not been met. **Discussion is Recommended.** Before the generator proposal, the property had a greenspace of approximately 50%. The proposed generator reduces the greenspace by an additional 20 square feet.

#2 Mallory VanDyke

2208 Tomahawk Road

The VanDykes are proposing to replace and expand their patio.

Summary of Property:

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

Summary of Project:

The proposed patio is located in the same location as the existing patio. It is to be constructed of concrete pavers. A new walkway will replace the existing brick walkway at the side of the house. The walkway is not dimensioned on the plan. Clarification is required.

Ordinance Compliance:

The project may be in violation of City Code Section 5-121.D which requires patios, decks and outdoor recreation facilities, on LS-1 lots, to be a minimum of 15 feet from the side and rear property lines. A sealed survey has not been provided. The as-built location of the patio must be certified by either a property survey or verification from a surveyor that the patio was installed as approved.

Greenspace Review:

Lot area:	17,014 SF
House Footprint	2,900 SF
Driveway	1,693 SF
<u>New Rear Patio</u>	<u>1,300 SF</u>
Provided Greenspace:	11,121 SF = 65.4%

Design Guideline Review:

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

#3 Jeff & Jenny Geheb

3309 Tomahawk Road

The Gehebs are proposing cosmetic modifications to their home that include new siding, new windows, new doors, a new garage door, a new cupola, and repairs to their screened patio.

Summary of Property:

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

Summary of Project:

At the front of the house, new trim is proposed around the new front door. New composite siding is proposed at the main mass of the house, and composite shake shingles are proposed at the garage wing. The ARB typically only approves composite shake siding if it has a realistic reveal and shadow line. Clarification is required. Other improvements include new shutter hardware, new downspouts, and a new garage door. A new copper eyebrow roof is proposed over the garage door. A new cupola is proposed at the garage wing.

At the sides and rear of the house, various windows are being replaced with new units in new locations. The style of the windows is in keeping with the rest of the house.

The existing screened porch is being repaired 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.

#4 Marcus & Kelsey Perry*

3140 Tomahawk Road

The Perrys are proposing a new basketball goal in their side yard.

Summary of Property:

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

Summary of Project:

The proposed goal is located along the southwest edge of their existing driveway 6 feet from the side property line.

Ordinance Compliance:

The project is in violation of City Code Section 5-120.E which requires that accessory structures, located in the side yard, must be at least 10 feet from the side property line. **A variance of 4 feet is required.**

Design Guideline Review:

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

* A variance is required.

The Meiers are proposing to replace their existing brick patio with a new paver patio, add a pergola, outdoor kitchen and gas firepit. Multiple site walls and a driveway extension are proposed as part of the 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 Meiers are proposing to replace an existing brick patio with a new paver patio. A new gas fire pit is proposed at the west end of the patio. The fire pit consists of a 20-inch tall limestone seat wall with a sandstone cap.

The proposed pergola will be located at the east patio. It is a simple post-and-beam structure that stands 9 feet 6 inches tall. A ceiling fan and infrared heaters will be installed within the pergola.

The outdoor kitchen is proposed on the east side of the patio. It consists of a 15-foot-long granite counter on a limestone base with various stainless-steel equipment.

The Meiers are also proposing multiple stone walls and columns. All will be limestone with sandstone caps.

At the end of the driveway, the Meiers are proposing to replace an existing brick pad with a concrete driveway extension.

Ordinance Compliance:

The project is in violation of City Code Section 5-121.D which requires patios, decks and outdoor recreation facilities to be a minimum of 20 feet from the side or rear property line. The west side of the patio is located 17 feet from the side property line. **A variance of 3 feet is required.** Please note, this is an existing condition.

Greenspace Review:

Lot area:	31,311 SF	
House Footprint:	3,697 SF	
Driveway:	3,464 SF	
<u>Patios, walls and walkways:</u>	<u>1,525 SF</u>	
Remaining Greenspace:	22,625 SF	72.3%

Design Guideline Review:

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

* A variance is required.

#6 Martin & Elizabeth Beerman

6615 Belinder Avenue

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

Project was continued from the May 30th ARB meeting so that revised drawings could be provided that would increase the greenspace to be within 1% of the recommended amount.

Revised drawings were submitted that increase the greenspace to 68.65% which exceeds the minimum requirement. This was achieved by providing a more thorough examination of the existing conditions.

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 been met.

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% 28,657 sf = 68.65%

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?	No
EXCEPT NO STUDY REQUIRED IF:	
1) replacing existing impervious surface with approximately the same footprint, and	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.missionhillsks.gov

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

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

Project was continued from the May 30th ARB meeting so that revised drawings could be provided.

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.

Update 6/7/2023

Revised drawings have been provided that simplify the overall roof plan. The multiple nested gables at the front entry have been reduced to a single large gable and the gable at the left wing has been changed to a simple eyebrow roof.

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%

#8 Todd Arney

5620 State Line Road

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

Project was continued from the May 30th ARB meeting so that a corrected as-built property survey could be provided.

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 will be 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: The originally approved site plan had the driveway being smaller than what it is now. 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. Mr. Arney has planted some of the 871.62 sq. ft. of gravel area along the rear property line. If the ARB allows this to be considered greenspace, this will increase the final greenspace amount to 9,122.11 sq. ft., which is 56.1%.

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)	50.7% (8,250.49 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.

#9 Resolution Clarifying Certain Exterior Work for Routine Approval

The proposed resolution changes what driveways can be approved by the City Administrator or designee. Based on a recent ARB discussion, driveways on lots that are shallow enough that it is difficult to meet the Design Guideline regarding driveway width, are being added to the resolution.

The City Administrator or designee would have the authority to approve driveways that were not in keeping with the Design Guidelines, but met the following additional requirement:

On Lots with a required Front Yard of 40 ft. or less that have a front facing garage, for which the ARB finds there is sufficient justification for deviation from the Design Guidelines because the shallowness of these Lots limits their ability to meet Driveway width recommendations.

The Design Guideline recommendation mentioned above states: "Direct drive width should not exceed 12 ft. within 30 ft. of the curb."