

ARCHITECTURAL REVIEW BOARD AGENDA

June 27, 2023

3:00 p.m.

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

- | | | |
|-----------|---|------------------------|
| #1 | Shane Schaffer
6506 State Line Road | Replacing windows |
| #2 | Kirk & Stesha Black
3012 W 67 th Terrace | Cosmetic modifications |
| #3 | Mission Hills Country Club
5400 Mission Drive | Retaining walls |

*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.

Mr. Schaffer is proposing to replace all their home's windows with new similar units.

Summary of Property:

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

Summary of Project:

The proposed windows appear to all be similar in size to the original units with some discrepancies. At the front of the house, all five of the second-floor windows are indicated to be replaced with the same size unit, however it is clear that the five existing windows are not all the same size. **Clarification is required.**

At the rear of the house, they are proposing to replace a 5 lite clear-view window with a single clear view window, however the note indicates that grills will be provided. **Clarification is required.**

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 D on page 96 of the design guidelines provides specific recommendations for windows. The section recommends that windows be simulated divided light windows with applied muntins at the exterior, at the insulated space, and at the interior of the window. The proposed windows only have muntins at the insulated space. **This recommendation has not been met.**

#2 Kirk & Stesha Black

3012 West 67th Terrace

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

Summary of Property:

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

Summary of Project:

The original approval included garage doors with vision panels. The Blacks are now proposing a solid door. Also, at the front of the house, the Blacks are proposing a different front door and leaving the existing columns to support the front porch.

They are also proposing to add shutters to most of the home's windows. Please note that the proposed shutters are not proportional to the size of the windows.

At the rear of the house, a new outdoor grill area is proposed to connect to the existing built-in grill.

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 D on page 96 of the design guidelines provides specific recommendations for windows. The section recommends that shutters accompany windows only if sized to match the window openings. **This recommendation has not been met.**

#3 Mission Hills Country Club

5400 Mission Drive

The Mission Hills Country Club is proposing a new retaining wall along both sides of Brush Creek.

Summary of Property:

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

Summary of Project:

The proposed walls are to be constructed of a concrete block retaining wall system that has the appearance of weathered edge stone. The height of the wall varies but is typically between 10 and 15 feet tall. The grade on the back side of the wall will be filled in to be roughly even with the top of the wall.

Ordinance Compliance:

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

Design Guideline Review:

Design Guidelines do not apply to a project of this type.

Additional Findings:

Code Section 5-137.B states that the ARB shall not approve such plans and specifications as to the retaining wall, unless it finds that the requirements set forth in Section 5-146 exist (ARB findings) and in considering such findings shall, in addition to other applicable factors, examine the following factors:

1. **The height and location of the proposed retaining wall recognizing:**
 - (a) That the greater the height of the retaining wall facing an adjoining property or street, the greater the likelihood of an adverse impact on an adjoining property or the neighborhood, particularly if the wall is located in close proximity to an adjoining property or street;
 - (b) Conversely, that the lower the height of the retaining wall facing an adjoining property or street, the less the likelihood of an adverse impact on an adjoining property or the neighborhood;
2. **The design and materials of the proposed retaining wall recognizing that design and materials should be in general conformity with the style and design of surrounding structures;**
3. **The effect of the retaining wall on surface drainage, recognizing that the proposed retaining wall should not cause the surface drainage to change in a manner that would adversely affect surrounding properties;** and
4. **The purpose for the retaining wall, recognizing:**
 - (a) That if the retaining wall is being constructed to retain soil that has been relocated from one part of the property to another part of the property creating a change in the topography or soil brought on the property from offsite, the greater the likelihood of an adverse impact on adjoining property and the neighborhood;
 - (b) That legitimate safety and drainage requirements for a retaining wall may outweigh any negative appearance impact of the retaining wall on the neighborhood; and

(c) That alternative solutions may remove or limit the need for a retaining wall.

The ARB may within its powers, approve or deny a proposed retaining wall of any height, design, materials and at any location, or the ARB may modify the height, design, materials or location of the retaining wall as in its opinion should be done under the circumstances.