

# ARCHITECTURAL REVIEW BOARD AGENDA

July 11, 2023

3:00 p.m.

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

## #1 Consent Agenda

- A. **Mission Hills Country Club** – 5400 Mission Drive Replacing lights
- B. **Timothy & Susannah Sotos** – 2504 W 70<sup>th</sup> Terrace Changes to previously approved project

## #2 **Bret & Erin Knighton** 2040 W 59<sup>th</sup> Street

Porcelain tile roof

## #3 **Robin & Lori Ames †** 2921 W 68<sup>th</sup> Street

New pool & patio

\*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. Mission Hills Country Club**

**5400 Mission Drive**

The Club is proposing to replace the lights at their existing racket courts #4 & #5.

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

They are proposing to replace the existing fixtures on the existing poles. The number of fixtures remains the same. Photometric information provided shows that there will be 0 lumens at the property line.

#### **Ordinance Compliance:**

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

**B. Timothy & Susannah Sotos**

**2504 W 70th Terrace**

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

**Summary of Property:**

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

**Summary of Project:**

On November 29, 2022, when the Soto’s project was originally approved, the ARB did so with conditions. They were required to move the pool to be 20’-2” from the rear property line, to increase the greenspace by 1 percent, and to plant evergreens along the north side of the pool equipment.

The proposed plan eliminates the pool in its entirety and reworks the patio. The proposed retaining wall and stairs in the rear yard have been removed from the project scope. They are proposing to expand the drive area along the north side yard. The overall greenspace has been improved from 52.9% to 57%

Since all ARB requirements have been met, this project has been placed on the Consent Agenda.

**Ordinance Compliance:**

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

**Greenspace Review:**

Lot area: 18,998 SF  
 Lot Coverage: 3,639 SF (Pergola area is part of patio)  
 Driveways & walkways: 2,881 SF  
Patios, walkways, and walls: 1,652 SF  
 Remaining Greenspace: 10,826 SF = 57%

**Design Guideline Review:**

Section 2.6.4 on page 89 of the Design Guidelines provides recommendations for lot coverage. The section suggests that lot coverage 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 2.7.3.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.**

Lot Information	
Zoning:	R-1(16)/LS-2
Lot Area:	18,998 sf

Ordinance/Design Guideline	Allowable/Required	Provided
Patio Minimum Rear Yard:	20'	22.0'
Patio Minimum Side Yard:	20'	> 35'
Minimum Greenspace:	60% = 11,399 SF	<del>10,059 SF = 52.9%</del> 10,826 SF = 57%

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?	Yes
<b>EXCEPT NO STUDY REQUIRED IF:</b>	
1) replacing existing impervious surface in approximately same footprint, and	
2) project will not decrease existing greenspace on site	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.*

**#2 Bret & Erin Knighton**

**2040 W 59<sup>th</sup> Street**

The Knightons are proposing a new porcelain tile roof.

**Summary of Property:**

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

**Summary of Project:**

The product selected has the look of weathered wood. This is not a product that the ARB has reviewed in the past.

**Ordinance Compliance:**

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

The Ameses are proposing a new pool and patio in their rear yard.

The proposed project is a substantial construction matter 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 pool is located at the rear of the house. An existing patio will be extended and enlarged to incorporate the new pool. An existing walkway will be removed to make way for the proposed pool.

The new pool equipment is proposed at the east side of the house, in the new patio, near an existing porch.

**Ordinance Compliance:**

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

Greenspace Review	SF
Lot Area:	19,735.53
House Footprint:	-3,689.09
Driveway & Front Walkway:	-2,762.84
Side Porch	-32.41
Patios, Pool & Walkways:	-1,329
AC	-10.55
<b>Total Greenspace:</b>	<b>11,911.64</b>

**Design Guideline Review:**

Section 2.7.3.A on page 106 recommends that LS-1 and 2 properties have a greenspace area no less than 60% of the lot area. This recommendation has been met.

Lot Information	
Zoning:	R-1(16)/LS-2
Lot Area:	19,735 SF

Ordinance	Allowable/Required by Ord	Proposed
Pool Minimum Side Yard:	20'	> 34' East Side > 31' West Side
Pool Minimum Rear Yard:	20'	29'-8"
Minimum Greenspace:	60% = 11,841 SF	11,911.64 = 60.4%
<b>Drainage Study Required if any answer below is "Yes"</b>		<b>Yes/No</b>
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
Will the project cause the greenspace to be within 3% of what is recommended by the Design Guidelines?		Yes