

# ARCHITECTURAL REVIEW BOARD AGENDA

July 19, 2022

3:00 p.m.

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

## #1 Consent Agenda

A. **Richard & Gayle Boyd** – 3008 W 67<sup>th</sup> St

Window Modifications

B. **Cheryl Lockton** – 5825 Overhill Rd

Refurbish existing pool and pool deck

## #2 **James Dyer \*** **6150 State Line Road**

New fountain

*Continued from the July 5<sup>th</sup> meeting*

## #3 **Mike & Lori Engle †** **2710 West 66<sup>th</sup> Terrace**

Outdoor fireplace

*Continued from the July 5<sup>th</sup> meeting*

## #4 **Lyndse & Prentice Hanes \*** **6300 Belinder Avenue**

Changes to previously approved project

*Continued from the July 5<sup>th</sup> meeting*

\*Variance required. † Substantial Construction

## **#1 Consent Agenda**

### **A. Richard & Gayle Boyd**

**3008 West 67<sup>th</sup> Street**

The Boyds are proposing an interior remodel that includes window modifications.

#### **Summary of Property:**

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

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

At the east side of the house, two existing windows are being replaced with new units of the same size and style.

At the rear/south side of the house, the Boyds are proposing to replace an existing double-hung window with a pair of double-hung windows. Another window is to be replaced with a new unit in a slightly different location. A new single awning window is located near the center of the main mass. Three other windows will be eliminated in their entirety.

#### **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. Cheryl Lockton**

**5825 Overhill Road**

Ms. Lockton is proposing to replace her existing pool and pool deck.

**Summary of Property:**

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

**Summary of Project:**

Ms. Lockton is proposing to replace the existing pool terrace railing with a new iron railing system and replace the pool deck with flagstone pavers. The existing pool will be remodeled and replaced with a new smaller pool but the terrace will remain the same.

**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.

The Dyers are proposing a new fountain at the rear of their property.

*This project was continued at the July 5<sup>th</sup> meeting so the plan could be revised to eliminate the variance.*

**Summary of Property:**

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

**Summary of Project:**

The proposed fountain is located in the southwest corner of the property. It consists of a low brick basin with a taller back wall with waterspouts. The whole structure stands 5 feet tall.

**Ordinance Compliance:**

The proposed project is in violation of City Code Section 5-121.C that requires accessory structures, such as fountains, to be a minimum of 10 feet from the rear yard property line. The proposed fountain is 5'-11" from the rear property line. **A variance of 4'-1" is required.**

**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.**

**Greenspace Review:**

- Lot area 15,525 sf (calculated using property survey)
- Existing non-greenspace area 7,650.72 sf
- **Existing greenspace** 7,874.28 sf = **50.72%**
- Non-greenspace being added 104.89 sf
- **Remaining greenspace** 7,769.39 sf = **50.04%**

**#3 Mike & Lori Engle**

**2710 West 66th Terrace**

The Engles are proposing a new outdoor fireplace on their existing patio.

Outdoor fireplaces are substantial construction matters as defined by Code Section 5-103.78 and 5-103.122 and was noticed as such.

*This project was continued at the July 5<sup>th</sup> meeting due to lack of representation.*

**Summary of Property:**

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

**Summary of Project:**

The proposed stone and brick fireplace stands 10'-3" tall. It is located at the northeast edge of an existing patio. The plans indicate that the exact location has not been determined. That will need to be defined before the ARB can act on the project.

**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 Lyndse & Prentice Hanes\***

**6300 Belinder Avenue**

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

*This project was continued at the July 5<sup>th</sup> meeting at the owner's request.*

**Summary of Property:**

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

**Summary of Project:**

When originally approved, the fence was to be located at the 50-foot platted setback line along 63<sup>rd</sup> street. The fence was instead installed 15'-6" into the platted side yard. The Hanes are requesting approval for the as-built location.

**Ordinance Compliance:**

The project is in violation of a platted setback. **A variance of 15'-6" is required.**

**Design Guideline Review:**

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

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\* A variance is required.