

ARCHITECTURAL REVIEW BOARD AGENDA

August 8, 2023

3:00 p.m.

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

#1 Consent Agenda

- A. **Kristopher & Anne Bruso** – 2601 W 64th Street Replacing Deck
- B. **Adam & Jill Gray** – 6400 Wenonga Terrace Changes to previously approved project
- C. **Henry Thomas** – 3003 W 66th Terrace Box bay window

#2 Daniel & Terri Carey 6442 Willow Lane

Replacing Roof

#3 Aaron & Rebecca Graham 2701 W 67th Terrace

Landscape plan

#4 Jonathan & Sarah Yen 2215 Drury Lane

Addition on side of existing detached garage

#5 Lauren & Brennan Burns* 2521 Tomahawk Road

Replacing screened porch with sunroom

#6 City of Mission Hills (Colonial Court) 59th Street and Oakwood Road

New Urn in Colonial Court

*Variance required. † Substantial Construction

#1 Consent Agenda

A. Kristopher & Anne Bruso

2601 W 64th Street

The Brusos are proposing to replace their existing deck.

Summary of Property:

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

Summary of Project:

The proposed deck is going back in the same place as the existing one but is slightly larger. The additional deck space is being constructed over an existing patio, so the overall greenspace is not affected.

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. The existing greenspace area is only 41.77% however the proposal does not alter the existing conditions.

B. Adam & Jill Gray

6400 Wenonga Terrace

The Grays are returning to the ARB with changes to their previously approved new home.

Summary of Property:

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

Summary of Project:

The house project was approved at the December 15, 2020 ARB meeting. The Grays are now proposing to add a walkway to connect the auto court to the rear yard. The walkway is 4'-6" wide and ramps down the hill. The walkway will be concrete with brick pavers.

Ordinance Compliance:

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

Design Guideline Review:

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

C. Henry Thomas

3003 W 66th Terrace

The Thomases are proposing an interior remodel that includes a new box bay window at the right side of the house.

Summary of Property:

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

Summary of Project:

The proposed extension for the box bay window is held under the existing eave, and while it extends from the top of the foundation to the bottom of the eave, the sill height of the window is high enough to clear an interior countertop.

Ordinance Compliance:

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

Design Guideline Review:

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

#2 Daniel & Terri Carey

6442 Willow Lane

The Careys are proposing to replace their roof.

Summary of Property:

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

Summary of Project:

The proposed roof is a Black CertainTeed Landmark asphalt shingle.

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.

#3 Aaron & Rebecca Graham

2701 W 67th Terrace

The Grahams are returning to the ARB to present their landscape plan as required for all substantial construction matters.

Summary of Property:

- Character Area: Suburban
- Location of Common Green Space: Front & Side
- Any Special Frontages: Corner Lot

Summary of Project:

On February 15, 2022, the Grahams were approved for a new home. At that time, they deferred their landscape plan.

The proposed landscape plan has small landscape areas strategically placed around the house. A new retaining wall is proposed at the northeast corner of the lot. There is not much information on the wall other than its material of concrete block. Clarification is needed for the height and exact material type.

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 Jonathan & Sarah Yen

2215 Drury Lane

The Yens are proposing an addition to the side of their existing detached garage.

Summary of Property:

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

Summary of Project:

The proposed addition is an 8-foot-deep wing on the east side of the garage. All materials and detailing match the existing garage.

Ordinance Compliance:

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

Design Guideline Review:

Since the proposed addition is taking up a portion of the existing patio, there is no proposed impact on the existing greenspace. The addition brings the total area of the detached garage to 569 square feet which is under the 720 square foot allowable maximum.

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

#5 Lauren & Brennan Burns *

2521 Tomahawk Road

The Burnses are proposing to replace their existing screened porch with a new sunroom.

Summary of Property:

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

Summary of Project:

The sunroom is designed to appear as a freestanding structure that is connected back to the main house with an enclosed walkway. This design allows the roof to be independent and not need to tie into the main house and disrupt existing windows.

All materials and detailing are similar to the existing house, with a few exceptions. The windows in the main house have a single horizontal muntin in each sash. The proposed windows are all clear view. The roof of the main house is gabled at an 8/12 pitch. The proposed addition has a hipped roof with a 5/12 pitch.

Ordinance Compliance:

The project is in violation of City Code Section 5-120 D which requires patios to have a minimum side yard setback of 20 feet. Although it is not dimensioned, the proposed patio is approximately 8 feet from the side property line. **A variance of 12 feet is required.**

Greenspace Review:

Greenspace Review	SF
Lot Area:	16,437
House Footprint:	-2,235
Driveway & Walkway:	-1590
Existing Patio (West)	-442
New Patio (West)	-48
New Patio (East)	-392
Existing Putting Green	-373
Sunroom Addition	-395
Remaining Greenspace:	10,962

Design Guideline Review:

Section 2.7.1 B on page 94 suggests that the number of different roof pitches should be limited to two. As proposed the home will have at least four different pitches. **Discussion is recommended.**

Section 2.7.1 D on page 96 recommends that all window muntins on the home be the same pattern and proportion, with few exceptions. The proposed windows do not match the existing. **Discussion is recommended.**

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.

* A variance is required.

#6 City of Mission Hills (Colonial Court)

59th Street & Oakwood Road

The City of Mission Hills is proposing a new urn in the Colonial Court.

Summary of Project:

The proposed urn stands approximately 92.5 inches tall. That is slightly shorter than the urn located at Eddy Island (Wenonga Terrace near Seneca.) The urn is located at the east end near where a previous fountain was recently removed. Please note, this is the first phase of the redesign of Colonial Court.

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.