

ARCHITECTURAL REVIEW BOARD AGENDA

August 22, 2023

3:00 p.m.

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

#1 Consent Agenda

- A. **Bill & Brigid Ohlemeyer** – 5939 Overhill Road Changes to previously approved new home
- B. **Mike & Pam Jaax** – 6500 Indian Lane Extensive repairs to home

#2 Kelly Manning & Joyce Shields Replacing Roof
2010 West 69th Terrace

#3 Adam & Michelle Colombo Alternative pool design and terraces
6515 Belinder Avenue

#4 Shane Schaffer New circle drive and repair sidewalk and porch
6506 State Line Road

#5 Lauren & Brennan Burns* New sunroom
2521 Tomahawk Road *Continued from August 8th ARB Meeting*

*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. Bill & Brigid Ohlemeyer

5939 Overhill Road

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

Summary of Property:

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

Summary of Project:

The house is comprised of three major elements that are linked by stucco-clad connectors with flat roofs. The Ohlemeyers are proposing to raise the parapet height of the two connectors by 3 inches. They are also proposing to raise the height of the parapet at the front entry.

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. Mike & Pam Jaax

6500 Indian Lane

The Jaaxes are proposing extensive repairs to their home.

Summary of Property:

- Character Area: Neighborhood Estates
- Location of Common Green Space: Front & Sides
- Any Special Frontages: Corner Lot

Summary of Project:

The Jaaxes home took extensive damage in a recent storm. They are proposing to rebuild the south side of the house to match the original construction. Since this damage is so extensive it is considered a replacement rather than a repair and as such requires ARB approval.

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.

#2 Kelly Manning & Joyce Shields

2010 West 69th Terrace

The Manning/Shields are proposing to replace their roof with a new black asphalt shingle roof.

Summary of Property:

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

Summary of Project:

All black roofs require ARB review.

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 Adam & Michelle Colombo

6515 Belinder Avenue

The Colombos are returning to the ARB to present an alternate pool and terrace design in the back yard.

Summary of Property:

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

Summary of Project:

The proposed plan breaks the rear yard patio into two separate pieces. Near the house, the patio is placed near the same elevation as the finished floor of the house. A series of steps and terraced planters connect to a lower pool deck that sits approximately 4 feet 10 inches lower than the upper patio. The pool level is at, or slightly lower than, the previously existing grade in the area. New retaining walls will be limited to enclosing a planter that flanks the new stairs. A stepped walkway will connect the driveway to the lower pool patio.

Previous discussions with the ARB implied that a curb would be added to the north side of the driveway due to its cross-slope, the curb has not been indicated.

A revised landscape plan has been provided for the rear yard.

Ordinance Compliance:

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

Design Guideline Review:

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

| Lot Information | |
|-----------------|--------------|
| Zoning: | R-1(30)/LS-6 |
| Lot Area: | 44,225 SF |
| Lot Width: | 145' |

| Ordinance | Allowable/Required by Ord | Proposed |
|----------------------------|---------------------------|-------------------------------|
| Maximum Height: | 35' | 29.5' |
| Minimum Front Yard: | 100' | 100' |
| Minimum Side Yard (Left): | 15% = 21.75' | 28.25' |
| Minimum Side Yard (Right): | 15% = 21.75' | 21.75' |
| Minimum Rear Yard: (30%) | 91.5' (At closest point) | 122.25' |
| Minimum Greenspace: | 70% (30,957.5 SF) | 31,110.74= 70.3% (City calcs) |

#4 Shane Schaffer

6506 State Line Road

Mr. Schaffer is proposing a new circle driveway and repairs to his sidewalk and porch.

Summary of Property:

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

Summary of Project:

The proposed driveway has multiple components. The existing concrete driveway will be replaced in the same configuration as an asphalt driveway. Mr. Schaffer is proposing to add a new portion of driveway on the north side.

Mr. Schaffer has also proposed a new circle driveway. The new section of driveway is proposed as a grass-paving system that consists of a dense plastic grid that allows sod to grow through it. The apron would be concrete as required by the city.

The front walkway will be repaired/replaced as part of 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.

#5 Lauren & Brennan Burns *

2521 Tomahawk Road

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

This project was continued at the August 8th meeting so the owner could reevaluate the window designs.

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.

Update 8/16/2023:

New drawings have been provided that indicate all windows will be replaced and all windows will have colonial style muntins. The side patio has also been adjusted to lessen the required variance from 12 feet to 8 feet.

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 12 feet from the side property line. **A variance of 8 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.**

* A variance is required.

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 have all been changed to a colonial pattern. 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.