

ARCHITECTURAL REVIEW BOARD AGENDA

August 30, 2022

3:00 p.m.

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

#1 Consent Agenda

- A. **Hillary Bownik & Andrew Jakoi** – 6638 Wenonga Terrace Replace doors and windows
B. **Brooke & David Ward** – 2840 Verona Road Changes to previously approved project

#2 Farid Namin

6520 State Line Road

Circle driveway
Continued from 8.16.22 meeting

#3 Dieter & Yassin Trost

3800 West 65th Street

*New egress stairway / Various walkways / Fences /
Skylight / New roof and dormer addition*

#4 Brian & Jennifer Weiford †

2009 West 68th Street

Outdoor fireplace

#5 Liz Lozier * †

2119 Tomahawk Road

New patio / Sport court

#6 James Torres

3110 Tomahawk Road

Changes to previously approved project

*Variance required. † Substantial Construction

#1 Consent Agenda

A. Hillary Bownik & Andrew Jakoi

6638 Wenonga Terrace

The Bownik/Jakois are proposing to replace two exterior doors with windows and replace one window with a new door.

Summary of Property:

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

Summary of Project:

One of the doors to be eliminated is located on a side porch. It will be replaced with a double-hung window to match existing windows. On the same porch an existing window will be replaced with a new door.

The other door to be replaced is on the north elevation. It too will be replaced with a new double-hung window to match the existing windows.

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. David & Brooke Ward

2840 Verona Road

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

Summary of Property:

- Character Area: Countryside Estates
- Location of Common Green Space: Front
- Any Special Frontages: Hillside

Lot Coverage Review:

Main floor living area:	3,062 sf
Main floor garage area:	1,350 sf
Covered porches:	838 sf
<u>New lower level extension</u>	<u>230 sf</u>
Total Lot Coverage:	5,480 sf

Summary of Project:

At the rear of the house, the Wards are proposing to extend the lower-level covered area 9 feet to the west. The roof will be slate to match the rest of the house. The addition would be constructed of stone to match, with stone arches that match the existing covered terrace to the south.

Ordinance Compliance:

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

Greenspace Review:

Lot area:	93,246 sf
House Footprint:	5,480 sf
<u>Driveway and walkways:</u>	<u>10,101 sf</u>
Remaining Greenspace:	77,665 sf

Design Guideline Review:

Section 2.7.3.A on page 106 recommends that LS-6 and 7 properties have a greenspace no less than 70% of the lot area. This recommendation has been met.

Lot Information	
Zoning:	R-1(E1) LS-7
Lot Area:	93,246 sf
Lot Width:	209'

Ordinance/Design Guideline	Allowable/Required	Provided
Maximum Height:	35'	No Change
Minimum Side Yard (Left):	10% = 20.9'	47.3' No Change
Minimum Side Yard (Right):	10% = 20.9'	31.3'
Minimum Rear Yard: (At closest point)	30% = 113'	>202'
Minimum Greenspace:	70% = 65,272 sf	77,665 sf = 83.3%

The Namins are proposing a new circle driveway.

This project was continued at the August 16th meeting so the owner could clear up other outstanding permit issues. The ARB also requested that the driveway be redesigned to reduce the new drive width to be no more than 12 feet at the property line.

Summary of Property:

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

Summary of Project:

The new circle drive will be formed by connecting a new 18-foot wide drive to their existing 18 foot-wide driveway.

Ordinance Compliance:

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

Greenspace Review:

Lot area:	16,267 sf	
House Footprint:	2,794 sf	
Existing Rear Deck:	300 sf	
Existing Driveway:	1,150 sf	
<u>Proposed Additional Driveway:</u>	<u>1,562 sf</u>	
Remaining Greenspace:	10,461 sf	(64.3%)

Design Guideline Review:

Section 2.5 on pages 72 through 75 of the Design Guidelines provides specific recommendations for the Suburban character area.

Subsection G suggests that driveways occupy as little of the Primary Landscape Area as possible. On lots wider than 140 feet the driveway should be located off the side property line a distance no less than 8% of the lot width. Circle driveways should have an interior green with a width no less than 80 feet wide, measured at the front property line, and depth of 40 feet measured from the curb. The proposed driveway has an interior green 45 feet wide and 51'-5" deep. **This recommendation has not been met.**

Section 2.7.2.B on page 102 recommends drives to be no more than 12 feet wide at the front property line. **This recommendation has not 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. Please note, the owner did not include any rear decks or patios in their greenspace study.

Lot Information	
Zoning:	R1(16)/LS-2
Lot Area:	16,267 sf
Lot Width:	116.2'

Ordinance/Design Guideline	Allowable/Required	Provided
Minimum Greenspace:	60% = 9,760 sf	10,461 sf = 64.3%

Drainage Study Required if any answer below is "Yes"	Yes/No
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?	No
EXCEPT NO STUDY REQUIRED IF:	
1) replacing existing impervious surface in approximately same footprint, and	
2) project will not decrease existing greenspace on site	
Is there a documented drainage issue for this property?	No

**See the Mission Hills website for drainage study requirements – www.missionhillsks.gov*

**The Architectural Review Board may require the drainage study be submitted before they act on the proposed project*

The Trosts are proposing a new egress stairway, various walkways, fences, skylights, new roof, and a dormer addition.

Summary of Property:

- Character Area: Suburban
- Location of Common Green Space: Front
- Any Special Frontages: Hillside

Summary of Project:

At the front of the house, a new flagstone walkway is proposed to connect the driveway to the front porch.

At the rear of the house, a new flagstone walkway is proposed to connect the existing patio to a new egress well. The egress well consists of a new set of concrete stairs to access the basement of the house. The well is constructed with concrete retaining walls and a steel railing.

At the rear of the house, they are proposing to extend an existing shed dormer to create additional second floor living space. All materials, detailing and fenestration matches the existing house. At the rear of the house, three new skylights are proposed at an existing sunroom. The roof of the sunroom is proposed to be changed to standing seam.

At the front of the house, they are proposing to enclose a portion of the existing front porch to create interior space for a new bathroom. The new wall is proposed as stucco where the adjacent walls are all stone. A new skylight is proposed over this new area.

The proposed fence is a pre-approved alternating board-on-board style. The height is not indicated, but the location would limit the height to 4 feet maximum per city ordinances.

Clarification is required.

Ordinance Compliance:

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

Greenspace Review:

Lot area:	37,086 sf	
House Footprint:	4,178 sf	
Driveway:	1,986 sf	
Front Walkway and porch:	510 sf	
Existing patios and walkways:	1,291 sf	
Proposed patios and walkways:	131 sf	
Existing greenhouse and terrace:	188 sf	
Existing pool and walkways:	1,590 sf	
Existing shed:	102 sf	
<u>Proposed egress well:</u>	<u>86 sf</u>	
Remaining Greenspace:	26,867 sf	(72.4%)

Design Guideline Review:

Section 2.5 on pages 72 through 75 of the Design Guidelines provides specific recommendations for the Suburban character area.

Subsection F suggests that dormers located on wings or accessory buildings located in the Secondary or Conditional Building Areas should not be oriented toward any neighboring lots. This recommendation has been met.

Section 2.7.1 B on page 94 suggests that skylights should not be allowed in roofs visible from the street. **Discussion is recommended.**

Section 2.7.3.A on page 106 recommends that LS-3, 4 and 5 properties have a greenspace no less than 65% of the lot area. This recommendation has been met.

Lot Information	
Zoning:	R-1(30)/LS-5
Lot Area:	37,086 sf
Lot Width:	160'

Ordinance/Design Guideline	Allowable/Required	Provided
Maximum Height:	35'	No Change
Minimum Side Yard (Left):	15% = 24'	No Change
Minimum Side Yard (Right):	15% = 24'	No Change
Minimum Combined Side Yards:	N/A	
Minimum Rear Yard: (At closest point)	30% = 68'	No Change
Patio Minimum Side Yard:	20'	No Change
Patio Minimum Rear Yard:	20'	No Change
Minimum Greenspace:	65% = 24,106 sf	26,867 sf = 72.4%

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?	No
EXCEPT NO STUDY REQUIRED IF:	
1) replacing existing impervious surface in approximately same footprint, and	
2) project will not decrease existing greenspace on site	
Is there a documented drainage issue for this property?	No

*See the Mission Hills website for drainage study requirements – www.missionhillsks.gov

*The Architectural Review Board may require the drainage study be submitted before they act on the proposed project

The Weifords are proposing a new outdoor fireplace.

This project is a substantial construction matter as defined by City Code Section 5-103.122 and was noticed as such.

Summary of Property:

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

Summary of Project:

In April of 2022, the Weifords were approved for a new patio in their rear yard. They are now proposing to remove a section of the seat wall and install a new outdoor fireplace. The fireplace will stand approximately 8 feet tall and will be clad in the same natural stone as the seat wall.

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.

Lot Information	
Zoning:	LS-2
Lot Area:	19,267 sf

Ordinance/Design Guideline	Allowable/Required	Provided
Patio Minimum Side Yard:	20'	53.9'
Patio Minimum Rear Yard:	20'	20'
Minimum Greenspace:	60% = 11,560	12,568 = 65%

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?	No
Has there been a documented drainage complaint against the property?	No

Ms. Lozier is proposing a new patio and sport court in her rear yard.

This project is a substantial construction matter as defined by City Code Section 5-103.122 and was noticed as such.

Summary of Property:

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

Summary of Project:

The proposed paver patio is located directly behind the main mass of the existing house. It will replace an existing smaller concrete patio.

The proposed concrete sport court is located behind the existing garage wing and replaces an existing smaller concrete sport court.

A decorative concrete block seat wall is proposed along the side property line. The wall is 30 feet long and 20 inches tall.

Ordinance Compliance:

The project is in violation of City Code Section 5-121.D that requires patios and outdoor recreation facilities to have a minimum setback of 20 feet from the side or rear property line. **A variance of 5.5 feet is required for the side setback and a variance of 16 feet is required for the rear setback.**

Greenspace Review:

Lot area:	16,486 sf	
House Footprint:	2,390 sf	
Existing Driveway, and Walkways	2,679 sf	
New Retaining Wall	30 sf	
Paver Patio	681 sf	
<u>Sport Court:</u>	<u>519 sf</u>	
Remaining Greenspace:	10,187 sf	61.8%

Design Guideline Review:

Section 2.7.3 on page 105 of the Design Guidelines provides specific recommendations for Site and Landscape design.

Subsection C recommends that garden walls should be constructed of brick, stone, stucco or material that is compatible with the main house. The proposed wall is modular concrete block.

Discussion is recommended.

Subsection F recommends that patios and outdoor recreation facilities follow the MHKS Zoning Regulations. Multiple variances are required. **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.

Lot Information	
Zoning:	R-1(10)/LS-2
Lot Area:	16,486 sf

Ordinance/Design Guideline	Allowable/Required	Provided
Patio/Sport Court Minimum Side Yard:	20'	14.5'
Patio/Sport Court Minimum Rear Yard:	20'	4.0'
Minimum Greenspace:	60% = 9,891 sf	10,187 = 61.8%

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?	No
EXCEPT NO STUDY REQUIRED IF:	
1) replacing existing impervious surface in approximately same footprint, and	
2) project will not decrease existing greenspace on site	
Is there a documented drainage issue for this property?	No

**See the Mission Hills website for drainage study requirements – www.missionhillsks.gov*

**The Architectural Review Board may require the drainage study be submitted before they act on the proposed project*

Mr. Torres is proposing changes to his addition and interior remodel project.

Summary of Property:

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

Summary of Project:

The rear door was moved to the right of the triple windows. Two triangular windows in the gable were omitted. Five smaller windows on the west side of the rear elevation were replaced with two larger windows. The basement windows in the rear of the home do not have muntins as approved by the ARB.

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 recommends that muntins on a home should be the same pattern and proportion on all windows, with few exceptions. **Discussion is recommended.**

Lot Information	
Zoning:	R-1(20)/LS-4
Lot Area:	25,464 sf

Ordinance/Design Guideline	Allowable/Required	Provided
Greenspace:	65% =16,551 sf	15,398 sf = 60.5%