

# ARCHITECTURAL REVIEW BOARD AGENDA

August 31, 2021

3:00 p.m.

Pre-meeting to begin at 2:00 p.m.

**The meeting will be held in-person at City Hall.**

If you wish to join virtually, you can find the login on the City Calendar at [www.missionhillssk.gov](http://www.missionhillssk.gov)

- |           |   |   |
|-----------|---|---|
| <b>#1</b> | <b>Consent Agenda</b>   |   |
|           | A. Robbin Reynolds – 6836 Cherokee Lane                               | Replacing roof  |
|           | B. Joe & Jeanne Brandmeyer – 6624 Wenonga Road                        | Relocating in-ground spa  |
| <b>#2</b> | <b>Tanya Trost</b><br>2520 West 63 <sup>rd</sup> Street               | Circle driveway / Patio extension / Front walkway<br><i>Project cont'd from Aug 17<sup>th</sup> meeting</i>                       |
| <b>#3</b> | <b>David &amp; Diane Zimmer*</b><br>5924 High Drive                   | Light fixtures on front wing walls<br><i>Project cont'd from Aug 17<sup>th</sup> meeting</i>                                      |
| <b>#4</b> | <b>Kevin Yoder</b><br>6420 Wenonga Terrace                            | Roof replacement  |
| <b>#5</b> | <b>John &amp; Pam Sutherlin</b><br>2602 West 70 <sup>th</sup> Street  | Replacing existing driveway   |
| <b>#6</b> | <b>Mike &amp; Shelly Maloney</b><br>6545 Sagamore Road                | New 2-story addition  |
| <b>#7</b> | <b>Mission Hills Country Club</b><br>5400 Mission Drive               | Replacing existing tennis court & fence<br><i>Amend court approval from Aug 17 meeting<br/>based upon additional information.</i> |
| <b>#8</b> | <del><b>Matt &amp; Kerry Adam†</b></del><br>6601 Belinder Avenue      | <b>CONTINUED TO SEPTEMBER 14th</b> New Home & sport court<br>renovation   |
| <b>#9</b> | <del><b>Samira Zaman &amp; Talal Khan†</b></del><br>5930 Oakwood Road | <b>CONTINUED TO SEPTEMBER 14th</b> New Home & pool  |

\*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. Robbin Reynolds**

**6836 Cherokee Lane**

Ms. Reynolds is proposing to replace her roof.

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

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

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

The majority of the house will be roofed with Timberline asphalt roof shingles. The front porch will receive a standing seam metal roof.

#### **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. Joe & Jeanne Brandmeyer**

**6624 Wenonga Road**

The Brandmeyers are proposing to move their existing in-ground spa to a new location on their rear patio.

*The project is a substantial construction matter as defined by City Code Sections 5-103.78 and 5-103.122 and was noticed as such.*

**Summary of Property:**

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

**Summary of Project:**

The proposed spa is moving from the north side of the pool to the east side. No new impervious surface is proposed.

**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 Trosts are proposing a new circle driveway, patio extension, and a new front walkway. *This project was continued at the August 17<sup>th</sup> meeting so the drainage study could be updated to reflect the newly proposed grading in the rear yard and the newly proposed front walkway.*

The City’s contracted stormwater engineer reviewed the Trost project as well as the two drainage studies submitted by the Ms. Trost’s engineer. Once the ARB approves the final project and we are in receipt of an approved plan showing the final grade and all of the improvements, we will work with both engineers to complete the evaluation of the mitigation options and outline a solution that is acceptable to the City. The grade changes in the rear yard (around the new patio) have been updated.

**Summary of Property:**

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

**Summary of Project:**

The new driveway connects the existing 20.5-foot wide driveway to a new drive approach. The interior green is 62 feet wide and 36 feet deep. They are also proposing an additional concrete step around their previously approved patio. The new step is proposed to be at grade so it will be level with the adjacent yard.

The new site plan now includes a new front walkway and revised grading at the rear patio.

**Ordinance Compliance:**

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

**Greenspace Review:**

|                                |                 |       |
|--------------------------------|-----------------|-------|
| Lot area:                      | 22,681 sf       |       |
| House Footprint (with Patios): | 5,095 sf        |       |
| Additional Patio:              | 92 sf           |       |
| Additional Front Walkway:      | 106 sf          |       |
| Existing Driveway:             | 1,315 sf        |       |
| <u>Additional Driveway:</u>    | <u>1,145 sf</u> |       |
| Remaining Greenspace:          | 14,928 sf       | 65.8% |

**Design Guideline Review:**

Section 2.3 on pages 64 through 67 of the Design Guidelines provides specific recommendations for the Neighborhood Estates character area.

Subsection G suggests that circle driveways should have an interior green no less than 80 feet wide and 40 feet deep. **This recommendation has not been met.**

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-3 |
| Lot Area:       | 22,150 sf    |
| Lot Width:      | 111.94'      |

| Ordinance/Design Guideline | Allowable/Required | Provided          |
|----------------------------|--------------------|-------------------|
| Minimum Greenspace:        | 65% = 14,743 sf    | 14,928 sf = 65.8% |

| Drainage Study Required if any answer below is "Yes"   | Yes/No |
|--|--------|
| Is the project adding 1,000 sq. ft. or more of impervious surface?                                     | 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    |

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

*This project was continued at the August 3<sup>rd</sup> meeting so the precise location of the proposed light fixture could be provided, or an alternate design presented that does not require a variance. The project was continued at the August 17<sup>th</sup> meeting at the owner's request.*

**Summary of Property:**

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

**Summary of Project:**

The original brick return wall on the south side of the home included a lantern light. The Zimmers are proposing to reinstall this type of fixture on the new wall. Additionally, they are proposing to add another light on the opposite wall for symmetry. The new fixtures will match the previous fixtures. The light fixtures will be placed on the far end of each of the walls.

**Ordinance Compliance:**

Mission Hills Code Section 5-120.C indicates that no structure except a driveway, small dish antenna, walkway, fence, wall, retaining wall, or gate shall be located closer than 10 feet from the side property line.

Mission Hills Code Section 5-132. B.4.d.i indicates that lights on walls that were previously permitted by the City may be replaced in the same location with a light of the same style and size. The light on the south wall existed on the previous wall and can be replaced in the same location on the wall if it is the same style and size. There was not a light on the previous wood fence on the north side of the home, so **that light will require a variance**. The distance from the light to the side property line has not been indicated so the exact variance amount is unknown.

**Guideline Review:**

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

**#4 Kevin Yoder**

**6420 Wenonga Terrace**

The Yoders are proposing to replace their roof.

*This project was continued at the August 17<sup>th</sup> meeting so the ARB could visit homes with the same roof installed. 5406 Neosho Lane, Fairway KS; 2108 W 120<sup>th</sup> Terrace, Leawood, KS; and 12728 State Line Road, Leawood, KS, were provided as examples.*

**Summary of Property:**

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

**Summary of Project:**

The proposed new roof is Davinci Bellaforte Faux Shake shingles in an Aged Cedar color. A sample is available at City Hall.

**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 Sutherlins are proposing to replace their existing driveway.

**Summary of Property:**

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

**Summary of Project:**

The new asphalt driveway will replace the existing in the same footprint.

**Ordinance Compliance:**

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

**Greenspace Review:**

|                            |                 |       |
|----------------------------|-----------------|-------|
| Lot area:                  | 22,246 sf       |       |
| House Footprint:           | 2,585 sf        |       |
| Patios:                    | 1,544 sf        |       |
| Front Walkway and porches: | 436 sf          |       |
| <u>Driveway:</u>           | <u>2,675 sf</u> |       |
| Remaining Greenspace:      | 15,006 sf       | 67.5% |

**Design Guideline Review:**

Section 2.3 on pages 64 through 67 of the Design Guidelines provides specific recommendations for the Neighborhood Estates character area.

Section 2.7.2.B recommends that the drive width be no more than 12 feet until it is 30 ft. back from the curb.

**This recommendation has not been met.**

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(16)/LS-3 |
| Lot Area:       | 22,246'      |

| 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     |
| Will the project cause the greenspace to be within 3% of what is recommended by the Design Guidelines? | No     |

| Ordinance/Design Guideline | Allowable/Required | Provided          |
|----------------------------|--------------------|-------------------|
| Minimum Greenspace:        | 65% = 14,459 sf    | 15,006 sf = 67.5% |

The Maloneys are proposing a new 2-story addition at the rear and side of their existing home.

**Summary of Property:**

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

**Lot Coverage Review:**

|                         |               |
|-------------------------|---------------|
| Main floor living area: | 1,550 sf      |
| <u>Additions:</u>       | <u>638 sf</u> |
| Total Lot Coverage:     | 2,188 sf      |

**Summary of Project:**

At the front of the house, the area over the garage is being raised, but being kept subordinate to the main mass. An eyebrow roof over the garage doors will be rebuilt to cantilever out further.

At the rear of the house, a new large rear wing is proposed at the back of the garage. A new fireplace is proposed at the existing rear wing in addition to modifications to the window arrangement. At the space between the two wings, a new pair of French doors are proposed.

A new patio extends into the rear yard, centered on the French Doors. A low wall is proposed at the perimeter of the new patio. Due to the change in grade, a set of stairs is proposed to connect the patio to the rear of the house. No railings are indicated. **Clarification is required.**

The drawings appear to show a large amount of exposed foundation wall. It is not clear if this is intentional. **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:                   | 10,799 sf     |
| House Footprint:            | 2,188 sf      |
| Driveway:                   | 1,121 sf      |
| <u>Patios and walkways:</u> | <u>185 sf</u> |
| Remaining Greenspace:       | 7,305 sf      |

**Design Guideline Review:**

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

Subsection C suggests that side wings, located in the primary building area, should have a depth and height up 1 ½ stories or 24 feet, and clearly less than the main mass. They should also be set behind the front plane of the main mass. The proposed changes to the garage wing make it taller than 24 feet and full 2-stories. **This recommendation has not been met.**

Subsection D suggests that rear wings located in the primary building area can have an unlimited depth, but the width should be no more than 50% of the main mass width. Their height should be limited to 1 ½ stories and 24 feet and clearly less than the main mass. Again, the proposed rear wing is taller than 24 feet and full 2-stories. **This recommendation has not been met.**

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 been met.

| Lot Information |              |
|-----------------|--------------|
| Zoning:         | R-1(10)/LS-1 |
| Lot Area:       | 10,799 sf    |
| Lot Width:      | 80'          |

| Ordinance/Design Guideline            | Allowable/Required | Provided         |
|---------------------------------------|--------------------|------------------|
| Maximum Height:                       | 35'                | No Change        |
| Minimum Side Yard (Left):             | 10'                | 14.3'            |
| Minimum Side Yard (Right):            | 10'                | 11.1'            |
| Minimum Combined Side Yards:          | 25% = 20'          | 25.4'            |
| Minimum Rear Yard: (At closest point) | 20% - 27'          | 46.5'            |
| Patio Minimum Side Yard:              | 15'                | 34'              |
| Patio Minimum Rear Yard:              | 15'                | 34.75'           |
| Maximum Lot Coverage:                 | 3,365 sf           | 2,188 sf         |
| Minimum Greenspace:                   | 60%                | 7,305 sf = 67.6% |

| 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     |
| Will the project cause the greenspace to be within 3% of what is recommended by the Design Guidelines? | No     |

| Address                             | Lot Area | Existing Lot Coverage | LC by Ordinance |
|-------------------------------------|----------|-----------------------|-----------------|
| 6545 Sagamore Rd                    | 10,799   | 1,607                 | 3,365           |
| 6539 Sagamore Rd                    | 12,420   | 1,771                 | 3,709           |
| 6549 Sagamore Rd                    | 10,798   | 1,654                 | 3,365           |
| 6553 Sagamore Rd                    | 12,148   | 2,336                 | 3,652           |
| 6548 Sagamore Rd                    | 10,052   | 2,254                 | 3,202           |
| 6540 Sagamore Rd                    | 10,800   | 2,912                 | 3,366           |
| 6534 Overbrook Rd                   | 12,149   | 2,316                 | 3,653           |
|                                     |          |                       | Average         |
|                                     |          |                       | 50% Increase    |
| Allowable LC reduced by 150% Rule = |          |                       | 3,093           |

## #7 Mission Hills Country Club

5400 Mission Drive

The Mission Hills Country Club is proposing to replace their existing chain link fence with a chain link fence in the same size and location.

At the August 17<sup>th</sup> meeting, the ARB approved the Mission Hills Country Club's request to replace its existing tennis court with a new court in the same location. The ARB will consider amending this decision based on additional information.

### Summary of Property:

- Character Area: Golf Club District
- Location of Common Green Space: Front
- Any Special Frontages: None

### Summary of Project:

The proposed court is the same size and layout as the existing 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.