

ARCHITECTURAL REVIEW BOARD AGENDA

September 5, 2023

3:00 p.m.

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

#1 Consent Agenda

- A. **Adam & Jill Gray** – 6400 Wenonga Terrace Changes to previously approved new home
- B. **Cheryl Lockton Williams** – 5825 Overhill Road Changes to previously approved project
- C. **Cheryl Lockton Williams** – 5825 Overhill Road Replacement of driveway
- D. **Seth & Lyndsay Henson** – 2609 W 70th Street Generator

#2 Veronica McDonald 2117 Drury Lane

Landscape Plan

#3 Susan & Scott Brown 1900 Stratford Road

New 7-foot fence

#4 William & Mary Beth Zollars 6130 Ensley Lane

Two additions in rear and side of home

#5 Nicholas Hinrichs* 3300 W 69th Street

New patios / New Walkways / New Pillars

*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. Adam & Jill Gray

6400 Wenonga Terrace

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

Summary of Property:

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

Summary of Project:

The Grays are proposing to shift their circle driveway 4 feet to the west to center on a kitchen window. They are also proposing a new paving layout within the front courtyard.

The proposed changes result in a new gain of approximately 461 square feet of greenspace. The new total greenspace is 61,230 SF or 73.5%

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 Williams

5825 Overhill Road

The Locktons-Williams are returning to the ARB with changes to their previously approved project.

Summary of Property:

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

Summary of Project:

At the July 19, 2022, ARB meeting, the Locktons-Williams were approved to replace their existing pool and terrace. They are returning to the ARB to add a dry stack stone wall to the side of the pool. The wall will stand 18 to 24 inches tall. They are also proposing to reconfigure the columns and steps that lead up to the pool.

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.

C. Cheryl Lockton Williams

5825 Overhill Road

The Locktons-Williams are proposing to replace their concrete driveway with a brick border in a slightly different configuration.

Summary of Property:

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

Summary of Project:

At both drive approaches, the Locktons-Williams are proposing to reduce the driveway width down to 12 feet wide. The drive will gradually widen the previous width at the front entry; however, they are proposing to add a small amount of paving to have the driveway be parallel to the house.

At the rear auto court, they are proposing to remove a portion of paving to make the drive more symmetrical. A small amount of new paving is proposed at an adjacent rear patio.

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.

D. Seth & Lyndsay Henson

2609 West 70th Street

The Hensons are proposing to install a generator.

Summary of Property:

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

Summary of Project:

The Hensons are proposing a new generator in their side yard. The generator is screened from view by an existing 6-foot-tall privacy fence. The generator is dark gray in color and therefore City staff could not approve it.

Ordinance Compliance:

While not specifically dimensioned, the Hensons are indicating that the generator will be located on the east side of the house. The side yard is 16 feet wide so there is ample room to install the generator while meeting the minimum 10 feet side yard setback for accessory structure. 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 Veronica McDonald

2117 Drury Lane

The owners are returning to the ARB to present their revised landscape plan.

Summary of Property:

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

Summary of Project:

The majority of the dense landscaping is focused on the front of the house near the entrance and the driveway. Landscaping at the rear of the house is mainly sod and several new canopy trees. NOTE: The ARB approved a landscape plan last Spring, but asked that they return with some plantings for the rear yard.

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:	R-1(20)/LS-1
Lot Area:	15,983 SF
Lot Width:	106'

Ordinance	Allowable/Required by Ord	Proposed
Maximum Height:	35'	24'-10"
Minimum Front Yard:	50'	50'
Minimum Side Yard (Left):	10'	11.1'
Minimum Side Yard (Right):	10'	16.5'
25% Combined Side Yards:	26.5'	27.6'
Minimum Rear Yard: (20%)	30' (At closest point)	46.5'
Lot Coverage Limit:	4,420 SF	3,395 SF
Minimum Greenspace Required:	60% (9,591 SF)	9,675 SF = 60.5%

#3 Susan & Scott Brown

1900 Stratford Road

The Browns are proposing a new 7-foot-tall fence.

Summary of Property:

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

Summary of Project:

The proposed fence is located primarily in the rear yard. It is an aluminum fence similar in design to the pre-approved classic three-rail picket fence. The portion located in the rear yard is designated to be 7 feet tall. An additional section is proposed along the right side-yard. The height of this section steps at 6 feet and 4 feet tall and extends to the front of the house.

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 William & Mary Beth Zollars

6130 Ensley Lane

The Zollars are proposing two new additions in the rear and side of their home.

Please note, a pool and patio are indicated on the plan, but not part of the review currently.

Summary of Property:

- Character Area: Neighborhood Estates
- Location of Common Green Space: Front & Side
- Any Special Frontages: Intersection Green (Verona Columns)

Summary of Project:

At the rear of the house, the Zollars are proposing to remove the existing portico and replace it with a new rear wing. A second addition is proposed at the side of the house to tie into an existing wing. All of the additions' proposed materials and detailing match the existing house.

Ordinance Compliance:

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

Design Guideline Review:

Since both of the proposed additions are located over existing hardscape, greenspace calculations were not reviewed. There are no conflicts between the proposed project and the City of Mission Hills Design Guidelines.

#5 Nicholas Hinrichs*

3300 W 69th Street

Mr. Hinrichs is proposing new patios, walkways and pillars in his front yard.

Summary of Property:

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

Summary of Project:

At the front of the house, a new walkway is proposed to connect from the driveway hammer head to the front door. This new walkway extends the hammer head an additional 8 feet into the front yard. This walkway connects to an 11-foot square patio in the front yard. This patio works as a hub for walkways extending back to the driveway, to the front door, and to another front patio at a side wing. All of the proposed walkways and patios are brick with brick borders.

At the sides of the driveway, near the hammer head, two new pillars are proposed to flank the driveway. Two new pillars are also proposed at the front east patio.

Ordinance Compliance:

The project is in violation of City Code Section 5-119 C which limits the types of structures allowed in the front yard. The two patios are too large to be considered walkways so they are not allowed. **Variations are required.** The proposed pillars are also in violation of this Code Section. While entry markers are allowed, Code Section 5-132 B.7 limits entry markers to LS-6 and LS-7 lots only, and they must be no more than 15 ft. from the back of curb and within 5 ft. of the driveway entry. **Variations are required for the four pillars.**

Greenspace Review	SF
Lot Area:	20,015
House Footprint:	-2,004
Detached Garage:	-870
Driveway:	-3,100
Pool:	-1,863
Walls:	-185
Patios & Walkways:	-718
Remaining Greenspace:	11,275

Design Guideline Review:

Section 2.7.3.A on page 106 recommends LS-3, 4 and 5 properties have a greenspace no less than 65% of the lot area. **This recommendation has not been met.** Please note that even if all the front walkways and patios are eliminated, the property will still not comply with this Design Guidelines recommendation.

Lot Information	
Zoning:	R-1(16)/LS-3
Lot Area:	29,800 SF

Ordinance/Design Guideline	Allowable/Required	Provided
Minimum Greenspace:	65%=13,009 SF	11,275 SF = 56.3%

* Multiple variations required.