

ARCHITECTURAL REVIEW BOARD AGENDA

September 28, 2021

3:00 p.m.

Pre-meeting to begin at 2:15 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

#1	David & Diane Zimmer* 5924 High Drive	Light fixtures on front wing walls <i>Project cont'd from Sept 14th meeting</i>
#2	Lisa Hardy 6815 Cherokee Lane	Replacing existing driveway
#3	Kimberly & William Aliber 3617 West 64 th Street	Faux slate roof
#4	Mission Hills Country Club 5400 Mission Drive	Replace Pergola
#5	Eric Bur† 3103 West 67 th Terrace	New paver patio / Stone fire pit / Stone steps
#6	Ricky & Megan Zahner* 6524 Sagamore Road	Rear addition
#7	Samira Zaman & Talal Khan† 5930 Oakwood Road	CONTINUE TO OCTOBER 26TH New Home & pool
#8	Matt & Kerry Adam† 6601 Belinder Avenue	CONTINUE TO OCTOBER 26TH New Home & sport court renovation

*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.

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

This project was continued at the August 3rd 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 17th and 31st meetings 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.

Design Guideline Review:

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

* A variance is required

The Hardys are proposing to replace their existing driveway in the same configuration.

Summary of Property:

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

Summary of Project:

The existing asphalt driveway is approximately 18 feet wide at the front property line. It then widens into an auto-court with a parking area and a hammerhead near the house.

Ordinance Compliance:

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

Greenspace Review:

Lot area:	23,143 sf	
House Footprint:	2,687 sf	
Existing Sport Court:	1,055 sf	
Existing Patio:	806 sf	
<u>Driveway:</u>	<u>2,617 sf</u>	
Remaining Greenspace:	15,978 sf	69.0%

Design Guideline Review:

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

#3 Kimberly & William Aliber

3617 West 64th Street

The Alibers are proposing a new faux slate 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 DaVinci multi-width staggered in smokey grey color.

Ordinance Compliance:

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

Design Guideline Review:

The ARB does not typically approve monolithic colors on faux slate roofs. Blends are typically required. Discussion is recommended.

#4 Mission Hills Country Club**5400 Mission Drive**

The Mission Hills Country Club is proposing a new pergola at the west side of the existing club building.

Summary of Project:

An existing open pergola will be demolished and replaced with a new pergola with a solid top. With the exception of the roof material, the new pergola is similar to the existing post and beam structure. The existing railings, in the area, are to be replaced with new metal railings. The stone foundation walls under the existing deck will be replaced with painted brick to match existing. New heaters, fans, and lights will be installed.

The roof is low slope standing seam directed to an integral gutter and a single downspout.

Ordinance Compliance:

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

Mr. Bur is proposing a new stone paver patio, stone fire pit, and stone steps.

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

Summary of Project:

The new patio is located in the same location as the existing patio, but in a different configuration. It is to be constructed of flagstone. The proposed fire pit is located toward the rear of the patio and is to be constructed of the same flagstone cut in pieces and mortared onto a CMU base. Existing concrete steps will be overlaid with the same flagstone as the patio.

Ordinance Compliance:

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

Greenspace Review:

Lot area:	20,562 sf
House Footprint:	3,520 sf
New Patios:	577 sf
Existing Patio:	49 sf
Sidewalk:	111 sf
<u>Driveway:</u>	<u>1,269 sf</u>
Remaining Greenspace:	15,036 sf 73.1%

Design Guideline Review:

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:	20,562

Ordinance/Design Guideline	Allowable/Required	Provided
Patio Minimum Side Yard:	20'	24.2'
Patio Minimum Rear Yard:	20'	62.3'
Minimum Greenspace:	65% = 13,365 sf	15,036 sf = 73.1%

The Zahners are proposing a new 1-story addition at the rear of their home that includes a new patio.

Summary of Property:

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

Lot Coverage Review:

Main floor living area:	2,115 sf
<u>Proposed Addition:</u>	<u>291 sf</u>
Total Lot Coverage:	2,406 sf

Summary of Project:

The new addition is located at the rear of the house. All materials, detailing and fenestration match the existing house. A small portion of the new addition will include a new decorative roof deck. One existing window will be removed to make way for the new addition. The new patio will replace an existing brick patio at the rear of the existing rear wing.

Ordinance Compliance:

The project is in violation of City Code Section 5-120.D which requires patios, on LS-1 lots, have a minimum side yard setback of 15 feet. The proposed patio is located 13 feet from the side property line. **A variance of 2 feet is required.**

Greenspace Review:

Lot area:	10,125 sf	
House Footprint:	2,406 sf	
Proposed Patio	246 sf	
Existing Putting Green	400 sf	
<u>Driveway, porches and walkways:</u>	<u>984 sf</u>	
Remaining Greenspace:	6,089 sf	60.1%

Design Guideline Review:

Section 2.4 on pages 68 through 71 of the Design Guidelines provides specific recommendations for the Traditional Neighborhood character area.

Subsection B suggests that front wings have a width clearly less than the main mass and not exceed 50% of the main mass width. The depth should not be greater than the width. The height can be up to 1 ½ stories but clearly less than the main mass. The location should be near the front building line. There should be no more than one.

Subsection D suggests that rear wings located in the primary or secondary building areas can be up to 2 stories and 30 feet tall but clearly less than the main mass. Rear wings should have a width clearly less than the main mass and should not exceed 50% of the main mass width. Spacing between wings should no less than the eave height of the taller wing. The proposed addition essentially fills in the space between and existing rear wing and the opposite side of the house. As such, there is no separation between the rear wings. **Discussion is recommended.**

* A variance is required.

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 2.6.4.A on page 89 discourages overbuilding by suggesting that homes avoid reaching more than 2 minimum/maximum setbacks or limits. 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(16)/ LS-1
Lot Area:	10,125 sf
Lot Width:	75'

Ordinance/Design Guideline	Allowable/Required	Provided
Maximum Height:	35'	No Change
Minimum Side Yard (Left):	10'	11' (Existing)
Minimum Side Yard (Right):	10'	7.1' (Existing) 11' (at Addition)
Minimum Combined Side Yards:	25% = 18.75'	18.1 (Existing) 22' (at Addition)
Minimum Rear Yard: (At closest point)	20% = 27'	42' (Existing)
Patio Minimum Side Yard:	15'	13' (Proposed)
Patio Minimum Rear Yard:	15'	27'
Maximum Lot Coverage:	3,467 sf	2,406 sf
Minimum Greenspace:	60% = 6,075 sf	6,089 sf = 60.1%
Drainage Study Required if any answer below is "Yes"		
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?		Yes
Have previous projects added more than 1,000 sq. ft. over the last 10 years?		No

Address	Lot Area	Existing Lot Coverage	LC by Ordinance	% max used
6524 Sagamore Rd	10,126	2,092	3,218	65.00%
6520 Sagamore Rd	11,111	2,248	3,433	65.49%
6528 Sagamore Rd	10,124	1,721	3,218	53.48%
6521 Sagamore Rd	10,096	1,366	3,212	42.53%
6525 Sagamore Rd	10,800	2,176	3,366	64.65%
6517 Sagamore Rd	10,392	1,825	3,277	55.69%
6529 Sagamore Rd	10,799	1,544	3,365	45.88%
Average				56.10%
50% Increase				84.16%
Allowable LC reduced by 150% Rule =		2,708		
6524 Sagamore Rd	Proposed =	2,406	71.5%	of City Ordinance Limit
			88.8%	of Design Guideline Limit

The Zaman/Khans are proposing a new 2-story home with a 4,623 sq. ft. footprint. The footprint consists of 3,267 sq. ft. of first floor living space, an 810 sq. ft. 3-car garage, and 546 sq. ft. of covered porches. The project includes a swimming pool and patio.

Summary of Property:

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

Lot Coverage Review:

Main floor living area:	3,267 sf
Main floor garage area:	810 sf
Covered porches:	546 sf
<u>Detached Accessory Buildings:</u>	<u>0 sf</u>
Total Lot Coverage:	4,623 sf

Summary of Project:

The house is a contemporary style sided in a combination of wood and stucco. The main mass of the house is 2 stories. The windows are all fixed or casement. The window arrangement is formal on the front, but less so on the sides. The roof is comprised of multiple flat planes that all have bronze copings.

The new first floor elevation is approximately even with the previous home. The first floor sits 15 feet higher than the home to the left and 3.5 feet lower than the home to the right. The main ridge is 11.5 feet higher than the home to the left and is roughly even with the home to the right. Due to the different styles of the adjacent homes, eave lines are significantly different.

An auto-court is located near the garages and is positioned to accommodate all three garages.

The A/C and pool equipment are not indicated on the plans. **Clarification is required.**

The pool is proposed at the rear of the main mass. It is connected to a new patio and the covered lanai. A 5-foot tall painted aluminum fence is proposed around the pool and patio.

Ordinance Compliance:

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

Greenspace Review:

Lot area:	24,094 sf
House Footprint:	4,623 sf
Hardscape/Driveway:	2,756 sf
<u>Pool:</u>	<u>450 sf</u>
Remaining Greenspace:	16,265 sf 67.5%
<u>Optional Driveway:</u>	<u>1,530 sf</u>
Remaining Greenspace:	14,735 sf 61.2%

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 A suggests that the main mass of the house should be between 40% and 50% of the lot width. At 41 feet wide (29%) this is slightly less than the recommendation. This section goes on to suggest that the depth of the main mass should be 25% of the lot width but need not to be less than 25 feet. At 43 feet deep, (35%) the depth is slightly deeper than the recommendation. **Discussion is recommended.**

Subsection C suggests that side wings, located in the primary building area, should have a depth and height clearly less than the main mass. They should also be set behind the front plane of the main mass. Side wings located in the secondary building area should have a height up to 2-stories and 30 feet, but clearly less than the main mass. Side wings located in the conditional building area should have a height no taller than 1 ½ stories and 24 feet with eaves no higher than 12 feet. These recommendations have been met.

Subsection D suggests that rear wings located in the primary or secondary building areas can be up to 2 stories and 30 feet tall but clearly less than the main mass. Rear wings should have a width clearly less than the main mass and should not exceed 50% of the main mass width. Spacing between wings should be no less than the eave height of the taller wing. Rear wings located in the Conditional Building Area should have a height no taller than 1 ½ stories and 24 feet with eaves no higher than 12 feet. These recommendations have been met.

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. The proposed driveway is closer than 8% (11 feet) near the garage, but is farther away at the curb line. Please note that this portion of the driveway is existing.

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 2.6.4.A on page 89 discourages overbuilding by suggesting that homes avoid reaching more than 2 minimum/maximum setbacks or limits. This recommendation has been met.

Section 2.7.1 B on page 94 suggests that the number of different roof pitches should be limited to two. This recommendation has been met.

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. This recommendation has been met.

Section 2.7.2 A on page 101 recommends garages be set behind the façade of the main house mass. This recommendation has not met. The proposed garage is set in a side wing at the front of the house.

Discussion is recommended.

Section 2.7.2.B on page 102 recommends drives be no more than 12 feet wide at the front property line. This recommendation has been met at the new curb cut. The existing curb cut is being maintained at 16.2 feet.

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 not been met with the optional circle driveway.**

City Arborist Recommendation:

Plant two large canopy trees in the rear yard and plant another large tree in the front yard towards the north side. There are two nice pin oaks planted as street trees that will require protective fencing out to their driplines. There's a Norway spruce (Southeast portion of the property) and a large hackberry (northeast corner of the house) that will also require protective fencing to the dripline. This fencing will need to stay in place for the entire duration of the project and no materials, dumping, trenching or traffic will be permitted in these areas.

PRP Recommendation:

[Insert PRP recommendation]

Lot Information	
Zoning:	R-1(30)/LS-3
Lot Area:	24,094 sf
Lot Width:	141'

Ordinance/Design Guideline	Allowable/Required	Provided
Maximum Height:	35'	29.8'
Minimum Side Yard (Left):	10'	20.7'
Minimum Side Yard (Right):	10'	29.2'
Minimum Combined Side Yards:	30% = 42.3'	49.9'
Minimum Rear Yard: (At closest point)	20% = 32.0'	32.0'
Patio Minimum Side Yard:	20'	26'
Patio Minimum Rear Yard:	20'	21'
Maximum Lot Coverage:	5,879 sf	4,623 sf
Minimum Greenspace:	65% = 15,661 sf	14,735 sf = 61.2%

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
Have previous projects added more than 1,000 sq. ft. over the last 10 years?	N/A

Address	Lot Area	Existing Lot Coverage	LC by Ordinance	% max used
5930 Oakwood Rd	24,094	2,797	5,879	47.58%
5924 Oakwood Rd	28,486	3,630	6,604	54.97%
5910 Oakwood Rd	31,191	4,680	7,034	66.54%
5923 Overhill Rd	35,122	3,732	7,639	48.86%
5933 Overhill Rd	31,700	3,992	7,113	56.12%
			Average	54.81%
			50% Increase	82.22%
5930 Oakwood	24,094	Proposed: 4,623	5,879	81.03%
Recommended Lot Coverage as reduced by 150% Rule:			4,833	98.57%

The Owners are proposing a new 2-story home with a 6,040 sq. ft. footprint. The footprint consists of 3,646 sq. ft. of first floor living space, a 906 sq. ft. 3-car garage, 1,055 sq. ft. of covered porches, and a 433 sq. ft. detached garage. The project includes a sport court renovation.

Summary of Property:

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

Lot Coverage Review:

Main floor living area:	3,646 sf
Main floor garage area:	906 sf
Covered porches:	1,055 sf
<u>Detached Accessory Buildings:</u>	<u>433 sf</u>
Total Lot Coverage:	6,040 sf

Summary of Project:

The proposed house is a Tudor revival style sided entirely with brick. The main mass of the house is 2 stories. The main mass is flanked on the both sides by one-story wings. Both wing are compound wings that connect to rear wings. The windows are all casement or fixed. The window arrangement is fairly formal on all sides of the house. The roof is comprised of multiple planes with a 12/12 pitch.

The new first floor elevation is approximately 2 feet higher than the previous. The main floor sits 3.1 feet lower than the house to the right and 0.44 feet higher than the home to the left. The main ridge is 10 feet lower than the home to the right and 10.2 feet higher than the home to the left. The home to the right has an elevated first floor so the eaves are not comparable. The home to the left has similar eave heights.

The driveway is a simple circle drive like most of the houses within the immediate area. An area, near the front entry, is proposed as pavers, the remaining area material is asphalt. An auto-court is located near the garage and is positioned to accommodate all three garages. A hammer-head portion of the auto-court extends to a detached 1-car garage.

The A/C equipment is located on the right side of the house and will be screened with a low stockage fence. A generator is proposed in a small equipment enclosure at the rear of the detached garage. Other than the covered patio, and a small stoop at the garage entry, no additional patio is proposed at this time. A large asphalt sport court is existing in the rear yard. The Adams are proposing to cut the area of the sport court down but leave it in the northeast corner of the property. A new fence is not proposed at the perimeter of the lot or at the revised sport court.

Ordinance Compliance:

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

Greenspace Review:

Lot area:	42,700 sf
House Footprint:	6,040 sf
Driveway, sidewalks, Tennis Court:	7,769 sf
Patios:	120 sf
Remaining Greenspace:	28,771 sf

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 A suggests that the main mass of the house should be between 40% and 50% of the lot width. At 65.7 feet wide, this recommendation has been met. This section goes on to suggest that the depth of the main mass should be 25% of the lot width but need not to be less than 25 feet. At 36.1 feet deep, this recommendation has been met. Please note most of the main mass is hidden by side wings.

Subsection B suggests that front wings have a width clearly less than the main mass and the total of all wings should not exceed 50% of the main mass width. The depth should not be greater than the width. The height can be up to 2-stories but clearly less than the main mass. The location should be near the front building line. These recommendations have been met.

Subsection C suggests that side wings, located in the primary building area, should have a depth and height clearly less than the main mass. They should also be set behind the front plane of the main mass. Side wings located in the secondary building area should have a height up to 2-stories and 30 feet, but clearly less than the main mass. These recommendations have been met.

Subsection D suggests that rear wings located in the primary or secondary building areas can be up to 2 stories and 30 feet tall but clearly less than the main mass. Rear wings should have a width clearly less than the main mass and should not exceed 50% of the main mass width. Spacing between wings should no less than the eave height of the taller wing. These recommendations have been met.

Subsection E suggests that detached accessory buildings located in the conditional building or primary landscape areas should be limited to 1 story with 10-foot maximum eave heights. There should be no more than 2 accessory buildings per lot. These recommendations have been met.

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. No dormers are oriented toward any neighboring lot.

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. These recommendations have 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 2.6.4.A on page 89 discourages overbuilding by suggesting that homes avoid reaching more than 2 minimum/maximum setbacks or limits. This recommendation has been met.

Section 2.7.1 B on page 94 suggests that the number of different roof pitches should be limited to two. This recommendation has been met.

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. This recommendation has been met.

Section 2.7.2 A on page 101 recommends garages be set behind the façade of the main house mass. This recommendation has been met.

Section 2.7.2.B on page 102 recommends drives be no more than 12 feet wide at the front property line. This recommendation has 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.

City Arborist Recommendation:

Plant at least seven large canopy tree species such as white and bur oak after construction is completed. And at least three of which should be planted in the front yard.

PRP Recommendation:

[Not yet completed.]

Lot Information	
Zoning:	LS-5
Lot Area:	42,700 sf
Lot Width:	140.0'

Ordinance/Design Guideline	Allowable/Required	Provided
Maximum Height:	35'	35'
Minimum Side Yard (Left):	15% = 21.0'	26.8'
Minimum Side Yard (Right):	15% = 21.0'	21.7'
Minimum Rear Yard: (At closest point)	30% = 99.0'	29.5'
Patio Minimum Side Yard:	20'	N/A
Patio Minimum Rear Yard:	20'	N/A
Sport Court Side Yard:	20'	20'
Sport Court Rear Yard:	20'	20'
Accessory Building Minimum Side Yard Setback:	10'	11.1'
Accessory Building Minimum Rear Yard Setback:	10'	78.5'
Maximum Lot Coverage:	8,750 sf	6,040 sf
Minimum Greenspace:	65% (27,755 sf)	66.6% (28,437 sf)

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
Will the project cause the greenspace to be within 3% of what is recommended by the Design Guidelines?	Yes
Have previous projects added more than 1,000 sq. ft. over the last 10 years?	N/A

Address	Lot Area	Existing Lot Coverage	LC by Ordinance	% max used
6601 Belinder Ave	42,700	3,332	8,750	38.08%
6515 Belinder Ave	44,547	5,225	9,011	57.98%
6525 Belinder Ave	36,610	4,414	7,862	56.14%
6535 Belinder Ave	35,006	3,905	7,621	51.24%
6615 Belinder Ave	41,656	3,418	8,600	39.74%
6621 Belinder Ave	40,260	4,285	8,399	51.02%
			Average	49.03%
			50% Increase	73.55%
6601 Belinder	42,700	Proposed: 6,040	8,750	69.00%
Recommended Lot Coverage as reduced by 150% Rule:			6,436	93.85%