

ARCHITECTURAL REVIEW BOARD AGENDA

October 3, 2023

3:00 p.m.

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

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|----|--|---|
| #1 | Farid Namin
6520 State Line Road | Window changes |
| #2 | John & Katherine Roney
2201 W 70 th Street | Replacing driveway |
| #3 | Tony & Liz Krsnich
2315 W 65 th Street | Replacing driveway |
| #4 | Ryan Sprott & Molly Maxwell
6550 Wenonga Road | New circle driveway |
| #5 | Peter & Karen Young*
2209 W 69 th Street | Replacing wood decks with a new paver patio |
| #6 | Richard & Mary Sloss* WITHDRAWN
6646 Wenonga Terrace | Wood fence
<i>Continued from September 19th ARB meeting</i> |
| #7 | Nicholas Hinrichs*
3300 W 69 th Street | New patios / New walkways / New pillars
<i>Continued from September 5th ARB meeting</i> |

*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 Farid Namin

6520 State Line Road

Mr. Namin is proposing multiple window changes.

Summary of Property:

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

Summary of Project:

In January of 2023, the ARB denied a project for Mr. Namin to replace a few windows throughout his house. This is the new proposal.

Clarification is required about existing windows that have clearly been replaced but are not indicated in this or previous proposals. These windows are of concern because they have snap-in muntin bars, rather than full simulated divided lights as typically requested 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 of the Design Guidelines provides specific recommendations for doors and windows. This section suggests that windows be simulated divided-light windows with applied muntins at the exterior, at the insulated air space, and at the interior. **This recommendation has not been met.**

#2 John & Katherine Roney

2201 W 70th Street

The Roneys 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 proposed driveway will be in the same configuration but constructed of concrete in lieu of asphalt.

Ordinance Compliance:

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

Design Guideline Review:

Section 2.7.2 B on page 102 of the design guidelines provides specific recommendations for driveways. This section recommends that drive width be limited to 12 feet at the street. One leg of the proposed circle driveway meets this recommendation, but the second entrance is 20 feet wide. **Discussion is recommended.**

#3 Tony & Liz Krsnich

2315 W 65th Street

The owners are proposing to replace their existing driveway.

Summary of Property:

- Character Area: Suburban (Transitional)
- Location of Common Green Space: Front & Side
- Any Special Frontages: Intersection

Summary of Project:

The proposed driveway is a similar configuration. The main curb cut is being reduced from approximately 27 feet wide to 22 feet wide. The second curb cut is being reduced from approximately 13 feet wide to 12 feet wide. A new parking area is proposed along the side of the driveway near the garage.

Ordinance Compliance:

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

Design Guideline Review:

Section 2.7.2 B on page 102 of the design guidelines provides specific recommendations for driveways. This section recommends that drive width be limited to 12 feet at the street. One leg of the proposed circle driveway meets this recommendation, but the second entrance is 22 feet wide. **Discussion is recommended.**

#4 Ryan Sprott & Molly Maxwell

6550 Wenonga Road

The Sprott/Maxwells are proposing a new circle drive.

At the May 12, 2020 ARB meeting the Sprott/Maxwells presented and withdrew this project before the ARB took any action.

Summary of Property:

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

Summary of Project:

The proposed concrete driveway will replace the existing asphalt driveway. They are requesting the option to include an 8" side brick paver edge.

As part of the project, three trees will be removed.

Ordinance Compliance:

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

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 recommends a circle driveway have an inner green no less than 80 feet wide and 40 feet deep. These recommendations have 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 not been met.**

Lot Information	
Zoning:	R-1(20)/ LS-3
Lot Area:	23,612 SF

Ordinance/Design Guideline	Allowable/Required	Provided
Minimum Greenspace:	65% = 15,348 SF	13,790 SF = 58.4%

#5 Peter & Karen Young*

2209 W 69th Street

The Youngs are proposing to replace their existing wood decks with a new paver patio.

Summary of Property:

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

Summary of Project:

The proposed patio extends the width of the rear of the house and extends into the right side-yard. A walkway connects the new patio to a side entrance and to the existing driveway. The patio is to be constructed of pavers on a concrete base. New planter beds are proposed at the back of the patio.

Ordinance Compliance:

The project is in violation of City Code Section 5-120 D which requires a 20-foot setback for patios. A variance of 2 feet is required.

Greenspace Review	SF
Lot Area:	21,114
House Footprint:	-3,420
Driveway:	-3,518
Front Walkway	-124
Proposed Patio	-1,674
Proposed Walkway	-364
Remaining Greenspace:	12,014

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.

Lot Information	
Zoning:	R-1(20)/ LS-4
Lot Area:	21,114 SF

Ordinance/Design Guideline	Allowable/Required	Provided
Patio Minimum Side Yard:	20'	18'
Patio Minimum Rear Yard:	20'	20'
Minimum Greenspace:	65% = 13,724 SF	12,014 SF = 56.9%

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

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

* A variance is required.

#6 ~~Richard & Mary Sloss~~* WITHDRAWN

~~6646 Wenonga Terrace~~

The Slosses are proposing to replace the wood fence along the side of their property.

Summary of Property:

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

Summary of Project:

The proposed fence is located along the Tomahawk Road side of the house. It will be a 6-foot tall cedar board-on-board, pre-approved style. A recess with an inset gate is proposed at the front side return.

Ordinance Compliance:

The existing fence is a non-conforming use in violation of a platted setback. The new fence will be in violation of the same platted setback. **A variance of 30 feet is required.**

Design Guideline Review:

Section 2.7.3.C on page 109 of the design guidelines recommends that fences be located behind platted setbacks in conformance with the Mission Hills Zoning ordinances. **This recommendation has not been met.**

* A variance is required.

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

Continued from the September 5th ARB meeting so that changes could be made.

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. **Variances 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. **Variances 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%