

ARCHITECTURAL REVIEW BOARD AGENDA

October 11, 2022

3:00 p.m.

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

#1 **Michael & Michele Belzer** Replace windows
6331 Ensley Lane

#2 **Brian & Reagan Wittek** Changes to previously approved project
6600 Willow Lane

#3 **Mark & Amy Thompson†** Landscape plan / Swimming pool / Patio / Fireplace
3728 West 65th Street

*Variance required. † Substantial Construction

The Belzers are proposing to replace 8 windows.

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, the Belzers are proposing to replace a quintuple casement with a triple casement in the same opening. They are also proposing to replace a pair of casements with a new triple casement. These proportions seem inappropriate and should be verified.

At the side of the house, they are proposing to replace a pair of casements with a single unit. The pair of casements above the garage are also indicated to be changed to a single casement.

At the rear of the house, the three lights of a bay window are being replaced. Below the bay, a large picture window with flanking French casements is now proposed as a large picture window with flanking single casements.

All of the proposed windows are fiber construction with sandstone finish, which matches the existing house. Similarly, all of the windows are proposed with Colonial grille patterns on the interior only. Please note that all existing windows only have grilles at the interior.

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 recommends that window muntins be simulated divided lites with muntins applied at the exterior, at the insulated air space, and at the interior of the window. The proposed windows only have muntins on the interior face. **This recommendation has not been met.**

#2 Brian & Reagan Wittek

6600 Willow Lane

The Witteks are returning to the ARB with changes to their previously approved project. They are proposing a new single-car garage at the side of their exiting garage and various window changes.

Summary of Property:

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

Lot Coverage Review:

- Existing Main Floor: 2,887 sf
- Proposed Garage: 251 sf
- Total Lot Coverage: 3,138 sf

Summary of Project:

At the June 21, 2022 meeting the Witteks were approved for a new garage addition and window changes. They are now proposing to change the windows on the side of the garage from a single window centered in the elevation to two windows evenly spaced across the elevation. At the rear of the house, they are now proposing a new patio door in an existing projecting bay.

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(16)/LS-2
Lot Area:	16,937 sf
Lot Width:	120.0'

Ordinance/Design Guideline	Allowable/Required	Provided
Maximum Height:	35'	No Change
Minimum Side Yard (Left):	10'	11'-9" (Existing)
Minimum Side Yard (Right):	10'	18'-3" (Proposed)
Minimum Combined Side Yards:	25% = 30'	29'-11"
Minimum Rear Yard: (At closest point)	20% = 28.25'	No Change
Minimum Greenspace:	60% = 10,162 sf	9,883 sf = 58.4%

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

*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.

October 11, 2022

#3 Mark & Amy Thompson

3728 West 65th Street

The Thompsons are returning to the ARB to present their landscape plan as required. They are also proposing changes to the circle drive and the new swimming pool, patio, and outdoor fireplace in the rear yard.

Swimming pools and outdoor fireplaces are substantial construction projects, and the project was noticed as such with the new house.

Summary of Property:

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

Lot Coverage (Roofed Structures) Review:

Main floor living area:	3,985 sf
Main floor garage area:	1,015 sf
<u>Covered porches:</u>	<u>1,405 sf</u>
Total Lot Coverage:	6,405 sf

Summary of Project:

The proposed patio is located on axis with the rear of the house with the pool centered in it. A stone retaining wall encloses the patio on three sides. The outdoor fireplace is located at the center of the patio. A set of yard steps connect the existing upper terraces to the new proposed pool patio. The circle drive area is being reduced.

Ordinance Compliance:

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

Greenspace Review:

Lot area:	38,578 sf	
House Footprint:	6,405 sf	
Driveway & Front Walks:	4,785 sf	
Existing Patios, Walls and Walkways:	1,710 sf	
New Pool Patio and Walls	525 sf	
<u>Yard Steps:</u>	<u>65 sf</u>	
Remaining Greenspace:	25,088 sf	65%

Design Guideline Review:

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

Section 2.7.3.A on page 106 recommends that LS- 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:	38,578 sf
Lot Width:	156.5'

Ordinance/Design Guideline	Allowable/Required	Provided
Maximum Height:	35' (30' by DG)	27.1'
Minimum Side Yard (Left):	15%=23.48'	27.5'
Minimum Side Yard (Right):	15%=23.48'	25.3'
Minimum Combined Side Yards:	N/A	
Minimum Rear Yard: (At closest point)	30%=73.3'	77.1'
Patio Minimum Side Yard:	20'	23.8'
Patio Minimum Rear Yard:	20'	>68'
Maximum Lot Coverage Limit:	8,154 by ordinance	6,405
Minimum Greenspace:	65%=25,076 sf	25,088 sf = 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?	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