

ARCHITECTURAL REVIEW BOARD AGENDA

October 12, 2021

3:00 p.m.

Pre-meeting to begin at 2:30 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 | Nick & Clare Blasi
6640 Indian Lane | Changes to previously approved landscape plan |
| #2 | John & Cynthia Sheridan
2109 West 68 th Street | Enlarge existing patio |
| #3 | Tyler & Leigh Nottberg*
3002 West 67 th Terrace | Expand patio and outdoor kitchen /
Add outdoor fireplace |
| #4 | Steve & Linda Turley*
2801 West 67 th Street | Replace front walkway |
| #5 | Koenig Building & Restoration †
6516 Belinder Avenue | Changes to previously approved project / Patio /
Pool / Outdoor kitchen and fireplace |
| #6 | Reuben Perin
2335 Drury Lane | Multiple door and window modifications / New
covered patio |

*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 Blasis are returning to the ARB with changes to their previously approved landscape plan.

Summary of Property:

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

Summary of Project:

The changes have been reviewed by the City Arborist been found that the changes are acceptable *with the addition of four new street trees*. Please refer to the attached email.

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.

#2 John & Cynthia Sheridan

2109 West 68th Street

The Sheridans are proposing to enlarge their existing patio.

Summary of Property:

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

Summary of Project:

The proposed stamped concrete patio extends the patio deeper into the rear yard, but still well within the required setbacks.

Ordinance Compliance:

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

Greenspace Review:

Lot area:	22,047 sf	
House Footprint:	3,282 sf	
Driveway and walkways:	5,347 sf	
Patio:	650 sf	
Remaining Greenspace:	12,768 sf	57.9%

Design Guideline Review:

Section 2.7.3.A on page 106 of the Design Guidelines recommends that LS-1 and 2 properties have a greenspace no less than 60% of the lot area. **This recommendation has not been met.**

Lot Information	
Zoning:	R-1(16)/LS-3
Lot Area:	22,047 sf

Ordinance/Design Guideline	Allowable/Required	Provided
Patio Minimum Side Yard:	20'	41.5' Left, 82' Right
Patio Minimum Rear Yard:	20'	30'
Minimum Greenspace:	60% (13,228 sf)	57.9% (12,768 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?	No
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?	N/A

*The existing greenspace is currently under the recommended amount for this property.

#3 Tyler & Leigh Nottberg*

3002 West 67th Terrace

The Nottbergs are proposing to replace and expand their existing patio, expand their existing outdoor kitchen, and add a new outdoor fireplace.

At the June 8th ARB meeting, the Board approved the scope of the patio but required that the overall plan to be revised to increase the greenspace by at least 59% of the lot area which would require the Nottbergs to remove approximately 330 sf of hardscape from the property.

Summary of Property:

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

Summary of Project:

The revised plans indicate that the new greenspace is 62.2% but there is no breakdown to describe how this was achieved. **Clarification is required.**

Ordinance Compliance:

The project is in violation of Code Section 5-121.D which requires a minimum 20-foot setback from the side and rear property lines for patios on LS-2 lots. A setback of 17 feet has been provided at the rear. **A variance of 3 feet is required. Note: A variance of 10 feet was denied at the May 26th BZA meeting.**

Design Guideline Review:

Section 2.7.3.A on page 106 of the Design Guidelines recommends that LS-1 and 2 properties have a greenspace no less than 60% of the lot area. **This recommendation has not been met.**

Lot Information	
Zoning:	R-1(16)/LS-2
Lot Area:	19,014 sf

Ordinance/Design Guideline	Allowable/Required	Provided
Patio Minimum Side Yard:	20'	21'
Patio Minimum Rear Yard:	20'	17'
Minimum Greenspace:	60% (11,408.80 sf)	54.9% (10,436 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?	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*
Has there been a documented stormwater complaint for this property?	Yes

*The existing greenspace is currently under the recommended amount for this property.

* A variance is required.
October 12, 2021

The Turleys are proposing to replace their existing front walkway.

Summary of Property:

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

Summary of Project:

The existing walkway extends from the front stoop to the street. The proposed walkway will extend from a new front patio to the existing garage.

The width of the walkway is not indicated, but appears to be less than 5 feet.

Ordinance Compliance:

The project is in violation of Code Section 5-119 C which forbids structures, like patios, in the front yard. **A variance is required.**

Greenspace Review:

Lot area:	18,290 sf	
House Footprint:	3,367 sf	
Driveway and patios:	2,212 sf	
Demolished Walkway:	(126 sf)	
<u>New Walkway:</u>	<u>370 sf</u>	
Remaining Greenspace:	12,467 sf	68.2%

Guideline Review:

Section 2.7.3 B. 4. on page 108 of Design Guidelines provides specific recommendations regarding front walkways. With the exception of the patio structure, the walkway generally conforms to the guidelines.

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.

* A variance is required.
October 12, 2021

#5 Koenig Building & Restoration

6516 Belinder Avenue

Koenig Building and Restoration is returning to the ARB with changes to their previously approved project. They are now proposing a new patio, pool, outdoor kitchen, outdoor fireplace, painted picket fences and gates, and driveway edging.

The project is a substantial construction matter as defined by City Code Sections 5-103.75 and 5-103.122 and was noticed as such.

Summary of Property:

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

Lot Coverage Review:

Main floor living area:	2,743 sf
Main floor garage area:	907 sf
<u>Covered porches:</u>	<u>90 sf</u>
Total Lot Coverage:	3,740 sf

Summary of Project:

When the home was originally approved, a slightly smaller patio was approved at the rear of the house. The owners are now proposing a new patio that is located closer to the south property line. The patio now includes a swimming pool and an outdoor fireplace with an incorporated grill area. New picket fences and gates will be added on each side of the property. The stained concrete drive will have a raised stone edging.

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.

Greenspace Review:

Lot area:	23,430 sf
House Footprint:	3,740 sf
<u>Driveway, patios and walkways:</u>	<u>4,459sf</u>
Provided Greenspace:	15,231 sf (65.1%)
Required Greenspace:	15,230 sf (65%)

Lot Information	
Zoning:	R1-(20)/LS-3
Lot Area:	23,430 SF
Lot Width:	120'

Ordinance/Design Guideline	Allowable/Required	Provided
Maximum Height:	35'	33'
Minimum Side Yard (Right):	10'	30'
Minimum Combined Side Yards:	30% = 36'	44.58'
Minimum Rear Yard: (At closest point)	20% = 38.95'	69.5'
Patio Minimum Side Yard:	20'	26'
Patio Minimum Rear Yard:	20'	43.9'
Lot Coverage Limit:	5,765 SF	3,740 SF
Minimum Greenspace Recommended:	65% = 15,230 SF	15,251 sf = 65.1%

Drainage Study required if any answer is "yes"	
Is project adding 1,000 sq. ft. or more of impervious surface?	Yes
Is project causing less Greenspace than recommended by DG?	No
Is project causing Greenspace to be w/in 3% of recommended amount?	Yes

Address	Lot Area	Existing Lot Coverage	LC by Ordinance	% max used
6516 Belinder	23,430	3,396	5,765	58.90%
6508 Belinder	22,538	3,871	5,612	68.98%
6532 Belinder	29,625	4,225	6,786	62.26%
6524 Belinder	26,772	3,467	6,325	54.81%
6509 Belinder	40,582	5,995	8,446	70.98%
6515 Belinder	44,225	4,403	8,966	49.11%
2709 Tomahawk	26,762	3,611	6,324	57.10%
2801 Tomahawk	28,905	4,198	6,671	62.93%
			Average	60.63%
			50% Increase	90.95%
6516 Belinder	23,430	Proposed: 3,740	5,765	64.9 %
		Recommended Lot Coverage as reduced by 150% Rule:	5,244	71.3%

The Perins are proposing multiple door and window modifications and a new covered patio.

Summary of Property:

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

Summary of Project:

At the front/north side of the house, only cosmetic repairs are proposed.

At the west side of the house, two existing windows will be replaced with new doors.

At the rear/south side of the house, a triple window is being replaced with a new larger triple window and an existing window will be replaced with a new door. A new trellis structure is proposed across the majority of the rear elevation. A portion of the trellis will have a full membrane roof and skylights.

At the east side of the house, the existing garage door will be replaced with a new frosted glass garage door. An existing first floor window will be removed, and there will be new outdoor kitchen grill cabinets.

Lot Coverage Review:

Main floor area:	2127 sf
Main floor garage area:	0 sf
Existing Covered porches:	260 sf
Proposed Covered Porches	362 sf
<u>Detached Accessory Buildings:</u>	<u>720 sf</u>
Total Lot Coverage:	3469 sf

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:	R1-(20)/LS-3
Lot Area:	28,008 SF

Ordinance/Design Guideline	Allowable/Required	Provided
Patio Minimum Side Yard:	20'	Left: 16' (Existing) Right: 37' (Existing)
Patio Minimum Rear Yard:	20'	> 65'
Lot Coverage Limit:	6,527 SF	3,469 SF
Minimum Greenspace Recommended:	65% = 18,205 SF	81% = 22,686 SF

Drainage Study required if any answer is "yes"	
Is project adding 1,000 sq. ft. or more of impervious surface?	No
Has more than 1,000 sq. ft. been added over the last 10 years?	Yes
Is project causing less Greenspace than recommended by DG?	No
Is project causing Greenspace to be w/in 3% of recommended amount?	No

Address	Lot Area	Existing Lot Coverage	LC by Ordinance	% max used
2335 Drury Ln	28,008	3,072	6,527	47.07%
2401 Drury Ln	36,289	3,381	7,814	43.27%
2227 Drury Ln	21,960	2,612	5,512	47.39%
2330 Drury Ln	24,917	3,435	6,017	57.08%
2400 Drury Ln	34,050	4,817	7,476	64.43%
Average				51.85%
50% Increase				77.77%
Allowable LC reduced by 150% Rule =		5,076		
2335 Drury Ln	Proposed =	3,469	46.4%	of City Ordinance Limit
				68.3% of Design Guideline Limit