

ARCHITECTURAL REVIEW BOARD AGENDA

November 15, 2022

3:00 p.m.

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

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| #1 | Consent Agenda | |
| | A. Matt & Kerry Adam – 6601 Belinder Avenue | Changes to previously approved project |
| | B. Cyd Slayton – 3021 W 68 th Street | Changes to previously approved project |
| | C. Mike & Lori Engle – 2710 W 66 th Terrace | Changes to previously approved project |
| | D. Jeffrey & Sharon Goble – 6930 Overhill Road | Cosmetic changes to home |
| | E. Cheryl Lockton – 5825 Overhill Road | Generator installation |
| #2 | Dave & Dee Dillon † CONTINUED TO NOV 29TH
6545 Wenonga Road | New house and pool |
| #3 | Craig Scurato
6723 Tomahawk Road | Guardrail on covered porch |
| #4 | Nicholas Hinrichs
3300 W 69 th Street | Concrete/faux slate roof |
| #5 | Marc & Emily Cortes
6724 Overhill Road | Window/door changes; modify roof deck |
| #6 | Stephen & Kylie Finno †
6528 Overbrook Road | Built-in grill; patio extension |
| #7 | James Dyer
6150 State Line Road | Urn in rear yard |
| #8 | Hank & Vickie Bradley
2910 W 69 th Street | Replace 6 windows on front of home |
| #9 | Farid Namin
6520 State Line Road | Replace front door |
| #10 | Farid Namin
6520 State Line Road | Multiple window changes |
| #11 | Laura Hammond
6439 Ensley Lane | Screened porch; patio extension |
| #12 | Resolution Certifying Certain Exterior Work for Routine Approval – Add DaVinci Roof Color “Evergreen” | |

*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. Matt & Kerry Adam

6601 Belinder Avenue

The Adams 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:

They are proposing to shift the circle drive slightly closer to the front entry.

At the rear of the house, they are proposing a new 30-inch-tall stone retaining wall to create a level space for the previously approved sport court.

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. Cyd Slayton**3021 West 68th Street**

Ms. Slayton is returning to the ARB with changes to her rooftop solar panels.

Summary of Property:

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

Summary of Project:

In July of 2022, the ARB approved rooftop solar panels on the back of the Slayton home. Ms. Slayton is returning to the ARB to propose reducing the number of panels to be installed on the main roof, and to add panels to a detached building.

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. Mike & Lori Engle

2710 West 66th Terrace

The Engles are returning to the ARB with changes to their previously approved outdoor fireplace.

Summary of Property:

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

Summary of Project:

The original approval was for an outdoor fireplace constructed of stone. The Engles are now proposing a fireplace constructed of painted brick.

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. Jeffrey & Sharon Goble

6930 Overhill Road

The Gobles are returning to the ARB with additional scope for their previously approved project.

Summary of Property:

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

Summary of Project:

In August of 2022 the ARB approved a sunroom addition for the Gobles. The Gobles are now proposing cosmetic modifications to the front of their home.

They are proposing to replace the painted herringbone trim at their front windows with stained cedar herringbone trim.

They are also proposing to replace their existing front porch roof with a new standing seam roof with a copper patina appearance. A front dormer is also proposed to have the same metal roof.

At the side of the house, they are proposing to replace the garage door header with stained cedar to match the front trim.

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.

E. Cheryl Lockton

5825 Overhill Road

Ms. Lockton is proposing a new generator in her back yard.

Summary of Property:

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

Summary of Project:

The proposed generator is located near the center of the rear yard behind the driveway. It will be enclosed with an iron fence.

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 Dave & Dee Dillon

6545 Wenonga Road

The Dillons are proposing a new 1-story home with a 6,250 sq. ft. footprint. The footprint consists of 4,645 sq. ft. of first floor living space, a 950 sq. ft. 3-car garage, and 546 sq. ft. of covered porches. The project includes a generator, swimming pool, shade pergola, and other landscape structures.

The Dillons are requesting that their project be continued to the November 29th meeting so they can complete changes that were requested by the PRP.

Mr. Scurato is proposing to install a new guardrail atop an existing covered porch.

Summary of Property:

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

Summary of Project:

The propose railing is a simple square baluster system that will stand 36 inches tall. It is being installed atop an existing covered porch with a flat roof.

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 Nicholas Hinrichs

3300 West 69th Street

Mr. Hinrichs is proposing a new concrete (faux slate) roof.

Summary of Property:

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

Summary of Project:

The proposed product is a concrete based tile made to look like natural slate. This is not a product that the ARB has included on the pre-approved roofing materials list.

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.

The Corteses are proposing to replace an existing deck with a shed roof and replace various windows and doors.

Summary of Property:

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

Summary of Project:

The roof deck to be removed is at the rear of the house over an existing patio. The original plans for the house had this as a roof structure. The owners are proposing to remove the deck and install a roof to match the original plans.

They are also proposing an interior remodel with multiple window modifications. At the rear of the house, windows within the covered porch will be removed and replaced with a pair of French doors. Two adjacent existing pedestrian doors will be converted into windows.

At the second floor, two windows are being removed and replaced with new units in a slightly different configuration. All other window replacements match the existing size, style and location.

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.

The Finnos are proposing a new built-in grill and patio extension at the rear of their new screened porch currently under construction.

Built-in grills are substantial construction matters and the project was noticed as such.

Summary of Property:

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

Summary of Project:

The proposed grill will be all brick construction and connected to an existing chimney at the back of a new screened porch addition.

The proposed patio extension is to the side of the new grill.

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(10)/LS-1
Lot Area:	14,315 sf
Lot Width:	90'

Ordinance/Design Guideline	Allowable/Required	Provided
Patio/Pool Minimum Side Yard:	15'	25.8'
Patio/Pool Minimum Rear Yard:	15'	18.9'
Minimum Greenspace:	60% = 8,589 sf	9,262 sf = 64.7%

*Property owners indicated proposed greenspace will be 59%; however, the City’s measurements of the plan indicate it will be 55%.

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
Has there been a documented drainage complaint against the 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.

Mr. Dyer is returning to the ARB with changes to his previously approved project.

Summary of Property:

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

Summary of Project:

In July of 2022, the ARB approved a fountain in the rear yard. Mr. Dyer is now proposing to omit the fountain and install an urn on a 2 ft. x 2 ft. concrete pad. This eliminates a variance and dramatically improves his greenspace calculation.

Ordinance Compliance:

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

Design Guideline Review:

Section 2.7.3.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 not been met.**

Greenspace Review:

- Lot area 15,525 sf (calculated using property survey)
- Existing non-greenspace area 7,650.72 sf
- **Existing greenspace** 7,874.28 sf = 50.72%
- Non-greenspace being added 4 sf
- **Remaining greenspace** 7,870.28 sf = 50.69%

#8 Hank & Vickie Bradley

2910 West 69th Street

The Bradleys are proposing to replace 6 windows at the front of their home.

Summary of Property:

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

Summary of Project:

The proposed windows match the layout of other windows on the house, but only have muntin bars between the glass.

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.**

#9 Farid Namin

6520 State Line Road

Mr. Namin is proposing a new front door.

Summary of Property:

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

Summary of Project:

The new front door is solid panel door with a small view light. It is replacing a half glass door.

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

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 May of 2022, the ARB approved a project for Mr. Namin to replace a few windows throughout his house. The revised layout is adding more windows to the original scope.

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.**

Ms. Hammond is proposing a new screened porch and a patio extension at the rear of her house.

Summary of Property:

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

Lot Coverage Review:

Existing Lot Coverage:	2,600 sf
Porch Addition:	275 sf
Main floor garage area:	400 sf
Covered porches:	190 sf
<u>Detached Accessory Buildings:</u>	<u>0 sf</u>
Total Lot Coverage:	3,465 sf

Summary of Project:

The proposed screened porch is designed as an extension to an existing rear wing. The existing wing has a flat roof and the new porch will have a standing seam hipped roof. Due to the grade of the rear yard, the finished floor of the porch is approximately 4 feet above grade. The foundation of the porch includes brick pilons extending to the first floor with a lattice infill.

The existing patio is near the same elevation as the first floor of the house. With the proposed patio extension, they are maintaining the same elevation. At the rear of the patio, a new set of concrete and brick steps will transition to finished grade.

Ordinance Compliance:

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

Greenspace Review:

Lot area:	17,815 sf
Lot Coverage: (See above)	3,465 sf
Driveway, & walkways	1,127 sf
<u>Patios and walkways:</u>	<u>313 sf</u>
Remaining Greenspace:	12,910 sf = 72.5%

Design Guideline Review:

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

Subsection D suggests that rear wings located in the primary building area can have an unlimited depth, but the width should be no more than 50% of the main mass width. Their height should be limited to 1 ½ stories and 24 feet and clearly less than the main mass. These recommendations have 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-2
Lot Area:	17,815 sf
Lot Width:	112.5'

Ordinance/Design Guideline	Allowable/Required	Provided
Maximum Height:	35'	No Change
Minimum Side Yard (Left):	10'	No Change
Minimum Side Yard (Right):	10'	No Change
Minimum Combined Side Yards:	25% = 28.13'	No Change
Minimum Rear Yard: (At closest point)	20% = 34.5'	67.1'
Patio Minimum Side Yard:	15'	N/A
Patio Minimum Rear Yard:	15'	>70'
Maximum Lot Coverage:	4,768 sf	3,465 sf
Minimum Greenspace:	60% = 10,689 sf	12,910 sf = 72.5%

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
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

A RESOLUTION CERTIFYING CERTAIN EXTERIOR WORK FOR ROUTINE APPROVAL BY THE ARCHITECTURAL REVIEW BOARD OF THE CITY OF MISSION HILLS, KANSAS.

WHEREAS, Section 5-140 of the Zoning Regulations established the Architectural Review Board ("ARB") for the purposes of ensuring that all structures within the City conform to certain minimum architectural and aesthetic standards of appearance and all structures conform with surrounding structures; preventing the erection of structures detrimental to the stability of values of surrounding properties; ensuring the conformity to the design principles of the Comprehensive Plan; and promoting the health, safety and general welfare of the residents of the City;

WHEREAS, Section 5-144 of the Zoning Regulations requires the ARB to annually determine certain exterior work that is or would be routinely approved by the ARB within District R-1, describe such exterior work in adequate detail, and certify that such exterior work conforms to the Zoning Regulations and Design Guidelines and is approved in accordance with the standards set forth in Section 5-146 so that no further ARB approval shall be required for the issuance of a building permit for such exterior work ("Certified Exterior Work"); and

WHEREAS, the ARB desires to adopt this Resolution to identify Certified Exterior Work.

NOW, THEREFORE, BE IT RESOLVED BY THE ARB:

SECTION 1. The exterior work specifically identified in Attachment 1 to this Resolution constitutes Certified Exterior Work that conforms to the Zoning Regulations and Design Guidelines (unless sufficient justification for deviating from the Design Guidelines is specified in Attachment 1) and is hereby approved by the ARB in consideration of and in accordance with the standards set forth in Sections 5-144 and 5-146 of the Zoning Regulations.

SECTION 2. The City Administrator or designee is authorized to determine whether any proposed exterior work constitutes Certified Exterior Work in accordance with this Resolution, and if not, the proposed exterior work shall be submitted to the ARB for consideration pursuant to Section 5-145 of the Zoning Regulations.

SECTION 3. This Resolution shall be effective upon adoption by the ARB.

APPROVED by the ARB this 15th day of November, 2022.

Attachment 1

Certified Exterior Work

Capitalized terms used in this **Attachment 1** are defined in Section 5-103 of the Zoning Regulations.

Air Conditioning Units – air conditioning units that are:

- (a) Replacements;
- (b) located at least ten feet (10') from the property line; and
- (c) not visible from the Street.

Arbors – wood or metal arbors consistent with the pre-approved styles identified in **Attachment 2**.

Basketball Goals – basketball goals that are:

- (a) located in Front Yards; or
- (b) located in Side Yards or Rear Yards at least ten feet (10') from the side and/or rear property lines.

Columns – columns that:

- (a) are located in the Side Yard and/or Rear Yard;
- (b) are not attached to the Principal Building;
- (c) are connected to a Fence, Gate, or Wall; and
- (d) meet all applicable requirements identified in the Design Guidelines for entryway markers.

Decks – Decks that are Replacements in the same material, height and approximate footprint of the existing Patio, including horizontal expansions of no more than two feet (2') in any direction.

Doors – doors that are:

- (a) Replacements (including garage doors) in the same location and size; or
- (b) new or replacement storm doors.

Driveways – Driveways that are:

- (a) Replacements in the same location and size; and
- (b) in keeping with the Design Guidelines, including the addition of decorative treatment such as brick, stone or concrete ribbon; or
- (c) not in keeping with the Design Guidelines, but within the same footprint as the existing Driveway on LS-1 and LS-2 Lots only. The ARB finds that there is sufficient justification for deviation from the Design Guidelines to allow such Replacements for LS-1 and LS-2 Lots because the size of these Lots limits their ability to meet Driveway recommendations.

Fences –

- (a) wood Fences consistent with the pre-approved styles identified in **Attachment 3**;
- (b) wrought iron Fences with rails not more than four inches (4") apart and consistent with the pre-approved styles identified in **Attachment 4**;
- (c) horizontal Fence slats when the style is in keeping with the architectural style of the Principal Building.

Gates – Gates that are the same design as the existing Fence (whether or not the Fence is a pre-approved style), including:

- (a) wood Gates that are consistent with the pre-approved Fence styles identified in **Attachment 3**; and
- (b) wrought iron Gates that are consistent with the pre-approved Fence styles identified in **Attachment 4**.

Generators – generators that meet all of the following requirements:

- (a) decibel level complies with the provisions of Code Section 4-115 (specifically, Uniform Public Offense Code Section 9.16(c)(5)(C), as adopted by Code Section 4-115);
- (b) color is dark green or beige;
- (c) screened on all sides by Fences, Walls, the Principal Building or Detached Accessory Building, and/or Landscape designed for all-season coverage; and
- (d) located within fifteen feet (15') of the Principal Building.

Gutters – gutters and downspouts that are Replacements in the same location or made less visible from the Street and/or surrounding properties.

Lighting – new and Replacement light fixtures in keeping with the style of the Principal Building.

Omissions and Revisions – omissions and revisions from an approved plan not involving a major scope change. Examples: Patio with a pergola is approved and the pergola is later omitted; omitting or altering something on an approved plan that is in keeping with the design intent such as adding a Gate to a Fence or showing placement of an air conditioning unit or a gutter; removing chimneys or miscellaneous architectural features that do not impact the overall design intent of the architectural style of the Principal Building.

Patios – Patios that are Replacements in the approximate footprint of the existing Patio, including dimensional expansions of no more than two feet (2') in any direction and changes in materials. Vertical additions (including, but not limited to, permanent seating Structures and fire pits or fireplaces) are excluded if not present in the precise location on the existing Patio.

Roofs – roofs that are Replacements of existing elements, including changes in materials that are consistent with the pre-approved materials and colors identified in **Attachment 5**, but excluding changes in height, pitch, eave width, and any other significant changes in appearance.

Skylights – skylights that are not located on the front of a Structure or visible from the Street.

Small Dish Antennas – Small Dish Antennas that are generally used for highly specialized industrial communications or for receiving television signals from a satellite.

Trees to be Saved – trees marked to be saved (shown in a "clouded" area) on the Site Plan – Substantial Construction Matters may be removed when the City Administrator or designee determines that the tree may not reasonably be saved as intended at the time the ARB approved the building permit.

Walkways – same as Patios.

Walls (Retaining and Non-Retaining) – Walls constructed of natural stone that is mortared, dry-laid, stacked or a veneer over structural concrete.

Water Features – water features that have no structural elements (other than Landscape or Art) in excess of twelve inches (12") above Finished Grade.

Windows – windows that:

- (a) are Replacements in the same location with the same shape, style, and approximate dimensions;
- (b) are Replacements in the same location that differ from the existing windows when all windows will be replaced with the same style and the style is in keeping with the architectural style of the Principal Building; and/or
- (c) are relocations that are in keeping with the ARB's policy to minimize large expanses of wall without fenestration.

All windows with muntins must be true divided light or simulated divided light with muntins on the interior, exterior and/or between glass panes.

Attachment 5

Pre-Approved Materials and Colors for Roofs

Composite/asphalt

Wood

Slate

Standing-seam metal (on porches and/or bay windows)

DaVinci Brand

- Slate - Multi-Width in the following colors:
 - Aberdeen
 - Brownstone
 - Castle Gray
 - European
 - Vineyard
 - Weathered Green
 - Evergreen
- Slate - Single-Width in the following colors:
 - Brownstone – VariBlend
 - European – Variblend
 - Canyon – VariBlend
- Shake – Multi-Width
 - Mossy Cedar
 - Tahoe
 - Mountain
 - Aged Cedar