

ARCHITECTURAL REVIEW BOARD AGENDA

November 30, 2021

3:00 p.m.

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

#1 Consent Agenda

- A. Anita Parsa - 6440 Overbrook Road Replacing windows in existing sunroom
B. Rashna Madan & Karthik Vamanan† – 2501 West 69th Street New covered patio

#2 James McCann & Gaby Wise † Changes to previously approved project / Outdoor
3015 West 67th Street kitchen

#3 Yvonne Hales Replacing front door
2809 Tomahawk Road

#4 Eric Bur † Changes to previously approved project
3103 West 67th Terrace

#5 Seamus & Brittany McLaughlin Replacing existing driveway, walkway
6511 High Dr and rear patio

#6 Scott & Suzy Hall New addition at rear of home
2103 West 69th Terrace

#7 William & Mary Beth Zollars † New patio / Pergola / Outdoor kitchen /
2501 West 63rd Street Outdoor fireplace

#8 Tom & Susan Jones † New home / Pool
6716 Cherokee Lane

#9 Samira Zaman & Talal Khan † New Home / Pool
5930 Oakwood Road

#10 Resolution re: Greenspace Study Requirements

*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. Anita Parsa

6440 Overbrook

The Parsas are proposing to replace all the windows in an existing sunroom.

Summary of Property:

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

Summary of Project:

The proposed windows are all floor-to-ceiling and wall-to-wall with transoms, with the exception of one wall which is proposed as floor-to-ceiling sliding glass doors.

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. Rashna Madan & Karthik Vamanan †

2501 West 69th Street

The Madan/Vamanans are proposing a new covered patio at the rear of their home.

This project was reviewed at the October 26, 2021 ARB meeting where the gas line was discovered making this project a substantial construction matter.

Summary of Property:

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

Summary of Project:

An existing patio and pergola will be removed to make way for a new patio and covered porch in the same area. The new patio will be porcelain tile. A new glazed brick wall is proposed at the corner of the patio. This area will have an open pergola roof. The main covered portion of the patio is toward the center. It will feature a post and beam structure supporting a low slope roof. The roofing material will match the existing house.

An existing triple casement window, at the rear of the house, will be replaced with a new quadruple casement window.

Ordinance Compliance:

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

Greenspace Review:

Lot area:	18,401 sf	
House Footprint:	2,825 sf	
Driveway and walkways:	2,029 sf	
<u>Patio & Rear Sidewalk:</u>	<u>842 sf</u>	
Remaining Greenspace:	12,705 sf	74.6%

Design Guideline Review:

Section 2.7.3.A on page 106 of the Design Guidelines recommends that LS-3 properties have a greenspace no less than 60% of the lot area. This recommendation has been met.

Lot Information	
Zoning:	R-1(16)/LS-3
Lot Area:	18,401 sf

Ordinance/Design Guideline	Allowable/Required	Provided
Patio Minimum Side Yard:	20'	22'
Patio Minimum Rear Yard:	20'	51.0'
Minimum Greenspace:	60% (11,040 sf)	12,705 sf = 69%
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

#2 James McCann & Gaby Wise †

3015 West 67th Street

The McCann/Wises are proposing changes to their previously approved project that now includes an outdoor kitchen.

City Code Section 5-103.78 defines outdoor kitchens as outdoor recreational facilities which makes this project a substantial construction matter.

Summary of Property:

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

Summary of Project:

At the rear of the house, they are proposing a new low seat/retaining wall at the back of the patio. The new wall is approximately 2 feet tall and clad with brick to match the house. The wall will have a stone cap.

An approved paver walkway that connected the patio to a rear door has been omitted. In its place is a new built-in grill and counter. The base cabinet is clad with stained wood siding to match the house and the top is limestone.

Also at the rear, they are proposing a new 6'x7' concrete patio/stoop outside of the mudroom entrance.

As part of the changes, they are now proposing to replace their front door with a new 4-light door.

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.A on page 106 of the Design Guidelines recommends that LS-1 lots have a minimum greenspace area no less than 60% of the total lot area. For this lot, that is 8,916 SF of greenspace. This recommendation has been met.

Lot Information	
Zoning:	R-1(16) LS-1
Lot Width:	130.0'
Lot Area:	14,861 SF

Ordinance	Allowable/Required by Ord	Proposed
Minimum Side Yard (Left):	10'	9.25' (Existing)
Minimum Side Yard (Right):	10'	No Change
Minimum Combined Side Yards:	25% = 32.5'	No Change
Minimum Greenspace:	60% (8,916 SF)	8,916 SF (60%)

#3 Yvonne Hales

2809 Tomahawk Road

The Hales are proposing to replace their front door.

Summary of Property:

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

Summary of Project:

The Hales are proposing to replace their existing pair of solid front doors, with a new pair that include a large integral view light.

Ordinance Compliance:

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

Design Guideline Review:

The style of the proposed door is more contemporary and not in keeping with the style of the house.

Discussion is recommended.

#4 Eric Bur †

3103 West 67th Terrace

Mr. Bur is returning to the ARB with changes to his previously approved project. The original project included a new stone paver patio, stone fire pit, and stone steps.

Summary of Property:

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

Summary of Project:

Mr. Bur is now proposing an outdoor fireplace in lieu of the fire pit.

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-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%

#5 Seamus & Brittany McLaughlin

6511 High Drive

The McLaughlins are proposing to replace their existing driveway, front walkway, and rear patio.

Summary of Property:

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

Summary of Project:

The front walkway and rear patio are to be replaced in the same location and configuration.

The existing driveway is 12 feet wide at the property line and widens to 17 feet wide at the house. The McLaughlins are proposing a new driveway that is 17 feet wide from the street to the house.

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 suggests that direct drives should be limited to 12 feet wide within 30 feet of the curb. **This recommendation has not 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(10)/LS-1
Lot Area:	9,180 sf

Ordinance/Design Guideline	Allowable/Required	Provided
Minimum Greenspace:	60% (5,508 sf)	6,191 sf = 67.4%

The Halls are proposing a new addition at the rear of their home.

Summary of Property:

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

Summary of Project:

The proposed new wing is located to the side of an existing rear wing. A low slope shed roof will tie the new addition into the existing roof. An infill wall near the back of the existing rear wing will connect to the new rear wing. A new pair of French doors are proposed in the infill area between the two rear wings. A portion of an existing fireplace/chimney will be removed to make way for the new addition,

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.A on page 106 of the Design Guidelines recommends that LS-1 lots have a minimum greenspace area no less than 60% of the total lot area. This recommendation has been met.

Lot Information	
Zoning:	R-1(16)LS-1
Lot Width:	144.0'
Lot Area:	24,039 SF

Ordinance	Allowable/Required by Ord	Proposed
Minimum Side Yard:	10'	>39' (Existing)
Minimum Rear Yard:	33.1'	56.1'
Maximum Lot Coverage:	5,851 sf	3,854 sf
Minimum Greenspace:	60% (14,423 SF)	15,517 sf = 64.5%

The Zollars are proposing a new patio, pergola, outdoor kitchen, and outdoor fireplace.

Outdoor kitchens are substantial construction matters as defined by Code Section 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 proposed patio is located at the rear of the house. The main patio is centered on the house and includes the new pergola. The patio extends to the west but is farther from the side property line than the existing patio. The outdoor kitchen is located at the west end of the patio and consists of a stone counter with a built-in grill. The pergola is a simple post-and-beam structure that stands approximately 10 feet tall.

The east end of the patio features the outdoor fireplace that is flanked on both sides by integrated seat walls. The walls and the fireplace are all proposed as limestone. Due to the existing topography, the seat walls are retaining walls that will stand approximately 4 feet above grade.

As part of the project, two sets of windows will be replaced with new French doors with sidelights. Another pedestrian door will be replaced with a full 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.

The Joneses are proposing a new 1-story home with a 4,743 sq. ft. footprint. The footprint consists of 3,130 sq. ft. of first floor living space, a 550 sq. ft. 2-car garage, and 727 sq. ft. of covered porches. The project includes a small swimming pool, a large raised terrace, an outdoor kitchen, a small area of artificial turf, and a circle driveway.

Summary of Property:

- Character Area: Neighborhood Estates
- Location of Common Green Space: Front
- Any Special Frontages: Hillside

Lot Coverage (Footprint of Roofed Structures):

Main floor living area:	3,130 sf
Main floor garage area:	550 sf
<u>Covered porches:</u>	<u>727 sf</u>
Total Lot Coverage:	4,743 sf

Summary of Project:

The proposed house is a style sided primarily with stucco with brick accents at the front entry wing and chimneys. The main mass of the house is 1 story with horizontal massing. The main mass is flanked on both sides by one-story wings. Both wings extend from front yard to back, which is common with horizontal massing. The windows are all casement or fixed with Colonial style muntins. The window arrangement is fairly formal on all sides of the house. The roof is comprised of multiple planes with a 12/14 pitch. The roof material is a Tesla solar panel shingle system.

The main floor sits 1.4 feet lower than the house to the right and 1.2 feet higher than the home to the left. The main ridge is 2 feet lower than the home to the right and 3 feet lower 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 auto-court is located near the garage and is positioned to accommodate both garages with a modest hammer head. A site wall separates the driveway from the yard beyond.

The A/C equipment and generator are located in a utility yard at the south side of the house.

A significant stone retaining wall spans the width of the rear yard to provide a level space for a large terrace with extensive planting areas. At its tallest point, the wall is approximately 6 feet tall. Due to the topography, this patio is aligned with the lower level of the house. The pool is located in the center of this patio, on axis with the main mass of the house. An iron fence is proposed around the perimeter of the terrace. This fence provides required pool protection, but also fall protection for the retaining wall.

A secondary porch is located at the north side of the house. The outdoor kitchen is located within this porch. Directly adjacent to the porch is a small artificial turf area that is surrounded by plantings. An exterior stair connects the side porch to the main terrace.

Ordinance Compliance:

There are no conflicts between the proposed project and the City of Mission Hills Code of Ordinances, provided that the artificial turf specifications meet City requirements.

Greenspace Review:

Lot area:	39,314 sf	
House Footprint:	4,743 sf	
Driveway:	3,197 sf	
Window Wells:	126 sf	
Utility Yard:	165 sf	
Site Walls	244 sf	
<u>Patios and walkways:</u>	<u>2,052 sf</u>	
Remaining Greenspace:	28,631 sf	(72.8%)

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 90' (60%) the house is wider than recommended, but given the horizontal massing style, 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 25 feet deep, this recommendation has been met.

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. 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 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 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. The garage is located in the most forward wing but is still a side entry garage. Given the slope of the property, shifting the garage to the rear of the house may be impractical. **Discussion is recommended.**

Section 2.7.2.B on page 102 recommends drives to 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 LS-3, 4 and 5 properties have a greenspace no less than 65% of the lot area. This recommendation has been met.

Professional Review Panel Recommendation:

The Professional Review Panel recommends approval of the project.

Lot Information	
Zoning:	R-1(25)/LS-5
Lot Area:	39,314 sf
Lot Width:	149'

Ordinance/Design Guideline	Allowable/Required	Provided
Maximum Height: (Above average grade)	35'	27.25'
Minimum Side Yard (Left):	10% = 14.9'	27.75'
Minimum Side Yard (Right):	10% = 14.9'	30.5'
Minimum Rear Yard: (At closest point)	30% = 84'	161.4'
Pool/Patio Minimum Side Yard:	20'	20.1' (Right) 55.5' (Left)
Pool/Patio Minimum Rear Yard:	20'	> 130'
Maximum Lot Coverage:	8,261 sf	4,743 SF
Minimum Greenspace:	65% = 25,554 sf	28,631 sf = 72.8%
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?		No
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
6716 Cherokee Ln	39,314	2,035	8,261	24.63%
6700 Cherokee Ln	30,571	2,378	6,936	34.28%
6708 Cherokee Ln	34,576	5,136	7,556	67.97%
6728 Cherokee Ln	38,530	3,497	8,147	42.93%
6709 Cherokee Ln	30,623	3,758	6,945	54.11%
6715 Cherokee Ln	26,170	5,487	6,226	88.13%
6727 Cherokee Ln	23,478	3,163	5,774	54.78%
			Average	52.41%
			50% Increase	78.61%
Allowable LC reduced by 150% Rule =		6,494		
6716 Cherokee Ln	Proposed =	4,743	57.4%	of City Ordinance Limit
				73.0% 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:	2,912 sf
Main floor garage area:	763 sf
Covered porches:	561 sf
<u>Detached Accessory Buildings:</u>	<u>0 sf</u>
Total Lot Coverage:	4,236 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 8.5 feet higher than the home to the left and is 3.2 feet lower than 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 equipment is located in a small enclosure on the right side of the house, and the pool equipment is located in a basement enclosure.

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.

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 to 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 been met.

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.

Professional Review Panel Recommendation:

The PRP recommends approval of the project with changes; however, there are concerns regarding the style and whether it is in keeping with the design of surrounding structures as required by the zoning regulations. One of the requested changes was that the house footprint be reduced by 15%. The house footprint has been reduced by 8.4%.

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'	28.2'
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	4,236 sf
Minimum Greenspace:	65% = 15,661 sf	16,106 = 66.8%

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

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: 4,236	5,879	72.05%
Recommended Lot Coverage as reduced by 150% Rule:			4,833	87.6%