

# ARCHITECTURAL REVIEW BOARD AGENDA

October 26, 2021

3:00 p.m.

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

## #1 Consent Agenda

- A. **City of Mission Hills** – 6300 State Line Road Landscaping corner of Wenonga Rd and Wenonga Terr
- B. **John & Cathy Wolfe** – 2312 Tomahawk Road Changes to previously approved addition
- C. **Tom & Lynn Hatfield** – 2209 West 70<sup>th</sup> Street Replace cedar shake with Hardie Plank siding
- D. **Steve & Andrea Morgan** – 6716 Willow Lane Changes to previously approved outdoor area
- E. **Debbie & Paul Winter** – 2100 West 69<sup>th</sup> Street New patio and pergola
- F. **Jim Pace** – 2900 West 69<sup>th</sup> Street Extension to an existing rear wing

#2 **Brian Naifeh\*** Basketball goal in side yard  
2508 West 69<sup>th</sup> Street

#3 **John & Cynthia Sheridan** Enlarge existing patio  
2109 West 68<sup>th</sup> Street

#4 **Tyler & Leigh Nottberg †** Replace and enlarge patio / Add Outdoor fireplace  
3002 West 67<sup>th</sup> Terrace

#5 **Rashna Madan & Karthik Vamanan** New covered patio  
2501 West 69<sup>th</sup> Street

#6 **Lee Rimpa & Jamie Larson** Cosmetic modifications / New patio /  
1910 West 67<sup>th</sup> Terrace New screened porch

#7 **Hunter Harris** Cosmetic modifications / Minor additions /  
6400 Indian Lane New pool house

#8 **Paul & Lynsey Jager †** Modifications to sunroom /  
6438 Indian Lane Patio extension / Covered porch

#9 **Matt & Kerry Adam †** New Home / sport court renovation  
6601 Belinder Avenue

#10 ~~Samira Zaman & Talal Khan †~~ **CONTINUED TO NOVEMBER 30<sup>th</sup>** **New Home**  
5930 Oakwood Road *Cont'd from Sept 28<sup>th</sup> Mtg*

\*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. City of Mission Hills**

### **Wenonga Road/Wenonga Terrace Island**

The City is proposing landscaping on the island at the corner of Wenonga Road and Wenonga Terrace. As part of the project, several new stone walls will be added. The City's Park Board has approved the project. **The ARB approved this project in June, but the appropriate neighbors were not notified.**

#### **Summary of Project:**

The main wall runs approximately in the east-west direction. It stands 24 inches tall and is terminated at each end by a 30-inch tall column that will hold a bronze planter.

Several additional terrace walls are proposed along the back side of the island.

Extensive landscaping is proposed around the main wall, with open lawn around the remainder.

#### **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. John & Cathy Wolfe**

**2312 Tomahawk Road**

The Wolfes are returning to the ARB with changes to their previously approved addition.

**Summary of Property:**

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

**Summary of Project:**

During the course of construction, it was discovered that the screen walls within the screened porch do not meet the required fall protection. The Wolfes are now proposing a decorative panel backed with plexiglass at the lower portion of the screen walls. These new panels will meet the fall protection requirements not met by screens alone.

**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. Tom & Lynn Hatfield**

**2209 West 70<sup>th</sup> Street**

The Hatfields are proposing to replace their home's cedar shake siding with Hardie Plank siding.

**Summary of Property:**

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

**Summary of Project:**

The proposed change is at the rear of the house and on a rear dormer. The remainder of the house is sided primarily with brick. The siding material is Hardie Plank Select Cedarmill with 8-inch exposure.

**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. Steve & Andrea Morgan**

**6716 Willow Lane**

The Morgans are returning to the ARB with changes to their previously approved outdoor kitchen/ pergola area.

**Summary of Property:**

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

**Summary of Project:**

The original outdoor kitchen/ pergola featured a decorative brick screen wall facing the neighbors. The Morgans are proposing to relocate the kitchen equipment to that side of the pergola. The ceiling of the pergola is proposed as tongue and groove wood decking.

At the rear of three season porch, new downspouts are proposed.

The original project included a small wood deck and guardrail for the second floor dormers. These have been eliminated from the project scope.

**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(16)/ LS-2
Lot Area:	16,186 sf
Lot Width:	115.0'

Ordinance/Design Guideline	Allowable/Required	Provided
Maximum Height:	35'	No Change
Minimum Side Yard (Left):	10'	11.8' (Existing)
Minimum Side Yard (Right):	10'	16.4' (Existing)
Minimum Combined Side Yards:	25% = 28.75'	28.2' (Existing)
Minimum Rear Yard: (At closest point)	20% = 28.15'	38.4'
Patio Minimum Side Yard:	20'	20.3'
Patio Minimum Rear Yard:	20'	36.6'
Maximum Lot Coverage:	4,459 sf	4,345 sf (97% of Max)
Minimum Greenspace:	60%	56.7%

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

**E. Debbie & Paul Winter**

**2100 West 69<sup>th</sup> Street**

The Winters are proposing a new patio and pergola in their rear yard.

**Summary of Property:**

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

**Summary of Project:**

The proposed patio and pergola are located at the center of the rear elevation. The concrete patio will tie into an existing patio in the area. The pergola is a simple post-and-beam structure that will stand 10 feet 3 inches tall.

Please note that the outdoor kitchen is existing and will remain.

**Ordinance Compliance:**

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

**Greenspace Review:**

Lot area:	19,270 sf	
House Footprint:	3,439 sf	
Driveway and walkways:	2,045 sf	
Patio:	545 sf	
Remaining Greenspace:	13,241 sf	68.7%

**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 been met.

Lot Information	
Zoning:	R-1(16)/LS-2
Lot Area:	19,270 sf

Ordinance/Design Guideline	Allowable/Required	Provided
Patio Minimum Side Yard:	20'	41'
Patio Minimum Rear Yard:	20'	29'
Minimum Greenspace:	60% (11,562 sf)	13,241 sf = 68.7%

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

**F. Jim Pace**

**2900 West 69<sup>th</sup> Street**

The Paces are proposing an extension to an existing rear wing.

**Summary of Property:**

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

**Summary of Project:**

The proposed rear wing is at the east end of the rear elevation. The existing roof line will be extended to cover the new addition. All materials, detailing and fenestration matches the main house.

**Ordinance Compliance:**

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

**Design Guideline Review:**

Section 2.7.3.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.

Lot Information	
Zoning:	R-1(20)/LS-2
Lot Width:	125'
Lot Area:	19,157

	Allowable/Required	Provided
Minimum Side Yard (Left):	10'	6.0' (Existing)
Minimum Side Yard (Right):	10'	32.0' (Existing)
Minimum Combined Side Yards:	31.25'	38.0' (Existing)
Minimum Rear Yard: (At closest point)	27.0'	28.6'
Minimum Greenspace:	60% (11,494)	68.2% (13,065 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

The Naifehs are proposing a new basketball goal in their side yard.

**Summary of Property:**

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

**Summary of Project:**

The proposed goal is located along the side of their existing driveway across from the side entry garage.

**Ordinance Compliance:**

The project is in violation of Code Section 5-120.C that requires accessory structures, located in the side yard, have a minimum setback of 10 feet from the side property line. **A variance of 9 feet is required.**

**Design Guideline Review:**

There are no conflicts between the proposed project and the City of Mission Hills Design Guidelines.

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\* A variance is required.



The Sheridans are proposing to enlarge their existing patio.

*This project was continued at the October 12<sup>th</sup> ARB meeting so the owner could revise the plan to come closer to the greenspace requirements.*

**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:	21,817 sf	
House Footprint:	3,282 sf	
Driveway and walkways:	5,347 sf	
Patio:	650 sf	
Remaining Greenspace:	12,538 sf	57.5%
Existing Greenspace:	12,799	58.7%

**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% (13,090 sf)	57.5% (12,538 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.

## #4 Tyler & Leigh Nottberg

3002 West 67<sup>th</sup> Terrace

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

*This project was continued at the October 12<sup>th</sup> ARB meeting so the owner could revise the plan to come closer to the greenspace requirements. At that time the ARB denied a proposed grill extension.*

### Summary of Property:

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

### Summary of Project:

New plans and area breakdowns are to be provided at the meeting.

### 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 of the Design Guidelines recommends that LS-1 and 2 properties have a greenspace no less than 60% of the lot area.

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'	10' at existing patio 20' at new patio
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.

The Madan/Karthiks are proposing a new covered patio 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:**

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:	22,401 sf	
House Footprint:	2,825 sf	
Driveway and walkways:	2,029 sf	
<u>Patio &amp; Rear Sidewalk:</u>	<u>842 sf</u>	
Remaining Greenspace:	16,705 sf	74.6%

**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 been met.

Lot Information	
Zoning:	R-1(16)/LS-3
Lot Area:	22,401 sf

Ordinance/Design Guideline	Allowable/Required	Provided
Patio Minimum Side Yard:	20'	22'
Patio Minimum Rear Yard:	20'	51.0'
Minimum Greenspace:	60% (13,440 sf)	16,705 sf = 74.6%

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

The Rimpa/Larsons are proposing multiple cosmetic modifications, a new patio, and a new screened porch.

**Summary of Property:**

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

**Summary of Project:**

All of the existing windows are to be replaced with new casement fixed windows in the existing openings.

At the front of the house, an existing column at the front entry will be replaced with a new cedar column. New light fixtures are being provided throughout and a new garage door is proposed. A new front walkway is proposed to connect the existing driveway to the existing front porch.

At the rear of the house, a new portico is proposed over an existing basement door. The screened porch is located at the center of the rear elevation. It is a simple post-and-beam structure with a standing seam metal roof. A new patio is proposed to the side of the screened porch. A new walkway connects the new patio to the existing driveway. Paver stone walkway/steps connect to an existing set of basement stairs.

**Ordinance Compliance:**

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

**Greenspace Review:**

Lot area:	18,461 sf	
House Footprint:	3,120 sf	
Driveway:	1,356 sf	
Front Walkway:	196 sf	
Front Porch:	39 sf	
Rear Walkway	184 sf	
Rear Stoop	11 sf	
Screened-in porch	202 sf	
Paver steps to basement stairs:	29 sf	
Basement Stairs:	56 sf	
<u>Patio:</u>	<u>336 sf</u>	
Remaining Greenspace:	12,932 sf	70.1%

**Design Guideline Review:**

Section 2.7.1 D on page 96 of the Design Guidelines provides specific recommendations for windows and doors. This section generally recommends consistency among windows and muntin patterns. Several of the proposed windows have horizontal muntin orientations while others are vertical. **Discussion is recommended.**

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.

Lot Information	
Zoning:	R-1(16)/LS-2
Lot Width:	130'
Lot Area:	18,461 sf

Ordinance/Design Guideline	Allowable/Required	Provided
Minimum Side Yard (Left):	10'	19.3' (Existing)
Minimum Side Yard (Right):	10'	17.9' (Existing)
Minimum Combined Side Yards:	25% = 32.5'	37.2' (Existing)
Minimum Rear Yard: (At closest point)	28'	50.1'
Patio Minimum Side Yard:	20'	40'
Patio Minimum Rear Yard:	20'	43'
Minimum Greenspace:	60% (11,076 sf)	70.1% (12,932 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

The Harrises are proposing cosmetic modifications along with various minor additions and a new pool house.

**Summary of Property:**

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

**Summary of Project:**

At the front of the house, the existing colonnade will be removed and replaced with a smaller 1 story covered porch. All of the windows will be replaced. A new attic dormer is proposed over the front entry. A new roof will be added to the right side wing and a similar portico added to the left side wing. A new chimney cap will be added to the existing chimney.

At the north elevation, multiple window modifications are proposed, a new portico roof has been added, and a new dormer is proposed above the garage.

At the south elevation, multiple window and door modifications are proposed, including the addition of a door under an existing second floor balcony. The second-floor balcony railing is to be replaced with a new glass railing.

At the west elevation, multiple window and door modifications are proposed. A second story addition is proposed near the garage wing. A new porch roof is proposed at the center of the house.

The proposed pool house is a simple structure sided with lap siding to match the main house. It sits at the rear of the property near the existing pool.

**Ordinance Compliance:**

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

**Greenspace Review:**

Lot area:	42,402 sf
House Footprint:	3,267 sf
Driveway:	6,518 sf
<u>Patios and walkways:</u>	<u>4,085 sf</u>
Remaining Greenspace:	28,532 sf

**Design Guideline Review:**

There are no conflicts between the proposed project and the City of Mission Hills Design Guidelines.

Lot Information	
Zoning:	R-1(30)/LS-5
Lot Width:	248.0'
Lot Area:	42,402 sf

Ordinance/Design Guideline	Allowable/Required	Provided
Maximum Height:	35'	No Change
Minimum Side Yard (Left):	15%=37.2	>100'
Minimum Side Yard (Right):	15%=37.2	31.9' (Existing)
Minimum Rear Yard: (At closest point)	30%	No Change
Patio Minimum Side Yard:	20'	No Change
Patio Minimum Rear Yard:	20'	No Change
Accessory Building Minimum Side Yard Setback:	10'	>30'
Accessory Building Minimum Rear Yard Setback:	10'	11'
Maximum Lot Coverage:	8,642 sf	3,438 sf
Minimum Greenspace:	65% = 27,561 sf	28,532 sf = 67.3%

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
Have previous projects added more than 1,000 sq. ft. over the last 10 years?	No

The Jagers are proposing modifications to their existing sunroom, a patio extension, and a new covered rear porch.

Outdoor kitchens are substantial construction matters as defined by Code Section 5-103.78 and 5-103.122 and was noticed as such and will be heard at a future date. Today’s review is for everything except the outdoor kitchen.

**Summary of Property:**

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

**Lot Coverage Review:**

Main floor living area:	3,087 sf
Main floor garage area:	823 sf
Covered porches: (existing)	806 sf
Covered porches: (new)	358 sf
<u>Playhouse (existing)</u>	<u>78 sf</u>
Total Lot Coverage:	5,152 sf

**Summary of Project:**

An existing patio encircles an existing rear wing. The Jagers are proposing to extend this patio another 9.5 feet into the rear yard. They are also proposing to replace the existing trellis structure over this patio, with a new roof structure. The existing roof is slate, but the rear wing is not structurally able to support natural slate. They are proposing a faux slate at the new addition and at the new porches.

At the existing sunroom, the existing sliding glass doors will be replaced with new French doors with a similar appearance.

**Ordinance Compliance:**

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

**Greenspace Review:**

Lot area:	36,407 sf
House Footprint:	5,152 sf
Driveway,	4,299 sf
<u>Patios and walkways:</u>	<u>2,081 sf</u>
Provided Greenspace:	26,675 sf (73.3%)

**Design Guideline Review:**

There are no conflicts between the proposed project and the City of Mission Hills Design Guidelines.

Lot Information	
Zoning:	R-1(30)/LS-5
Lot Area:	36,407 sf



Ordinance/Design Guideline	Allowable/Required	Provided
Patio Minimum Side Yard:	20'	Right: 25.75' Left: 61.0'
Patio Minimum Rear Yard:	20'	33.0'
Lot Coverage	7,832 sf	5,152 sf
Minimum Greenspace:	65% (23,664 sf)	26,675 sf (73.3%)

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?	N/A

The Adams are proposing a new 2-story home with a 6,040 sq. ft. footprint. The footprint consists of 3,646 sq. ft. of first floor living space, a 906 sq. ft. 3-car garage, 1,055 sq. ft. of covered porches, and a 433 sq. ft. detached garage. The project includes a sport court renovation.

**Summary of Property:**

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

**Lot Coverage Review:**

Main floor living area:	3,646 sf
Main floor garage area:	906 sf
Covered porches:	1,055 sf
<u>Detached Accessory Buildings:</u>	<u>433 sf</u>
Total Lot Coverage:	6,040 sf

**Summary of Project:**

The proposed house is a Tudor revival style sided entirely with brick. The main mass of the house is 2 stories. The main mass is flanked on both sides by one-story wings. Both wings are compound wings that connect to rear wings. The windows are all casement or fixed. The window arrangement is fairly formal on all sides of the house. The roof is comprised of multiple planes with a 12/12 pitch.

The new first floor elevation is approximately 2 feet higher than the previous. The main floor sits 3.1 feet lower than the house to the right and 0.44 feet higher than the home to the left. The main ridge is 10 feet lower than the home to the right and 10.2 feet higher 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 area, near the front entry, is proposed as pavers, but the remaining area material is asphalt. An auto-court is located near the garage and is positioned to accommodate all three garages. A hammer-head portion of the auto-court extends to a detached 1-car garage.

The A/C equipment is located on the right side of the house and will be screened with a low stockade fence. A generator is proposed in a small equipment enclosure at the rear of the detached garage. Other than the covered patio and a small stoop at the garage entry, no additional patio is proposed at this time. A large asphalt sport court is existing in the rear yard. The Adams are proposing to cut the area of the sport court down and move it to be 20 ft. from the side and rear property lines. A new fence is not proposed at the perimeter of the lot or at the revised sport court.

**Ordinance Compliance:**

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

**Greenspace Review:**

Lot area:	42,700 sf
House Footprint:	6,040 sf
Driveway, sidewalks, Tennis Court:	7,769 sf
Patios:	120 sf
Remaining Greenspace:	28,771 sf

**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 65.7 feet wide, 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 36.1 feet deep, this recommendation has been met. Please note most of the main mass is hidden by side wings.

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. 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. 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 E suggests that detached accessory buildings located in the conditional building or primary landscape areas should be limited to 1 story with 10-foot maximum eave heights. There should be no more than 2 accessory buildings per lot. These recommendations have been met.

Subsection F suggests that dormers located on wings or accessory buildings located in the Secondary or Conditional Building Areas should not be oriented toward any neighboring lots. No dormers are oriented toward any neighboring lot.

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 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 been met.

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.

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 at least seven large canopy tree species such as white and bur oak after construction is completed; at least three of which should be planted in the front yard. **The landscape plan does include this recommendation.**

**PRP Recommendation:**

The Adams met with the PRP on two separate occasions. At the September 22<sup>nd</sup> meeting the PRP recommended that the project be approved with multiple requirements. Revised plans have since been provided that include the PRP recommended changes.

Lot Information	
Zoning:	LS-5
Lot Area:	42,700 sf
Lot Width:	140.0'

Ordinance/Design Guideline	Allowable/Required	Provided
Maximum Height:	35'	35'
Minimum Side Yard (Left):	15% = 21.0'	26.8'
Minimum Side Yard (Right):	15% = 21.0'	21.7'
Minimum Rear Yard: (At closest point)	30% = 99.0'	29.5'
Patio Minimum Side Yard:	20'	N/A
Patio Minimum Rear Yard:	20'	N/A
Sport Court Side Yard:	20'	20'
Sport Court Rear Yard:	20'	20'
Accessory Building Minimum Side Yard Setback:	10'	11.1'
Accessory Building Minimum Rear Yard Setback:	10'	78.5'
Maximum Lot Coverage:	8,750 sf	6,040 sf
Minimum Greenspace:	65% (27,755 sf)	66.6% (28,437 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?	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
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
<b>6601 Belinder Ave</b>	42,700	3,332	8,750	38.08%
6515 Belinder Ave	44,547	5,225	9,011	57.98%
6525 Belinder Ave	36,610	4,414	7,862	56.14%
6535 Belinder Ave	35,006	3,905	7,621	51.24%
6615 Belinder Ave	41,656	3,418	8,600	39.74%
6621 Belinder Ave	40,260	4,285	8,399	51.02%
			Average	49.03%
			50% Increase	73.55%
6601 Belinder	42,700	Proposed: 6,040	8,750	69.00%
Recommended Lot Coverage as reduced by 150% Rule:			6,436	93.85%

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.

*This project was continued at the September 28<sup>th</sup> meeting, at the owner's request.*

**Summary of Property:**

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

**Lot Coverage Review:**

Main floor living area:	3,267 sf
Main floor garage area:	810 sf
Covered porches:	546 sf
<u>Detached Accessory Buildings:</u>	<u>0 sf</u>
Total Lot Coverage:	4,623 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 11.5 feet higher than the home to the left and is roughly even with 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 and pool equipment are not indicated on the plans. **Clarification is required.**

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.

**Greenspace Review:**

Lot area:	24,094 sf
House Footprint:	4,623 sf
Hardscape/Driveway:	2,756 sf
<u>Pool:</u>	<u>450 sf</u>
<b>Remaining Greenspace:</b>	<b>16,265 sf 67.5%</b>
<u>Optional Driveway:</u>	<u>1,530 sf</u>
<b>Remaining Greenspace:</b>	<b>14,735 sf 61.2%</b>

**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 not been met with the optional circle driveway.**

**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.

**PRP Recommendation:**

[Insert PRP recommendation]

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'	29.8'
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	4,623 sf
Minimum Greenspace:	65% = 15,661 sf	14,735 sf = 61.2%

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
Will the project cause the greenspace to be within 3% of what is recommended by the Design Guidelines?	Yes
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
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: 4,623	5,879	81.03%
Recommended Lot Coverage as reduced by 150% Rule:			4,833	98.57%



