

ARCHITECTURAL REVIEW BOARD AGENDA

July 5, 2022

3:00 p.m.

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

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|-----------|----------------------------------------------------------------------------|--------------------------------------------------------------------------------------------|
| #1 | Consent Agenda | |
| | A. Jon & Kathleen Cromer – 2601 West 70 th Street | Replacing window |
| | B. Cyd Slayton – 3021 West 68 th Street | Solar panels |
| | C. Joshua & Stacy Herron – 2624 Verona Road | Changes to previously approved project |
| #2 | Chad & Angie Lucas
3316 West 69th Street | Landscape plan / pergola details
<i>Continued from the June 21st meeting</i> |
| #3 | Jerome Torres
3110 Tomahawk Road | Replacing walkway with patio
<i>Continued at 6/21 meeting</i> |
| #4 | James Dyer *
6150 State Line Road | New fountain
<i>Continued from the June 21st meeting</i> |
| #5 | Rick & Britton Norden †
2221 Drury Lane | Outdoor kitchen/grill |
| #6 | Mike & Lori Engle †
2710 West 66th Terrace | Outdoor fireplace |
| #7 | Thomas & Lauren Bauer
6101 High Drive | One story addition / Window changes / New patio |
| #8 | Ken Block
2940 Verona Road | Changes to previously approved project |
| #9 | Lyndse & Prentice Hanes *
6300 Belinder Avenue | Changes to previously approved project |

*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. Jon & Kathleen Cromer

2601 West 70th Street

The Cromers are proposing to replace an existing window.

Summary of Property:

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

Summary of Project:

The Cromers are proposing to replace an existing triple casement window, at the back of their home, with a new pair of double-hung windows. The proposed windows are in keeping with the style of existing windows.

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 proposing solar panels on their roof.

Summary of Property:

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

Summary of Project:

All of the proposed panels are located at the rear of the home, between to existing rear wings.

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. Joshua & Stacy Herron

2624 Verona Road

The Herrons are returning to the ARB with changes to their previously approved pool patio 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 reduce the width of the pool deck by 1 foot on the right side and 18 inches on the left side.

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-5 properties have a greenspace no less than 65% of the lot area. This recommendation has been met.

#2 Chad & Angie Lucas

3316 West 69th Street

The Lucases are returning to the ARB to present their landscape plan and pergola details. They are no longer proposing to change the layout of the pool and pool deck.

This project was continued at the June 21st meeting.

Summary of Property:

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

Summary of Project:

The proposed pergola is a simple post-and-beam structure that aligns with the second-floor plate line. The size and location of the pergola were approved with the new house.

The landscape plan consists of landscaping beds and several trees. Because several trees were removed from the property during construction, the City has required the Lucases to plant 4 canopy trees in the front yard and 2 in the back yard. The City will plant a second street tree in the right-of-way once construction is finished. Regarding the proposed landscape plan, the City has asked the Lucases to consider planting the 4 front-yard canopy trees in a more random fashion. The City Arborist suggested replacing the large canopy trees in the rear yard close to the power lines with more mid-sized trees such as non-columnar Hornbeams, Swamp White Oaks, or Wildfire Black Gums. The City has also suggested planting shrubs along the back fence line.

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-3, 4 and 5 properties have a greenspace no less than 65% of the lot area. This recommendation has been met.

Lot Information	
Zoning:	R-1(20)/LS-3
Lot Area:	22,126 sf
Lot Width:	100'

Ordinance	Allowable/Required by Ord	Proposed
Maximum Height:	35'	35'
Minimum Front Yard:	85'	85'
Minimum Side Yard (Left):	10'	28.5'
Minimum Side Yard (Right):	10'	20.88'
Combined Side Yards: (30%)	30'	49.38'
Minimum Rear Yard: (20%)	42' (At closest point)	42'
Minimum Greenspace:	65% =14,382 sf	14,601 sf = 65.99%

#3 Jerome Torres

3110 Tomahawk Road

Mr. Torres is proposing to replace an existing sidewalk, at the rear of his home, with a new patio.

This project was continued at the June 21st meeting so the City could figure the previous greenspace area and a property survey could be submitted to the City showing the as-built greenspace area.

Summary of Property:

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

Summary of Project:

The proposed concrete patio is in the rear yard and connects to a larger patio.

Ordinance Compliance:

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

Design Guideline Review:

Section 2.7.3.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.**

Lot Information	
Zoning:	R-1(20)/LS-4
Lot Area:	28,149 sf*

*Per property survey

Ordinance/Design Guideline	Allowable/Required	Provided
Greenspace:	65% = 18,297 sf	18,163.76 sf = 64.5%*
Previous Greenspace (before project)	65.4% = 18,410 sf	

*City received as-built survey. City staff compared areas that were changed as part of the project to determine new greenspace amount.

The Dyers are proposing a new fountain at the rear of their property.

This project was continued at the June 21st meeting due to lack of representation. Failure to appear again will result in a denial.

Summary of Property:

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

Summary of Project:

The proposed fountain is located in the southwest corner of the property. It consists of a low brick basin with a taller back wall with waterspouts. The whole structure stands 5 feet tall.

Ordinance Compliance:

The proposed project is in violation of City Code Section 5-121.C that requires accessory structures, such as fountains, to be a minimum of 10 feet from the rear yard property line. The proposed fountain is 5'-11" from the rear property line. **A variance of 4'-1" is required.**

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 104.89 sf
- **Remaining greenspace** 7,769.39 sf = **50.04%**

#5 Rick & Britton Norden

2221 Drury Lane

The Nordens are proposing a new outdoor kitchen/grill area.

An outdoor kitchen is considered a Substantial Construction Matter as described in City Code section 5-103.122 and was noticed as such.

Summary of Property:

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

Summary of Project:

The proposed kitchen is located near their detached accessory building, on an existing paved walkway. The kitchen consists of a stone counter with a built-in 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.

#6 Mike & Lori Engle

2710 West 66th Terrace

The Engles are proposing a new outdoor fireplace on their existing patio.

Outdoor fireplaces 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: Neighborhood Estates
- Location of Common Green Space: Front
- Any Special Frontages: None

Summary of Project:

The proposed stone and brick fireplace stands 10'-3" tall. It is located at the northeast edge of an existing patio. The plans indicate that the exact location has not been determined. That will need to be defined before the ARB can act on the project.

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 Bauers are proposing a one-story addition to the rear of their home. The project includes new rear site walls, new patio, multiple window changes, and relocating their electric meter.

Summary of Property:

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

Lot Coverage Review:

Existing footprint:	2,465 sf
<u>Proposed additions</u>	<u>595 sf</u>
Total Lot Coverage:	3,060 sf

Summary of Project:

The proposed addition is located at the rear of the house, near the center of the main mass. It extends into the rear yard. Apart from the roof, all materials, detailing, and fenestration matches them main house. The proposed roof is a low slope metal roof which does not exist elsewhere on the house. Multiple windows will be removed to make way for the new addition.

The proposed patio is located directly adjacent to the new addition. It is a stone patio that will replace the existing brick patio.

A new 4-foot brick screen wall is proposed at the southeast corner of the house. It is not clear if this wall is enclosing patio space or not. Clarification is required.

An existing stone retaining wall will be replaced with a new stone retaining wall to match.

Ordinance Compliance:

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

Greenspace Review:

Lot area:	21,522 sf	
House Footprint:	3,060 sf	
<u>Proposed hardscape:</u>	<u>3,350 sf</u>	
Remaining Greenspace:	15,112 sf	(70.2%)

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 D suggests that rear wings located in the conditional building area should have a height up to 1 ½ stories and 24 feet with eaves no higher than 12 feet. These recommendations have been met.

Section 2.7.1 B on page 94 suggests that the number of different roof pitches should be limited to two. The proposed addition employs a lower pitch than the main house which is all one pitch. 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 2.7.3.A on page 106 recommends that LS-1 and 2 properties have a greenspace no less than 60% of the lot area. LS-3, 4 and 5 properties have a greenspace no less than 65% of the lot area. LS-6 and 7 properties have a greenspace no less than 70% of the lot area. This recommendation has been met.

Lot Information	
Zoning:	R-1(20)/LS-3
Lot Area:	21,522 sf
Lot Width:	140'

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:	30% = 42'	31.85' Existing
Minimum Rear Yard: (At closest point)	20% = 38'	50'
Patio Minimum Side Yard:	20'	> 40'
Patio Minimum Rear Yard:	20'	> 50'
Maximum Lot Coverage:	5,385 sf	3,060 sf
Minimum Greenspace:	65% = 13,989 sf	15,112 = 70.2%

Drainage Study Required if any answer below is "Yes"	Yes/No
Is the project adding 1,000 sq. ft. or more of impervious surface?	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	Yes
2) project will not decrease existing greenspace on site	
Is there a documented drainage issue for this property?	

*See the Mission Hills website for drainage study requirements – www.missionhillsks.gov

*The Architectural Review Board may require the drainage study be submitted before they act on the proposed project

#8 Ken Block

2940 Verona Road

The Blocks are returning to the ARB with changes to their previously approved rear yard cabana and patio project.

Summary of Property:

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

Lot Coverage Review:

Existing Building Area:	4,951 sf
Cabana:	1,219 sf
<u>Detached Garage:</u>	<u>751 sf</u>
Total Roofed Area:	6,963 sf

Summary of Project:

The windows in the rear cabana are changing from Marvin to a different manufacturer. The overall appearance and layout is the same, except at the south and north sides. Originally those were sliding doors with railings for fall protection. They are now changing to sliding windows with lower fixed panels.

Several new retaining walls will replace existing walls. The new walls are proposed as segmented block. The exact material has not been indicated; **clarification is required.**

Several areas of new paving are being proposed. The fire pit seating area has increased in size, a new patio extension has been added for a smoker, and a new walkway to the new detached garage. The majority of the paving is being changed to pavers, including several existing walkways.

The Blocks are proposing to increase the size of the previously approved trash enclosure and in the same area, the extent of the driveway is being reduced.

Ordinance Compliance:

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

Design Guideline Review:

Section 2.2 on pages 60 through 63 of the Design Guidelines provides specific recommendations for the Countryside Estates character area.

Section 2.7.3.A on page 106 recommends that LS-6 and 7 properties have a greenspace no less than 70% of the lot area. **This recommendation has not been met.**

Greenspace Review:

Lot area:	71,873 sf	
Total roof area:	6,963 sf	
<u>Driveways, Patios and walkways:</u>	<u>17,761 sf</u>	
Remaining Greenspace:	47,149 sf	(65.6%)

Lot Information	
Zoning:	R-1(E2)/ LS-6
Lot Area:	71,873 sf

Ordinance/Design Guideline	Allowable/Required	Provided
Patio Minimum Side Yard:	20'	> 100'
Patio Minimum Rear Yard:	20'	~ 51' (Existing)
Accessory Building Minimum Side Yard Setback:	10'	Cabana: > 100' Garage: 21.8'
Accessory Building Minimum Rear Yard Setback:	10'	Cabana: 49.5' Garage: > 90'
Accessory Building Maximum Area is Side Yard:	2,814 sf	809 sf
Accessory Building Maximum Area is Rear Yard:	1,876 sf	1,219 sf
Maximum Lot Coverage:	12,565 sf	7,184 sf
Minimum Greenspace:	70% = 50,311sf	47,362 sf = 65.9% 47,149 sf = 65.6%

Drainage Study Required if any answer below is "Yes"	Yes/No
Is the project adding 1,000 sq. ft. or more of impervious surface?	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?	N/A

*The property currently does not meet the greenspace recommendation.

#9 Lyndse & Prentice Hanes*

6300 Belinder Avenue

The Hanes are returning the ARB with changes to their previously approved fence project.

Summary of Property:

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

Summary of Project:

When originally approved, the fence was to be located at the 50-foot platted setback line along 63rd street. The fence was instead installed 15'-6" into the platted side yard. The Hanes are requesting approval for the as-built location.

Ordinance Compliance:

The project is in violation of a platted setback. **A variance of 15'-6" is required.**

Design Guideline Review:

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

* A variance is required.