

# ARCHITECTURAL REVIEW BOARD AGENDA

August 16, 2022

3:00 p.m.

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

- |            |  |  |
|------------|--|--|
| <b>#1</b>  | <b>Consent Agenda</b>  |  |
|            | A. <b>McDonald (Top Choice Cont)</b> – 2117 Drury Lane               | Changes to previously approved project   |
| <b>#2</b>  | <b>John Vaglio &amp; Kami Bremyer</b><br>6130 Mission Drive          | Changes to previously approved project   |
| <b>#3</b>  | <b>Jeffrey &amp; Sharon Goble †</b><br>6930 Overhill Road            | Rear addition / New patio with outdoor kitchen /<br>Fireplace                                |
| <b>#4</b>  | <b>Andrew &amp; Mary Weed †</b><br>2509 West 68 <sup>th</sup> Street | Replace existing rear patio / Add firepit  |
| <b>#5</b>  | <b>Brett Votava †</b><br>2600 West 69 <sup>th</sup> Street           | New addition / Patio / Pool / Fence / Walkway  |
| <b>#6</b>  | <b>LeGard (Koenig Building)</b><br>6516 Belinder Avenue              | Landscape plan   |
| <b>#7</b>  | <b>Farid Namin</b><br>6520 State Line Road                           | Circle driveway  |
| <b>#8</b>  | <b>Walker Woods *</b><br>2902 West 66 <sup>th</sup> Terrace          | Solar panels on roof   |
| <b>#9</b>  | <b>Spencer &amp; Jenni Jones *</b><br>6508 Belinder Avenue           | Generator  |
| <b>#10</b> | <b>Lyndse &amp; Prentice Hanes *</b><br>6300 Belinder Avenue         | Changes to previously approved project<br><i>Cont'd from July 5<sup>th</sup> ARB meeting</i> |

\*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. McDonald Residence (Top Choice Contracting LLC) 2117 Drury Lane

The McDonalds 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:

The project was originally approved with a 26'x12' pool with a surrounding patio. They are now proposing a 30'x11'-3" pool. The size of the surrounding patio did not change nor did the greenspace calculations.

#### 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(20)/LS-1
Lot Area:	15,983 SF
Lot Width:	106'

Ordinance	Allowable/Required by Ord	Proposed
Maximum Height:	35'	24'-10"
Minimum Front Yard:	50'	50'
Minimum Side Yard (Left):	10'	11.1'
Minimum Side Yard (Right):	10'	16.5'
25% Combined Side Yards:	26.5'	27.6'
Minimum Rear Yard: (20%)	30' (At closest point)	46.5'
Lot Coverage Limit:	4,420 SF	3,395 SF
Minimum Greenspace Required:	60% (9,591 SF)	9,675 SF = 60.5%

The Vaglio/Bremyers are returning to the ARB with changes to their existing project.

**Summary of Property:**

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

**Summary of Project:**

The Vaglio/Bremyers were previously approved for modifications to their existing patio and driveway. They are returning with additional changes. Several walls that were existing to remain are now proposed to be replaced with new walls in the same configuration. The previously approved steps are now proposed with straight treads in lieu of the previously approved curved treads. A new 4-foot deep equipment pit is now proposed along the side of the existing screened porch. A new antique gate is proposed in-between two pilasters. **The design for the gate has not been provided.**

**Ordinance Compliance:**

Please note, Mission Hills Ordinances require that all homes include a 2-car (minimum) garage. The proposed project will eliminate the existing 2-car detached garage, but the existing 2-car basement garage remains.

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 Gobles are proposing to replace an existing sunroom with a new rear addition and add a new patio with an outdoor kitchen and fireplace.

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

**Summary of Property:**

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

**Summary of Project:**

The existing sunroom is located at the rear of the house. The new addition is in the same footprint with only a slightly different roof line. The proposed windows are divided light, which matches the rest of the home. The siding for the new addition is smart siding with battens. The roof line of the sunroom is lower than the previous installation to avoid the need to pan the second-floor windows.

The proposed patio is located directly behind the new addition. A small brick patio will be removed to make way for the new patio. A new retaining/seat wall encircles the new patio, with steps on both sides to access the yard. The fireplace and outdoor kitchen are both incorporated into the rear wall and both are stone to match. The fireplace stands 9 foot tall above the patio and approximately 13 feet above grade.

**Ordinance Compliance:**

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

**Greenspace Review:**

Lot area:	17,670 sf
House Footprint:	3,201 sf
<u>Driveway, patios and walkways:</u>	<u>3,025 sf</u>
Remaining Greenspace:	11,444 sf

**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. The width of the rear wing is more than 50% of the main mass, however this is an existing condition that is being maintained.

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. The proposed addition uses a slightly lower roof pitch than the adjacent, was done to avoid existing windows.

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. This recommendation has been met.

Lot Information	
Zoning:	R-1(10)/LS-2
Lot Area:	17,670 sf

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%	No Change
Minimum Rear Yard: (At closest point)	20%	No Change
Patio Minimum Side Yard:	20'	20'
Patio Minimum Rear Yard:	20'	20'
Maximum Lot Coverage:	4,739 sf	No Change
Minimum Greenspace:	60% = 10,602 sf	11,444 = 64.8%

Drainage Study Required if any answer below is "Yes"	Yes/No
Is the project adding 1,000 sq. ft. or more of impervious surface?	No
Will the project cause the greenspace to be less than recommended by the Design Guidelines?	No
<b>EXCEPT NO STUDY REQUIRED IF:</b>	
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.missionhillssks.gov](http://www.missionhillssks.gov)

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

**#4 Andrew & Mary Weed †**

**2509 West 68th Street**

The Weeds are proposing to replace their existing patio in a similar configuration and add a new fire pit.

*Fire Pits 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 existing brick patio is located at the side of an existing rear wing. The proposed patio will be constructed with pavers in the same location. The shape of the patio will be altered at the southwest corner where it will be rounded in lieu of square. The decorative wall will be removed as part of the project.

The proposed fire pit is located in the rounded area. The fire pit consists of a low stone wall with stone cap. The example photograph includes a second seat wall around the fire pit. A wall is not proposed as part of this 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 Votavas are proposing a new addition, patio, pool, fence, courtyard and front walkway.

Pools are considered substantial construction matters and the project was noticed as such.

**Summary of Property:**

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

**Lot Coverage Review:**

Existing House & Garage:	3,082 sf
Existing Porches	326 sf
Proposed addition:	801 sf
<u>Proposed Covered porches:</u>	<u>332 sf</u>
Total Lot Coverage:	4,541 sf

**Summary of Project:**

The proposed addition is attached to an existing rear wing and contains a 3<sup>rd</sup> garage bay with second story living space. A small extension to the existing driveway is proposed to provide access to the new garage. The wood door with horizontal grooves. The existing garage door will be replaced to match. A new, street facing, dormer is proposed as part of the new addition. Another new dormer is proposed over the existing garage door.

The proposed pool is located in the center of the rear yard. A new patio connects to the east side of the pool. An existing rear patio, near the pool, is being removed as part of the project. The proposed pool sits approximately one foot lower than the home's finished floor. The existing grading is relatively flat so only minimal grading will be required for the pool and patios.

The proposed fence is a horizontal style set off of the back corners of the house and connected of existing fences on either side.

The new covered porch is to the east of the pool. The roof structure is a simple gable with exposed structure. The gable is centered on an existing fireplace. A raise bar area is located within the covered patio.

At the front of the house the roofs over the front dormers are being replaced with shed roofs and the hipped roofs, over the front wings, are being replaced with gables. The new gables will be sided with brick to match and new windows are proposed. New windows and new front door are proposed within the existing front porch. The existing front courtyard walls are being reconfigured and reduced in height. With the changes to the courtyard walls, the front walkway is being configured to a more direct route.

All of the siding on the house, other than the brick, is being replaced with horizontal lap siding.

**Ordinance Compliance:**

There are no conflicts between the proposed project and the City’s Code of Ordinances.

**Greenspace Review:**

Lot area:	22,154 sf	
House Footprint:	4,541 sf	
Existing Driveway & sidewalk:	2,074 sf	
Proposed Driveway Extension	196 sf	
Proposed Pool	544 sf	
Proposed front courtyard wall:	25 sf	
<u>Proposed Patios and walkways:</u>	<u>374 sf</u>	
Remaining Greenspace:	14,400 sf	65.0%

**Design Guideline Review:**

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

Subsection C suggests that side wings, located in the secondary building area should have a height up to 1 ½ stories and 24 feet, and clearly less than the main mass. These recommendations have been met.

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.

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. 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 2.7.1 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 2.7.3.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.

Lot Information	
Zoning:	R-1(16)/LS-3
Lot Area:	22,154 sf
Lot Width:	143.0'



Ordinance/Design Guideline	Allowable/Required	Provided
Maximum Height:	35'	No Change
Minimum Side Yard (Left):	10'	21.0' (Existing)
Minimum Side Yard (Right):	10'	25.5'
Minimum Combined Side Yards:	30% = 42.9'	46.5'
Minimum Rear Yard: (At closest point)	20% = 31.6'	50.1'
Pool/Patio Minimum Side Yard:	20'	>43'
Pool/Patio Minimum Rear Yard:	20'	30.9' (Patio) 23.1' (Pool)
Maximum Lot Coverage:	5,545 sf	4,541 sf
Minimum Greenspace:	65% = 14,400 sf	14,400 sf = 65%

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
Has there been a documented drainage complaint against the property?	Yes

## #6 LeGard (Koenig Building & Restoration)

6516 Belinder Avenue

The LeGards are returning to the ARB to present their required landscape plan

### Summary of Property:

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

### Lot Coverage Review:

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

### Summary of Project:

In addition to the landscaping, the LeGards are now proposing a new stepping stone walkway from the side entry to a nearby gate.

### 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 LS-3, 4 and 5 properties have a greenspace no less than 65% of the lot area. **This recommendation has not been met.**

### Greenspace Review:

Lot area:	23,430 sf
House Footprint:	3,740 sf
Driveway, patios and walkways:	4,459sf
<u>New Stepping Stone Walkway</u>	<u>19 sf</u>
<del>Provided Greenspace:</del>	<del>15,231 sf (65.1%)</del>
Provided Greenspace:	15,212 sf (64.9%)
Required Greenspace:	15,230 sf (65%)

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

Ordinance/Design Guideline	Allowable/Required	Provided
Maximum Height:	35'	33'
Minimum Side Yard (Right):	10'	30'
Minimum Combined Side Yards:	30% = 36'	44.58'
Minimum Rear Yard: (At closest point)	20% = 38.95'	69.5'
Patio Minimum Side Yard:	20'	26'
Patio Minimum Rear Yard:	20'	43.9'
Lot Coverage Limit:	5,765 SF	3,740 SF
Minimum Greenspace Recommended:	65% = 15,230 SF	15,212 sf = 64.9%

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

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

The Namins are proposing a new circle driveway.

**Summary of Property:**

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

**Summary of Project:**

The new circle drive will be formed by connecting a new 18-foot wide drive to their existing 18-foot wide driveway.

**Ordinance Compliance:**

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

**Greenspace Review:**

Lot area:	16,267 sf	
House Footprint:	2,794 sf	
Existing Rear Deck:	300 sf	
Existing Driveway:	1,150 sf	
<u>Proposed Additional Driveway:</u>	<u>1,562 sf</u>	
Remaining Greenspace:	10,461 sf	(64.3%)

**Design Guideline Review:**

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

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. The proposed driveway has an interior green 45 feet wide and 51'-5" deep. **This recommendation has not been met.**

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 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. Please note, the owner did not include any rear decks or patios in their greenspace study.

Lot Information	
Zoning:	R1(16)/LS-2
Lot Area:	16,267 sf
Lot Width:	116.2'

Ordinance/Design Guideline	Allowable/Required	Provided
Minimum Greenspace:	60% = 9,760 sf	10,461 sf = 64.3%

Drainage Study Required if any answer below is "Yes"	Yes/No
Is the project adding 1,000 sq. ft. or more of impervious surface?	Yes
Will the project cause the greenspace to be less than recommended by the Design Guidelines?	No
<b>EXCEPT NO STUDY REQUIRED IF:</b>	
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](http://www.missionhillsks.gov)*

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

**#8 Walker Woods \***

**2902 West 66<sup>th</sup> Terrace**

The Woods are proposing solar panels on their existing roof.

**Summary of Property:**

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

**Summary of Project:**

The solar panels are proposed on the south (front) side of the house between two existing wings.

**Ordinance Compliance:**

The project is in violation of City Code Section 5-130.B.1 which indicates that “mounting arrangements which allow such panels or apparatus to project above the roof line, such as “stand off” or “rack” mounting arrangements shall not be allowed”. **A variance is required.**

**Design Guideline Review:**

Design Guideline 2.7.1 III C. 2. recommends that mechanical equipment, including solar panels, be completely screened from public view. Being located on the front of the house, these panels will be highly visible. **Discussion is recommended.**

**#9 Spencer & Jenni Jones \***

**6508 Belinder Avenue**

The Joneses are proposing a new generator on the side of their home.

**Summary of Property:**

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

**Summary of Project:**

The generator is proposed on the south side of the house near an existing window well.

**Ordinance Compliance:**

The project is in violation of City Code Section 5-120.C which requires accessory structures, such as generators, to be a minimum of 10 feet from the side property line. The proposed generation will be located 7'-11" from the property line. **A variance of 2'-1" is required.**

**Design Guideline Review:**

The Design Guidelines generally recommend that the projects conform to the Mission Hill Code of Ordinances.

**#10 Lyndse & Prentice Hanes \***

**6300 Belinder Avenue**

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

This project was continued at the July 5<sup>th</sup> meeting at the owner's request.

**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 63<sup>rd</sup> 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.