

ARCHITECTURAL REVIEW BOARD AGENDA

September 27, 2022

3:00 p.m.

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

- | | | |
|----|--|--|
| #1 | Farid Namin
6520 State Line Road | Circle driveway
<i>Continued from 9.13.22 meeting</i> |
| #2 | James Blankenship
6500 High Drive | Window replacements
<i>Continued from 9.13.22 meeting</i> |
| #3 | Daniel & Marie Pfeifer
6730 Tomahawk Road | Changes to previously approved project |
| #4 | Mike & Lori Engle
2710 West 66 th Terrace | Changes to previously approved project |
| #5 | Carolyn & Patrick Seago †
2102 West 69 th Terrace | Pool / Patio / Landscaping walls / Walkway and
driveway modifications |
| #6 | Gabe & Megan Egli *†
2810 West 68 th Street | House remodel / Additions / Covered porch /
Outdoor kitchen |
| #7 | Thomas & Caroline Wagstaff
5550 High Drive | Hardscape plan / Changes to previously approved
project |

*Variance required. † Substantial Construction

Mr. Namin is proposing a new circle driveway.

This project was continued at the August 16th and 30th meetings so the owner could clear up other outstanding permit issues. The ARB also requested that the driveway be redesigned to reduce the new drive width to be no more than 12 feet at the property line. This project was continued at the September 13th meeting due to lack of representation.

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
EXCEPT NO STUDY REQUIRED IF:	
1) replacing existing impervious surface in approximately same footprint, and	
2) project will not decrease existing greenspace on site	
Is there a documented drainage issue for this property?	No

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

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

#2 James Blankenship

6500 High Drive

Mr. Blankenship is proposing to replace eleven windows at the front and side of his house.

This project was continued at the September 13th meeting due to lack of representation.

Summary of Property:

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

Summary of Project:

All eleven of the proposed windows match the size and style of the existing windows.

Ordinance Compliance:

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

Design Guideline Review:

Section 2.7.1 D on page 96 of the Design Guidelines recommends that window muntins be simulated divided lites with muntins applied at the exterior, at the insulated air space, and at the interior of the window. The proposed windows only have muntins on the interior face. **This recommendation has not been met.**

The Pfeifers 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:

At the November 11, 2021 ARB meeting, the Pfeifers were approved for a new patio at the rear of their home. They are now proposing to expand the extent of the patio and include a new walkway along the side of 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 2.7.3.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:	22,647 sf
Lot Width:	107.8'

Ordinance/Design Guideline	Allowable/Required	Provided
Patio Minimum Side Yard:	20'	24.1'
Patio Minimum Rear Yard:	20'	>92'
Minimum Greenspace:	65% (14,330 sf)	66.7% (15,098sf)

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

#4 Mike & Lori Engle

2710 West 66th Terrace

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

Summary of Property:

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

Summary of Project:

The original approval was for an outdoor fireplace that was 10'-3" tall. The Engles are now proposing the fireplace be 13'-3" tall. The change is required to meet Building Code requirements.

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 Seagos are proposing a new swimming pool and patio with various landscaping walls in their rear yard. They are also proposing to remove their existing circle driveway and add a new front walkway.

Swimming pools are 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

Summary of Project:

The proposed pool is located behind the main mass of the house. It is surrounded on all sides by a pool deck/patio. A second utility patio is located near the house.

A retaining wall is proposed to span the width of the lot approximately 4 feet from the rear property line. The wall will stand one foot tall and partially level out the rear yard. A second wall is proposed at the east side of the lot. It makes a large sweeping arc and connects back to the rear of the house. The height of this wall varies from 1 to 3 feet with the top of the wall staying level. All the walls are proposed as dry stack stone.

In considering the proposed retaining walls, the ARB shall examine factors listed in Code Section 5-137.B.

Ordinance Compliance:

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

Greenspace Review:

Lot area:	22,270 sf	
House Footprint:	3,262 sf	
Driveway:	2,225 sf	
Pool & Pool Deck:	1,336 sf	
Back Patio:	251 sf	
Sidewalks:	396 sf	
Steps and Walls:	236 sf	
Window Well	9 sf	
<u>Grade Inlet:</u>	<u>20 sf</u>	
Remaining Greenspace:	14,535 sf	(65.3%)

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. Elimination of the circle driveway significantly improves the greenspace for the lot.

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 that a property of this size have 65% greenspace. This recommendation has been met.

Lot Information	
Zoning:	R-1(16)/LS-3
Lot Area:	22,270 sf
Lot Width:	135.0'

Ordinance/Design Guideline	Allowable/Required	Provided
Patio Minimum Side Yard:	20'	29.0'
Patio Minimum Rear Yard:	20'	29.5'
Minimum Greenspace:	65% = 14,475.5 sf	14,535 sf = 65.3%

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
EXCEPT NO STUDY REQUIRED IF:	
1) replacing existing impervious surface in approximately same footprint, and	
2) project will not decrease existing greenspace on site	
Is there a documented drainage issue for this property?	Yes

**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*

The Eglis are proposing a whole house remodel that includes additions to the rear and front of the home. The roof structure will be changed to a lower pitch allowing for a more prominent second floor. A new covered porch and outdoor kitchen are proposed as part of the project.

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

Lot Coverage Review:

Existing House:	2,056 sf
Additions:	178 sf
Covered porches:	324 sf
<u>Detached Accessory Buildings:</u>	<u>0 sf</u>
Total Lot Coverage:	2,558 sf

Summary of Project:

At the front of the house, an existing mansard roof is being changed to a full gable with large windows. The roof of the adjacent side wing is being removed and the eave lines are proposed to be raised to the second-floor plate line. The new roof will have a significantly lower pitch to have a main ridge that aligns with the new gable roof. A new flat awning roof is proposed over the front door. The existing brick siding will be maintained, and all new walls and the gable will be sided with lap siding or Shou Sugi Ban siding (charred siding.)

At the rear of the house, a new two-story addition is proposed near the center of the house. A new covered porch extends out from the rear of the house. The proposed outdoor kitchen is located within this porch. The kitchen consists of a concrete base cabinet with a grill and sink.

All of the home’s windows will be replaced with new clear-view units. This is in keeping with the contemporary design intent.

Ordinance Compliance:

The project is in violation of city code section 5-121 D that requires patios to have a minimum side yard setback of 20 feet. **A variance of 0.3 feet is required.**

Greenspace Review:

Lot area:	18,293 sf	
House Footprint:	2,558 sf	
Driveway and Front Walkway:	2,110 sf	
<u>Patios and walkways:</u>	<u>543 sf</u>	
Remaining Greenspace:	13,082 sf	(71.5%)

Design Guideline Review:

Section 2.6.2 on page 79 provides recommendation for adjustments for narrow lots. This section recommends that floor elevations and plate heights are in scale with the neighboring homes. With the change and roof pitch and dramatic increase in eave height, the proposed house will no longer be in scale with the adjacent ranch homes. **Discussion is recommended.**

Section 2.7.1 B on page 94 suggests that the number of different roof pitches should be limited to two. None of the roof pitches are noted, nor has a roof plan been provided. **Discussion is recommended.**

Section 2.7.3.A on page 106 recommends that LS-1 and 2 properties have greenspace no less than 60% of the lot area. This recommendation has been met.

Lot Information	
Zoning:	R-1(16)/LS-2
Lot Area:	18,293 sf
Lot Width:	130'

Ordinance/Design Guideline	Allowable/Required	Provided
Maximum Height:	35'	No Change
Minimum Side Yard (Left):	10'	46.8' (Existing)
Minimum Side Yard (Right):	10'	17.9' (Existing)
Minimum Combined Side Yards:	25% = 32.5'	64.7'
Minimum Rear Yard: (At closest point)	20% = 26.6'	48.1'
Patio Minimum Side Yard:	20'	19.7'
Patio Minimum Rear Yard:	20'	35.9'
Maximum Lot Coverage:	5,037 sf	2,558 sf
Minimum Greenspace:	60% = 10,976 sf	13,082 sf = 71.5%

Drainage Study Required if any answer below is "Yes"	Yes/No
Is the project adding 1,000 sq. ft. or more of impervious surface?	No
Will the project cause the greenspace to be less than recommended by the Design Guidelines?	No
EXCEPT NO STUDY REQUIRED IF:	
1) replacing existing impervious surface in approximately same footprint, and	
2) project will not decrease existing greenspace on site	
Is there a documented drainage issue for this property?	Yes

*See the Mission Hills website for drainage study requirements – www.missionhillssks.gov
 *The Architectural Review Board may require the drainage study be submitted before they act on the proposed project

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

At the January 18, 2022 meeting, the ARB approved the proposed additions to the house, but tabled review of the hardscape requesting updated drawings. The Wagstaffs are now presenting their hardscape, in addition to a few changes to the previously approved additions.

Summary of Property:

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

Lot Coverage Review:

Existing Home:	1,903 sf
<u>Proposed Additions</u>	<u>569 sf</u>
Total Lot Coverage:	2,472sf

Summary of Project:

On the north elevation of the house, the Wagstaffs are now proposing a new door and sidelight. The design is in keeping with the rest of the house.

The proposed patio is located at the south side of the house near the new addition. It is a large rectilinear patio constructed of bluestone with a brick boarder. A large planting area is proposed between the house and the new patio. A new 38” tall, 33” wide fountain is proposed within the planting bed. The plans include concept drawings for a future outdoor fireplace that is not being reviewed at this time.

The Wagstaffs’ existing driveway is partially located on the neighboring property to the north. The Wagstaffs are proposing to reconfigure their driveway to place it entirely within their property. To accomplish this, the driveway is be moved to the south, decreasing an existing planting/yard area on the north side of the house. The revised drive approach will be 12 feet wide at the property line. The drive will narrow to 10 feet wide until widening back out at the garage. The Wagstaffs are proposing a curb and 3 feet tall fence along the north side of the driveway that will terminate at an existing retaining wall. A large section of the east end of the driveway is being removed to provide additional planting area.

Ordinance Compliance:

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

Greenspace Review:

Lot area:	15,744 sf	per GBA boundary survey
House Footprint:	2,472 sf	
Existing Driveway:	1903 sf	
Removal of Existing Driveway	- 278 sf	
Proposed Driveway Addition:	98 sf	

Other flatwork additions:	48 sf	
<u>New Patios and walkways:</u>	<u>481 sf</u>	
Remaining Greenspace:	11,020 sf	(69.9%)

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 H allows for compound wings where a secondary wing is attached to a primary wing. The primary wing should follow all the requirements stated above and the secondary wing should be clearly subordinate to the primary wing. This recommendation has 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 2.7.2 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 that LS-1 and LS-2 properties have a greenspace no less than 60% of the lot area. This recommendation has been met.

Lot Information	
Zoning:	R-1(30)/LS-1
Lot Area:	15,744 sf
Lot Width:	150'

Ordinance/Design Guideline	Allowable/Required	Provided
Maximum Height:	35'	No Change
Minimum Side Yard (Left):	Set by Utility Easement	26'
Minimum Side Yard (Right):	10'	34.4' (Existing)
Minimum Combined Side Yards:	25% = 37.5'	40.4'
Minimum Rear Yard: (At closest point)	20% = 28.8'	67'
Patio Minimum Side Yard:	15'	>30'
Patio Minimum Rear Yard:	15'	50'
Maximum Lot Coverage:	4,374 sf	2,462 sf
Minimum Greenspace:	60% = 9,446 sf	11,020 sf = 11,020 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