

ARCHITECTURAL REVIEW BOARD AGENDA

March 21, 2023

3:00 p.m.

Pre-meeting to begin at 2:30 p.m.

#1	Rashna Madan & Karthik Vamanan 2501 W 69 th Street	Re-approval of previously approved project
#2	Jenny Tuttle 6432 Ensley Lane	Replace siding
#3	Tanya Trost 2520 W 63 rd Street	Landscape plan
#4	Brian & Meaghan Hagenhoff 2208 W 70 th Street	New side dormer <i>Continued from March 7th ARB mtg</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.

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

This project was reviewed and approved at the November 30, 2021 ARB Meeting. That approval has since expired. The Vamanans are returning to the ARB for reapproval.

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.

The project includes a permanent gas line for the proposed grill.

Ordinance Compliance:

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

Greenspace Review:

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

Design Guideline Review:

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

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

Ordinance/Design Guideline	Allowable/Required	Provided
Patio Minimum Side Yard:	20'	22'
Patio Minimum Rear Yard:	20'	51.0'
Minimum Greenspace:	60% (11,040 sf)	12,705 sf = 69%
Drainage Study Required if any answer below is "Yes"		
Is the project adding 1,000 sq. ft. or more of impervious surface?		No
Will the project cause the greenspace to be less than recommended by the Design Guidelines?		No
Will the project cause the greenspace to be within 3% of what is recommended by the Design Guidelines?		No

#2 Jenny Tuttle

6432 Ensley Lane

Ms. Tuttle is proposing to replace her existing lap siding with James Hardie lap siding.

Summary of Property:

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

Summary of Project:

The majority of the house will be resided with a 7-inch exposure composite lap siding. An existing bump on the back of the house with 12" trim will be resided as is. Similarly, areas that are mostly windows will be trimmed to match the existing conditions.

New 18" x 24" gable vents are proposed at the sides 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:

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

Ms. Trost is proposing her landscape plan.

The ARB requested the landscape plan during the August 31, 2021 review of Ms. Trost's hardscape changes.

Summary of Property:

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

Summary of Project:

The plan includes three different groupings of "future" arborvitae evergreens, flowers and decorative grasses around the rear yard retention pond, and three landscape beds at the front entry. The City Arborist has no concerns with the proposed plan.

Ordinance Compliance:

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

Greenspace Review:

Lot area:	22,681 sf	
House Footprint (with Patios):	5,095 sf	
Additional Patio:	92 sf	
Additional Front Walkway:	106 sf	
Existing Driveway:	1,315 sf	
<u>Additional Driveway:</u>	<u>1,145 sf</u>	
Remaining Greenspace:	14,928 sf	65.8%

#4 Brian & Meaghan Hagenhoff

2208 W 70th Street

The Hagenhoffs are proposing a new side dormer.

The project was continued from the March 7, 2023, meeting so that revisions could be made to the dormer.

Summary of Property:

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

Summary of Project:

The proposed dormer is on the east side of the house. The new dormers' materials and fenestration match the existing house.

Ordinance Compliance:

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

Design Guideline Review:

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

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. **This recommendation has not been met. NOTE: The owner stated that the window on the east dormer faces the neighbors' garage.**