

ARCHITECTURAL REVIEW BOARD AGENDA

September 19, 2023

3:00 p.m.

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

#1	Lynn & Jackie Johnson 6131 Mission Drive	Synthetic Turf
#2	Michael Illig 3117 W 68 th Street	Play structure
#3	Heather Hale & Christopher Rosburg 6520 Rainbow Avenue	Rehab existing pool deck / Outdoor kitchen
#4	Blakelee & Richard Wright 6500 State Line Road	Modifications of dormers / Rear dormer addition / Reconfigure roof
#5	Hunter & Anne Harris 6400 Indian Lane	Landscape plan / Door modifications / Pergola / Outdoor fireplace / Outdoor shower / Fencing
#6	Thomas & Lynn Hatfield 2209 W 70 th Street	Replacing existing asphalt driveway with concrete
#7	Mark & Amy Thompson 3728 W 65 th Street	Landscape plan
#8	Gianni Hughes 6457 Verona Road	Replacing rear patio and walkway / Driveway extension
#9	Robin & Lori Ames 2921 W 68 th Street	Outdoor kitchen and raised planter
#10	Richard & Mary Sloss* 6646 Wenonga Terrace	Wood fence

*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 Lynn & Jackie Johnson

6131 Mission Drive

The Johnsons are proposing to replace a portion of their patio with synthetic turf.

Summary of Property:

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

Summary of Project:

The proposed patio to be replaced is located between the existing pool and the house. Since the 249 SF portion of synthetic grass is taking the place of existing patio, greenspace calculation was not completed.

Ordinance Compliance:

As long as the proposed synthetic turf meets the material requirements, 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.

#2 Michael Illig

3117 W 68th Street

The Illigs are proposing a new play structure in their rear yard.

Summary of Property:

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

Summary of Project:

The structure is located at the southeast corner of the property. Since the structure stands 10'-3" tall, it requires ARB approval.

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.

#3 Heather Hale & Christopher Rosburg

6520 Rainbow Avenue

The Hale/Rosburgs are proposing a rehab of their existing pool deck and the addition of an outdoor kitchen.

Summary of Property:

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

Summary of Project:

The existing pool is an existing non-compliant structure located in the southwest corner of the property. The Hale/Rosburgs are proposing to reduce the size of the north pool deck pulling it away from the rear property line. They are also proposed to replace the adjacent freeform patio with a new rectilinear patio. The steps connecting the patio to the pool deck will be reconfigured. The proposed outdoor kitchen is located on this patio. It consists of a stone base with a granite countertop and stainless-steel accessories.

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-1 and 2 properties have a greenspace no less than 60% of the lot area. This recommendation has not been met. Please note, that the overall project results in a new increase in greenspace.

Lot Information	
Zoning:	R-1(16)/ LS-1
Lot Area:	12,921 SF

Ordinance/Design Guideline	Allowable/Required	Provided
Patio Minimum Side Yard:	15'	15'
Patio Minimum Rear Yard:	15'	16'
Minimum Greenspace:	60% = 7,752 SF	5,944 SF = 46%

#4 Blakelee & Richard Wright

6500 State Line Road

The Wrights are proposing an interior remodel that includes the modifications of two front dormers, the addition of a rear dormer, and a reconfiguration of the roof.

Summary of Property:

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

Summary of Project:

The Wrights are proposing to replace the windows in the front dormers with larger egress windows.

At the south side of the house, a large gabled dormer is proposed to tie into the existing ridge line.

At the rear of the house, a new shed dormer is proposed.

All of the proposed additions match the existing materials and details of 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:

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

#5 Hunter & Anne Harris

6400 Indian Lane

The Harrises are returning to the ARB to present their landscape plan. Additionally, they are proposing door modifications. When the project was originally approved, the Harrises agreed to return to the ARB to present an outdoor fireplace, pergola, outdoor shower, and fencing around their utility yard. Those items are included in this proposal.

Summary of Property:

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

Summary of Project:

The proposed landscaping is densely located around the entire house. The front yard is left open as recommended by the Design Guidelines. Please refer to the City Arborist's comments for more information.

The Harrises are proposing to raise the height of three doors, the front door, a secondary front entrance, and a back door. All three doors will increase by 6 inches in height. The associated porches, at the front of the house, remain unchanged.

The outdoor fireplace consists of a stone base with a brick firebox and chimney. The fireplace stands 10 feet tall and is located at the rear of the main patio.

The utility yard is proposed as a 5'-6" tall board-on-board fence that is partially incorporated into a low brick retaining wall. A small portion of the fence extends to a height of 6'-11" at a gate near the house.

The outdoor shower is located near the utility yard and consists of a single fence panel and a simple pole-mounted fixture.

An open pergola is proposed at the owner's terrace. It stands approximately 10 feet tall.

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(30)/LS-5
Lot Area:	42,408 sf
Lot Width:	246.5'

Ordinance/Design Guideline	Allowable/Required	Provided
Maximum Height:	35'	34.5'
Minimum Side Yard (Left):	10' (Corner Lot)	65.8'
Minimum Side Yard (Right):	10' (Corner Lot)	24.6'
Minimum Combined Side Yards:	30% = 73.95	90.4'
Minimum Rear Yard: (Corner Lot)	15% = 29.5'	50.5'
Pool/Patio Minimum Side Yard:	20'	23.5'
Pool/Patio Minimum Rear Yard:	20'	20'
Maximum Lot Coverage:	8,708 sf	5,700 sf
Minimum Greenspace:	65% = 27,565 sf	27,726 sf = 65.4%

The Hatfields are proposing to replace their existing asphalt driveway with a concrete driveway in a similar configuration.

Summary of Property:

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

Summary of Project:

The proposed and the existing driveways are circle drives that do not meet the Design Guideline requirements for circle driveways.

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 G suggests that driveways occupy as little of the Primary Landscape Area as possible. 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 space between curb cuts is 80 feet, but the interior green is far less than 40 feet. **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. One drive entrance measures 18 feet wide and the other 30 feet wide. **This recommendation has not been met.**

Section 2.7.3.A on page 106 recommends that LS-3 properties have a greenspace no less than 65% of the lot area. The existing condition has less than 60% greenspace. The proposed project will not reduce the amount of greenspace on the property.

#7 Mark & Amy Thompson

3728 W 65th Street

The Thompsons are returning to the ARB to present their required landscape plan.

Summary of Property:

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

Summary of Project:

The proposed landscaping consists of smaller plantings around the front of the house and along the driveway. At the rear of the house, dense landscaping follows the rear and side property lines. There are no hardscape changes being proposed.

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(30)/ LS-5
Lot Area:	38,578 SF
Lot Width:	156.5'

Ordinance/Design Guideline	Allowable/Required	Provided
Maximum Height:	35' (30' by DG)	27.1'
Minimum Side Yard (Left):	15%=23.48'	27.5'
Minimum Side Yard (Right):	15%=23.48'	25.3'
Minimum Combined Side Yards:	N/A	
Minimum Rear Yard: (At closest point)	30%=73.3'	77.1'
Patio Minimum Side Yard:	20'	23.8'
Patio Minimum Rear Yard:	20'	>68'
Maximum Lot Coverage Limit:	8,154 by ordinance	6,405
Minimum Greenspace:	65%=25,076 SF	25,263 SF = 65.2%

#8 Gianni Hughes

6457 Verona Road

Mr. Hughes is proposing to replace his rear patio and front walkway. He is also proposing a small extension to his driveway.

Summary of Property:

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

Summary of Project:

The proposed front walkway is very similar to the existing, only the location has changed. Mr. Hughes is proposing to replace the existing freeform rear patio with a new rectangular rear patio. A new steppingstone walkway will connect the new patio to the front yard. The driveway extension is a small hammer head at the end of the driveway.

Ordinance Compliance:

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

Greenspace Review	SF
Lot Area:	22,711
House Footprint:	-2,653
Driveway:	-1671
Driveway Extension:	-164
Front Walkway	-330
Patios & Walkways:	-824
Stepping Stone Walkway	-148
Remaining Greenspace:	16,921

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 been met.

Lot Information	
Zoning:	R-1(20)/LS-4
Lot Area:	22,711 SF

Ordinance/Design Guideline	Allowable/Required	Provided
Patio Minimum Side Yard:	20'	24'
Patio Minimum Rear Yard:	20'	22'
Minimum Greenspace:	65% = 14,762 SF	16,921 SF = 74.5%

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?	No

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

The Ameses are proposing a new outdoor kitchen and a raised planter.

Summary of Property:

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

Summary of Project:

The proposed planter is near the rear door of the house. It consists of a simple brick wall that stands 3 feet tall.

The proposed outdoor kitchen is located on the rear porch at the back of the rear wing. It consists of a brick base with quartz or granite countertop. A permanent gas line is also proposed.

Ordinance Compliance:

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

Greenspace Review	SF
Lot Area:	19,735.53
House Footprint:	-3,689.09
Driveway & Front Walkway:	-2,762.84
Side Porch	-32.41
Patios, Pool & Walkways:	-1,329
AC	-10.55
Total Greenspace:	11,911.64

Design Guideline Review:

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

Lot Information	
Zoning:	R-1(16)/LS-2
Lot Area:	19,735 SF

Ordinance	Allowable/Required by Ord	Proposed
Pool Minimum Side Yard:	20'	> 34' East Side > 31' West Side
Pool Minimum Rear Yard:	20'	29'-8"
Minimum Greenspace:	60% = 11,841 SF	11,911.64 = 60.4%
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

#10 Richard & Mary Sloss*

6646 Wenonga Terrace

The Slosses are proposing to replace the wood fence along the side of their property.

Summary of Property:

- Character Area: Neighborhood Estates
- Location of Common Green Space: Front & Side
- Any Special Frontages: Corner Lot

Summary of Project:

The proposed fence is located along the Tomahawk Road side of the house. It will be a 6-foot tall cedar board-on-board, pre-approved style. A recess with an inset gate is proposed at the front side return.

Ordinance Compliance:

The existing fence is a non-conforming use in violation of a platted setback. The new fence will be in violation of the same platted setback. **A variance of 30 feet is required.**

Design Guideline Review:

Section 2.7.3.C on page 109 of the design guidelines recommends that fences be located behind platted setbacks in conformance with the Mission Hills Zoning ordinances. **This recommendation has not been met.**

* A variance is required.