

ARCHITECTURAL REVIEW BOARD AGENDA

February 4, 2020

3:00 p.m.

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

#1 CONSENT AGENDA

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|---|----------------------------------|
| A. Lily & Paul Maxwell – 6311 Norwood Road | Additions; window & door changes |
| B. Juan & Nancy Nosti – 2403 W 70 th Terrace | Replace arbor |
| C. Mark & Katie Moreland – 3000 W 68 th Street | New window at rear of home |

#2 Carriage Club (Parking Lot) 5501 State Line Road

Replace 2 lights in parking lot

#3 Indian Hills Country Club 6847 Tomahawk Road

Replace fuel pumps and underground tank
with above ground units

#4 Kevin & Katharine Novak 6320 Belinder Avenue

Modify two sets of dormers at rear of home

#5 Terry & Julie Chapman 3220 Tomahawk Road

Exterior modifications

* Variance required

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. Lily & Paul Maxwell

6311 Norwood Road

The Maxwells are proposed a new second story addition to the rear of their home.

This project was continued at the January 21st ARB meeting so that city staff could properly notify the neighbors of project scope omitted from the previous notification letter.

Summary of Property:

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

Summary of Project:

The new addition is located atop an existing rear wing. The new addition cantilevers out to match the existing eave line. The only fenestration is a single window at the rear of the addition. All materials, detail and window types match the existing house.

At the January 21st ARB memo, the Maxwells amended their proposal for the rear addition. They are now proposing shutters on the new window to match the existing shutters at the rear of the house.

The Maxwells are further proposing to enclose a portion of a covered rear porch at the northwest corner of the house. The porch will be enclosed with siding to match the main house. A new window will be added to the northwest (left) side of the house and a new door added to the north (rear) 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.

B. Juan & Nancy Nosti

2403 West 70th Terrace

The Nostis are proposing to replace/repair their existing arbor in their rear yard.

Summary of Property:

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

Summary of Project:

The arbor is located between the driveway and rear yard. The arbor is being reconstructed using the existing footings.

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. Mark & Katie Moreland

3000 West 68th Street

The Morelands are proposing an interior remodel that includes a new window at the rear of their home.

Summary of Property:

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

Summary of Project:

The proposed window is located on the rear of the house. It is a single fixed window, 46 inches tall and 72 inches wide. Muntin bars have been indicated to match 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.

#2 The Carriage Club (Parking Lot)

5501 State Line Road

The Carriage Club is proposing to replace two lights in their parking lot.

Summary of Project:

The proposed lights will replace existing lights on existing poles. The southernmost light will be equipped with a shield to limit the amount of light spilling onto an adjacent property.

Ordinance Compliance:

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

Design Guideline Review:

The Design Guidelines do not apply to a project of this type.

#3 Indian Hill Country Club

6847 Tomahawk Road

The Indian Hills Country Club is proposing to replace two fuel pumps and associated underground storage tanks and replace them with a new above-ground tank with attached pumps.

Summary of Project:

The new tank will be installed at the same location as the existing pumps that are being removed. The dimension of the new 1,000-gallon tank will either be 4.5 x 6 feet or 5.5 x 7 feet based on the Johnson County Fire Marshall's application of UL codes.

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.

Mr. Novak is proposing to modify two sets of dormers at the rear of his existing home.

Summary of Property:

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

Summary of Project:

The first set of dormers is located on the rear of the north (right, left when view from the rear) wing. A new shed roof is being proposed to connect the existing dormers with a new rear wall set a few inches back from the face of the dormer. This new wall will span the width of the wing and connect into an existing rear wing roof structure.

The second set of dormers is located on the south side of an existing rear wing. A new dormer is proposed between two existing dormers. All three will be connected with a new shed dormer with a face wall set a few inches behind the face of the existing dormers.

All materials are to 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:

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

#5 Terry & Julie Chapman

3220 Tomahawk Road

The Chapmans are proposing a whole house renovation to include exterior siding, detailing and fenestration. The footprint of the house will remain unchanged.

Summary of Property:

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

Summary of Project:

At the front elevation, the Chapmans are proposing to replace the garage doors and modify several existing windows. A large bow window will be replaced with a large floor-to-ceiling box bay window. The glass front door will be replaced with a solid door. A pair of gable vents and a quad-casement window will be removed and replaced with large clear-view windows. Four skylights are being eliminated as part of the project. The Chapmans are also proposing to replace the existing wood front porch deck with a new composite wood deck.

At the rear and sides of the house, various windows will be replaced with new windows of the same size and style.

Sitework modifications include a new fence/gate at the left side return, a new low accent wall along the front walkway, and stone cladding added to an existing wingwall.

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.