

ARCHITECTURAL REVIEW BOARD AGENDA

June 9, 2020

3:00 p.m.

Pre-meeting to begin at 2:15 p.m.

#1 CONSENT AGENDA

- A. Miranda & Matt Towsley – 2408 W. 69th Street
 - B. Louise Allen – 6519 Willow Lane
 - C. Mark & Kristen Schotte – 3621 W. 63rd Street
- Modify bay window roof
Replace porch cover, windows, & doors
Enclose screened porch

#2 John & Michelle Pendleton

2401 Drury Lane

Play structure in rear yard
Continued from May 26th ARB mtg

#3 David & Diane Zimmer

5924 High Drive

Front door change
Continued from May 26th ARB mtg

#4 Hadley Burcham

2710 Verona Terrace

Partially enclosed porch with fireplace

#5 Kirk & Stesha Black

3012 W. 67th Terrace

Interior remodel & 2nd floor addition

#6 Katherine & Bob Coughlin

2223 W. 63rd Street

Changes to previously approved project

#7 Chris & Molly Tarpey

2700 W. 63rd Street

New lap pool in rear yard

#8 Paul Reicherter & Jessica Jellison

~~6716 Cherokee Lane~~

CONT'D TO JUNE 23RD

New house and sport court
Continued from May 12th ARB mtg

* 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. Miranda & Matt Towsley

2408 West 69th Street

The Towsleys are proposing to modify the roof at an existing bay window.

Summary of Property:

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

Summary of Project:

At the front of the house, an existing bay window has extensive trim above the windows and a low slope roof. The Towsleys are proposing to eliminate the trim and install a standing seam metal roof over the bay windows. The connecting brick wall will be repaired with brick to match the existing walls.

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. Louise Allen

6519 Willow Lane

Ms. Allen is proposing to replace an existing porch covering along with windows and doors at the rear of her home.

Summary of Property:

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

Summary of Project:

At the rear of the house, an existing covered porch roof will be removed, and a new roof added back in the same location. The new roof will include eight new skylights.

The existing doors under the roof will also be removed and replaced with a new door and windows that match the rest 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.

C. Mark & Kristen Schotte

3621 West 63rd Steet

The Schottes are proposing to enclose an existing screened in porch.

Summary of Property:

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

Summary of Project:

The porch is located at the rear corner of the house. The existing screens will be removed and infilled with walls sided with lap and smooth siding to match the existing second floor. New casement windows, that match existing windows, will be added to all sides of the porch.

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 John & Michelle Pendleton

2401 Drury Lane

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

This project was continued at the May 26th meeting so that a site visit could be held with the City Arborist and City Administrator to determine an alternate location and/or planting plan.

Summary of Property:

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

Summary of Project:

The proposed structure is located in the south corner of the property and meets all required setbacks.

Please note, at a recent meeting a similar structure was proposed where the ARB required that the structure be stained in a dark color.

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

The new front door portion of this project was continued at the March 26th meeting so a new front elevation could be provided that illustrates the proposed front door in context with the rest of the front façade.

Summary of Property:

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

Summary of Project:

The Zimmers are proposing minor alterations to the shape of their existing circle driveway. Multiple portions of the driveway will be modified to reduce the overall footprint of the driveway. A new band of pavers will be added to the drive surface on axis with the front entry.

At the south side of the house, they are proposing to relocate an existing wing wall 17 feet back from the front corner of the house. The new wall is 6 feet tall and sided with stucco. The wall will include a new iron gate. A similar wall and gate will be added to the north side of the house, replacing an existing fence.

A new wood enclosure is proposed around the A/C units at the north side of the house. The fence style will match the home's existing wood fences.

The existing front double doors will be replaced with a new single door with sidelights.

Ordinance Compliance:

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

Design Guideline Review:

Additions to the Design Guidelines, adopted on March 9, 2020, recommend that LS-3 properties have a minimum of 65% greenspace. As proposed, 55.72% greenspace has been provided. **This recommendation has not been met.** Please note, this project was approved prior to this Design Guideline going into effect. The proposed changes in this submittal are increasing the total greenspace by 229 square feet.

Lot Information	
Zoning:	R-1(25)/LS-3
Lot Area:	20,783 SF
Lot Width:	148'

Ordinance	Allowable/Required	Proposed
Maximum Height	35'	No Change
Minimum Front Yard:	Average of Adjacent	No Change
Minimum Side Yard (Left):	10'	11.13'
Minimum Side Yard (Right):	10'	14.7' (Existing)
Minimum Combined Side Yards: (25% of Mean Lot Width)	24.625'	25.83'
Minimum Rear Yard: (20% of Mean Lot Depth)	42.7' (At Closest Point)	42.7'
Minimum Greenspace:	65% SF = 13,508	11,581 SF = 55.72%

Address	Lot Area	Existing Lot Coverage	LC by Ordinance	% max used
5924 High Drive	20,783	2,821	5,305	53.18%
5920 High Drive	21,330	3,410	5,401	63.13%
5931 High Drive	20,307	3,369	5,220	64.54%
2110 Stratford Road	27,616	2,808	6,463	43.45%
			Average	56.08%
			50% Increase	84.11%
5924 High Drive	20,783	Proposed: 3,973	5,305	74.90%
Recommended Lot Coverage as reduced by 150% Rule:			4,462	89.04%

#4 Hadley Burcham

2710 Verona Terrace

Ms. Burcham recently appeared before the ARB to propose multiple additions to her existing home including a side-entry porch, an enclosed rear porch and a detached screened porch. During the discussion, it was determined that the detached screened porch was considered a substantial construction project. Substantial Construction notice letters have been mailed regarding the detached partially-screened porch. The remainder of the project was approved by the ARB at its April 28, 2020 meeting.

Summary of Property:

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

Summary of Project:

The detached partially-screened porch is located at the east side of the main house. It is designed in a Tudor style to match the main house. It also features a fireplace that is detailed to match the main house. The structure is connected back to the main house with an open breezeway that matches the breezeway at the detached garage.

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 Blacks are proposing an interior remodel and a second floor addition.

Summary of Property:

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

Summary of Project:

At the front of the house, all of the windows are being replaced with new units of similar size and slightly different style. The front door will remain. The new second floor will be visible in the form of a large gable that is centered over the front door.

At the right (east) side of the house, an existing gable will be rebuilt to be centered over an existing bay window. All of the windows will be replaced with new windows to match the front.

At the rear of the house, a new boxed bay window is being added. The bulk of the floor addition is visible in the form of a new shed dormer with a new gable. The existing chimney will be modified to accommodate the additional height. All existing windows are again being replaced in a slightly different configuration. All of the windows will match the remainder of the house, with the exception of a series of large clear-view windows and doors at the center of the elevation. A new egress window well is proposed near the center of the house.

At the left (west) side of the house, windows and doors are being replaced to match.

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 C suggests that side wings, located in the conditional building area, be limited to 1 ½ stories and 24 feet in height. A small portion of the new second floor extends into this area, and meets all the recommendations.

Lot Information	
Zoning:	R-1(16)/LS-1
Lot Area:	15,467 SF
Lot Width:	120'

Ordinance	Allowable/Required	Proposed
Maximum Height	35'	24'
Minimum Front Yard:	45' (Platted)	No Change
Minimum Side Yard (Left):	10'	No Change
Minimum Side Yard (Right):	10'	No Change
Minimum Combined Side Yards: (25% of Mean Lot Width)	30'	No Change
Minimum Rear Yard: (20% of Mean Lot Depth)	28'	No Change
Minimum Greenspace:	Not Calculated	No Change

The Coughlins 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:

In lieu of traditional drawings, the Coughlins have provided photographs of the house as it stands today.

They recently failed their final inspection. Most of the issues were related to errors on the original drawings that indicated windows being replaced that were not in the project scope.

At the west side of the new addition, two windows were omitted from the project scope. Similarly the pedestrian door to the garage was not replaced.

At the rear of the house, a double-hung window was installed in lieu of a casement window and two pairs of clear-view picture windows were installed in lieu of double-hung windows. The siding at a small bay windows was not installed, instead wood trim covers the bay.

At the right side of the house, several windows, that were not replaced, were misrepresented on the architectural drawings. The triple double-hung window that was installed, matches the approved drawings.

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 Tarpeys are proposing a new lap pool in their rear yard.

The proposed project is a substantial construction matter and was noticed as such.

Summary of Property:

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

Summary of Project:

The proposed pool is limited to 214 square feet and is located in the northwest corner of the property. There is no proposal for a deck around the pool. It is connected to an existing patio via a stepping stone walkway. The pool is level to the ground and no grading is proposed.

A large walkway and a two small patios are to be removed as part of the project. **After the Tarpeys discovered that their project did not meet the greenspace recommendation, they decided to remove a portion of their driveway as part of the project which will add 136 sq. ft. of greenspace. This changed their proposed greenspace to 56.5%.**

Impervious Surface Calculations:

Total Lot Area:	23,052 SF
Existing House Footprint:	4,665 SF
Existing Driveway:	5,011 SF
Proposed pool & walkway:	355 SF
Remaining Greenspace:	13,021 SF

Ordinance Compliance:

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

Design Guideline Review:

The design guideline supplement adopted on March 9, 2020 recommends that LS-3 lot maintain a minimum greenspace area no less than 65% of the total lot area. For this lot, an area of 14,984 SF should be maintained. As proposed, only 12,940 SF are provided. **This recommendation has not been met.** Please note, the removed patios, walkway, and driveway add 636 SF of greenspace back to the project. After the pool addition, there will still be a net addition of 281 SF of greenspace over the existing conditions.

Lot Information	
Zoning:	R-1(30)/LS-3
Lot Area:	23,052 SF

Ordinance	Allowable/Required by Ord	Proposed
Minimum Side Yard Setback:	20'	23.0'
Minimum Rear Yard Setback:	20'	24.5'
Minimum Greenspace:	65% (14,984 SF)	13,021 SF (56.5%)

The Reicherter-Jellisons are proposing a new 2-story home with a 5,091 sq. ft. footprint. The footprint consists of 2,875 sq. ft. of first floor space, a 1,200 sq. ft. 4-car garage, and 1,016 sq. ft. of covered porches. An additional 2,875 sq. ft. are proposed on the second floor. The project includes a circle driveway and full tennis court.

The proposed project is a substantial construction matter and was noticed as such. ***The project was continued at the May 12th meeting so that revised drawings could be reviewed by the Professional Review Panel. Those drawings have not been submitted.***

Summary of Property:

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

Summary of Project:

The main mass of the house is two-stories using a horizontal massing style. The main mass is flanked on the left by a single-story wing. The garage is part of the main house as it is under the same primary roof structure; however, a breezeway separates the garage from the house. The house is sided primarily with lap siding. Field stone is being indicated for inset areas and exposed foundations. Due to the slope of the property, a large amount of the rear foundation is exposed.

The new first floor elevation is approximately the same as the previous house. The main floor sits approximately 2 feet lower than the home to the right and approximately 6 inches higher than the home to the left. The main ridge is approximately 2 feet higher than the home to the right and approximately 2 feet higher than the home to the left. Both adjacent homes are also 2-story with comparable eave lines.

Windows are a combination of fixed and casements, all with minimal muntin bars. At the front of the house, windows stack from the first to second floor. The window arrangement remains fairly formal at the sides and rear. All of the windows have extensive trim including cast stone sills at windows in walls clad with stone.

The roof is standing seam with most having a 9/12 pitch. An eyebrow roof is proposed at the second floor line. These roofs will have a 4/12 pitch.

A concrete driveway is proposed at 12 feet wide at the entrance and does not significantly widen near the house. The internal green spaces is 80 feet wide and 40 feet deep.

At the rear of the house, a large sport court is proposed. A stone clad retaining wall will encircle the entire court to create a level playing area. Please note, the sport court encroaches into the floodplain so KDHE and the U.S. Army Corps of Engineers will be required to review the project.

The AC Units and generator are proposed at the right (north) side of the house. No enclosure, other than topography, is proposed.

Ordinance Compliance:

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

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 A suggests that the main mass of the house should be between 40% and 50% of the lot width. At 95'-10" feet wide (64%), the main mass is wider than recommended, however this is not uncommon with horizontal massing styles because the side wings are incorporated into the main mass, the ARB might find this acceptable. This section goes on to suggest that the depth of the main mass should be 25% of the lot width. This recommendation has been met.

Subsection B suggests that front wings have a width clearly less than the main mass with the total of all wings being less than 50% of the main mass width. This recommendation has been met.

Subsection G recommends that circle driveways have a minimum of 80 feet between curb cuts and the interior green should be no less than 40 feet deep. 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 not been met.**

Additions to the Design Guidelines, adopted on March 9, 2020, recommend that LS-5 properties have a minimum of 65% greenspace. As proposed, only 57% greenspace has been provided. **This recommendation has not been met.**

PRP Recommendation:

The Professional Review Panel has not yet completed their review.

Lot Information	
Zoning:	R-1(25)/LS-5
Lot Area:	39,314 SF
Lot Width:	149'

Ordinance	Allowable/Required by Ord	Proposed
Maximum Height:	35'	33.75 Above Average Grade
Minimum Front Yard:	50'	50'
Minimum Side Yard (Left):	22.35'	24.3'
Minimum Side Yard (Right):	22.35'	22.7'
Minimum Rear Yard: (30%)	105'	>150'
Minimum Greenspace:	65% (25,554 SF)	57% (22,504 SF)

Address	Lot Area	Existing Lot Coverage	LC by Ordinance	% max used
6716 Cherokee Lane	39,314	2,035	8,261	24.63%
6700 Cherokee Lane	30,571	2,378	6,936	34.28%
6708 Cherokee Lane	34,576	5,136	7,556	67.97%
6728 Cherokee Lane	38,530	3,497	8,147	42.93%
6709 Cherokee Lane	30,623	3,758	6,945	54.11%
6715 Cherokee Lane	26,170	5,487	6,226	88.13%
6727 Cherokee Lane	23,478	3,163	5,774	54.78%
			Average	52.41%
			50% Increase	78.61%
6716 Cherokee Lane	39,314	Proposed: 5,091	8,261	61.62%
Recommended Lot Coverage Limit as reduced by 150% Rule:			6,494	78.39%