

# ARCHITECTURAL REVIEW BOARD AGENDA

September 29, 2020

3:00 p.m.

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

#1	<b>James McGinness &amp; Nancy Lombardino *</b> 5400 State Line Road		Proposed fireplace <i>Continued from June 23<sup>rd</sup> ARB mtg</i>
#2	<b>Nick &amp; Clare Blasi *</b> 6640 Indian Lane		Changes to previously approved project <i>Continued from Sep 15<sup>th</sup> ARB mtg</i>
#3	<b>Todd &amp; Sandy Morgan</b> 2921 West 69 <sup>th</sup> Street		Pool deck replacement
#4	<b>Don Lockton</b> 6715 Cherokee Lane		In-ground trampoline
#5	<b>Andrew Harmon</b> 6745 Belinder Ave		Multiple fences & gates / New mailbox
#6	<b>Michael &amp; Cathy Shultz</b> 2209 Arno Road		Interior remodel / Window changes / Enclosing screened porch / New generator
#7	<b>Adam &amp; Michelle Colombo</b> 6515 Belinder Avenue	<b>REQUESTING CONTINUANCE</b>	New residence & pool <i>Continued from August 4<sup>th</sup> ARB mtg</i>
#8	<b>Chad &amp; Angie Lucas</b> 3316 West 69 <sup>th</sup> Street	<b>REQUESTING CONTINUANCE</b>	New residence <i>Continued from August 18<sup>th</sup> ARB mtg</i>

\*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.

The property owners are proposing a new outdoor fireplace on an existing patio.

This project was continued at the December 17<sup>th</sup>, April 14<sup>th</sup> and June 23<sup>rd</sup> ARB meetings, at the owner's request. The ARB required that the fireplace be relocated to a location that does not require a variance. **No new drawings have been submitted.**

**Summary of Property:**

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

**Summary of Project:**

The proposed fireplace is constructed with stone and brick and stands 12 feet tall at its highest point.

**Ordinance Compliance:**

The project is in violation of Code Section 5-120 C which requires accessory structures be located a minimum of 10 feet from the side property line. The fireplace is proposed at 4 feet from the property line. **A variance of 6 feet is required.**

**Design Guideline Review:**

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

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\* A variance is required.  
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The Blasis are returning to the ARB with changes to their previously approved project.

*The Blasis were continued at the August 18<sup>th</sup> ARB meeting so they could revise the design to eliminate or lessen the variances proposed. The project was continued at the September 1<sup>st</sup> and 15<sup>th</sup> meetings, at the owner's request.*

**Summary of Property:**

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

**Summary of Project:**

The Blasis are proposing to increase the width and depth of their previously approved pool. The size of the adjacent patios will be modified to accommodate the change and the pool will extend deeper into the property.

They are also proposing a new 4 foot tall iron fence around the south and west sides of the lot. At the rear of the house, the proposed fence will sit on a previously approved retaining wall. At the April 14, 2020 meeting, the ARB approved changes to the 4 foot retaining wall. The Blasis are proposing to remove a second piece of retaining wall which created a terraced area and change the shape of the remaining wall. The retaining wall will be 6 feet tall at its highest point. **The location of the retaining wall and fence along the south property line has been moved in closer to the house to meet the corner lot fence regulations for properties without a platted setback. This property has a platted setback.**

They are further proposing to relocate several mechanical units at the rear and side of the house. At the south side, a new pad is proposed of the spa equipment.

**Ordinance Compliance:**

Code Section 5-132.B.1 states that if a property has a platted setback line, that setback line shall apply. As such, no accessory structure, wall, or fence can be constructed in the platted side or front yards. The proposed fence extends into the platted side yard. **A variance of 25.5 feet is required for the revised fence location.**

**Design Guideline Review:**

Section 2.1.g on page 57 of the Design Guidelines recommends that the requirements of the Mission Hills Zoning Ordinances must be met. **This recommendation has not been met.**

Section 2.6.3 A. on page 83 through 84 of the Design Guidelines provides specific recommendations for corner lots. This section recommends that no fences be located in the street side greenspace between the edge of the house and the adjacent street. **This recommendation has not been met.**

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\* Multiple variances required.  
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Lot Information	
Zoning:	R-1(E1)/LS-6
Lot Area:	44,360 SF
Lot Width:	200.0'

Ordinance	Allowable/Required	Proposed
Maximum Height	35'	32.2'
Minimum Front Yard:	65' (Platted)	65.2'
Minimum Side Yard (Left):	40' (Platted)	41.3'
Minimum Side Yard (Right):	20'	28.7'
Minimum Combined Side Yards: (25% of Mean Lot Width)	50'	70.0'
Minimum Rear Yard: (20% of Mean Lot Depth)	30.0' (At closest point)	45.3'
Greenspace:	70% (31,052 SF)	70.3% (31,210 SF)

Address	Lot Area	Lot Coverage	Ordinance Limit	% max used
6640 Indian Lane	44,360	3,686	8,985	41.03%
6630 Indian Lane	38,391	4,106	8,126	50.53%
6635 Indian Lane	55,360	3,394	10,480	32.39%
3600 W 67th Street	35,127	6,142	7,639	80.40%
6632 Wenonga Road	40,902	4,196	8,492	49.41%
			Average	50.75%
			50% Increase	76.12%
6640 Indian Lane	44,360	6,737	8,985	74.98%
Allowable Lot Coverage as reduced by 150% Rule			6,840	98.49%

**#3 Todd & Sandy Morgan**

**2921 West 69<sup>th</sup> Street**

The Morgans are proposing to replace their existing pool deck.

**Summary of Property:**

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

**Summary of Project:**

The new concrete pool deck follows the profile of the existing pool.

**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.

**#4 Don Lockton**

**6715 Cherokee Lane**

Mr. Lockton is proposing an in-ground trampoline in his rear yard.

This is a substantial construction matter and was noticed as such.

**Summary of Property:**

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

**Summary of Project:**

The trampoline will be located in the rear yard 45 feet from the north property line and 22 feet from the rear property line.

**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 Andrew Harmon

6745 Belinder Avenue

Mr. Harmon is proposing multiple fences and gates around his property. As part of the project, the front address marker will be reconstructed and a new mailbox will be added on a side porch.

### Summary of Property:

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

### Summary of Project:

The property has a detached garage located on the 68<sup>th</sup> street side of the property. A new fence is proposed at the back of the existing driveway. It consists of steel frames supporting welded wire mesh. This is not a pre-approved fence style.

Two new gates will be added to match the fence. The first is located between two site walls along the 68<sup>th</sup> street side of the house. The second is located at the back of the Belinder Avenue driveway.

The exact placement of the proposed mailbox is uncertain. Clarification is required.

The address marker is integrated into an existing site wall on the Belinder Avenue side of the house. It is not specifically stated if the marker will be replaced in kind, or altered. Clarification is required.

### 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.

**#6 Michael & Cathy Schultz**

**2209 Arno Road**

The Schultzes are proposing an interior remodel that includes select window relations and replacements. An existing screened porch will be enclosed and a new generator added as part of the project.

**Summary of Property:**

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

**Summary of Project:**

The screened porch is at the center of the main mass at the rear of the house. The existing screen panels will be replaced with new casement windows over wood panels. The screen doors will be replaced with a pair of French doors. A door on the west side of the porch will be infilled with windows to match the adjacent panels. The associated stoop will be removed.

At the rear of the house, a large pair of windows will be replaced with a small casement window. The remaining area will be filled in with siding the match the rest of the house. Another pair of casement windows will be moved a couple of feet to the left. At the east side of the house, two existing windows will be relocated and a new matching window will be added. The glazing in the new windows will match the glazing in the existing windows.

The proposed generator is located at the west side of the enclosed 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.

## #7 Adam & Michelle Colombo

6515 Belinder Avenue

The Colombos are proposing a new 1-story home with a 5,363 sq. ft. footprint. The footprint consists of 3,728 sq. ft. of first floor living space, an 899 sq. ft. 3-car garage, and 544 sq. ft. of covered porches. An additional 1,373 sq. ft. of unfinished spaces is included in the footprint. The project includes a swimming pool and an auto-court driveway.

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 main mass of the house is one story with a central vertical mass. The main mass is flanked on both sides by one story side wings. The house is sided primarily with brick and has a stone base and water table.

The new first floor elevation is less than one foot higher than the previous house. The main floor sits approximately 2 feet higher than the right and approximately even with the home to the left. The main ridge is approximately 5.6 feet higher than the home to the right and approximately 7.88 feet lower than the home to the left.

Windows are a combination of clear-view fixed and casements. Several horizontal clearstory windows are indicated as well.

The roof is standing seam metal throughout and utilizes several roof pitches. The dominate roof pitch is 15:12 at all of the gables.

A concrete driveway is proposed at 12 feet wide at the entrance and widens into an auto-court near the house. A significant hammerhead is indicate at the rear of the garage.

The AC units and generator are located in a mechanical yard behind the garage.

The house forms a U shape in plan. The pool is proposed at the center of the lot partially inside the U. It is surrounded on all sides by a new terrace. A retaining wall is proposed at the southeast corner.

### 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 60 feet wide (41%), the main meets this recommendation. This section goes on to suggest that the depth of the main mass should be 25% of the lot width not to exceed 25 feet. At 33 feet deep, the depth of the main mass is less than 25% of the lot width, but over the 25 foot recommended maximum. **Discussion is recommended.**

Subsection D suggests that rear wings located in the primary or secondary building areas can be up to 2 stories and 30 feet tall providing that their height is less than the main mass. This recommendation has been met. This section goes on to suggest that rear wings should have a width clearly less than the main mass and should not exceed 50% of the main mass width. 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 2.7.2.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 LS-6 properties have a minimum of 70% greenspace. **This recommendation has not been met.**

Section 2.6.4.A on page 89 discourages overbuilding by suggesting that homes avoid reaching more than 2 minimum/maximum setbacks or limits. This recommendation has been met.

**PRP Recommendation:**

The Professional Review Panel has not yet completed their review.

Lot Information	
Zoning:	R-1(30)/LS-6
Lot Area:	44,547 SF
Lot Width:	145'

Ordinance	Allowable/Required by Ord	Proposed
Maximum Height:	35'	29.5'
Minimum Front Yard:	100'	100'
Minimum Side Yard (Left):	15% = 21.75'	28.25'
Minimum Side Yard (Right):	15% = 21.75'	21.75'
Minimum Rear Yard: (30%)	91.5' (At closest point)	122.25'
Minimum Greenspace:	70% (31,183 SF)	31,057 = 69.72%

Address	Lot Area	Existing Lot Coverage	LC by Ordinance	% max used
6515 Belinder Ave	44,547	4,403	9,011	48.86%
6501 Belinder Ave	40,586	4,133	8,446	48.93%
6509 Belinder Ave	40,582	5,995	8,446	70.98%
6525 Belinder Ave	36,610	4,414	7,862	56.14%
6535 Belinder Ave	35,006	3,905	7,621	51.24%
6601 Belinder Ave	43,825	3,332	8,909	37.40%
			Average	52.26%
			50% Increase	78.39%
6515 Belinder Ave	44,547	Proposed: 5,363	9,011	59.52%
Recommended Lot Coverage as reduced by 150% Rule:			7,064	75.92%

The Lucases are proposing a new 2-story home with a 3,106 sq. ft. footprint. The footprint consists of 2,160 sq. ft. of first floor space, an 852 sq. ft. 3-car garage, and 94 sq. ft. of covered porches. An additional 2,548 sq. ft. are proposed on the second floor. The project includes a rear terrace with a trellis.

The proposed project is a substantial construction matter and was noticed as such. This project has not completed its PRP review and should be continued to a future meeting date.

**Summary of Property:**

- Character Area: Neighborhood Estates
- Location of Common Green Space: Front
- Any Special Frontages: Edge

**Summary of Project:**

The main mass of the house is two stories with a strong central vertical mass. The main mass has no side wings, but does possess a sizable rear wing. The rear wing spans the full width of the house. The garage is located at the rear of the house in a compound wing. The house is sided primarily with stucco, with the exception of the front porch which is clad in limestone.

The new first floor elevation is approximately one-foot higher than the previous house. The main floor sits approximately one-foot higher than the home to the right and approximately 6 inches lower than the home to the left. The main ridge is approximately 8 feet higher than the home to the right and approximately 6 feet higher than the home to the left. The main eave sits significantly higher than the adjacent houses.

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 is much less formal at the sides and rear. All of the windows have minimal trim.

The roof is a composition shingle with most having an 11/12 pitch. A low-slope, standing-seam roof has been proposed at the front entry and the front dormers. A concrete driveway is proposed at 10 feet wide at the entrance and gradually widens as it nears the house. A significant turnaround is proposed at the rear of the drive. The AC units and generator are proposed at the rear 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 49 feet wide (49%), the main mass meets this recommendation. This section goes on to suggest that the depth of the main mass should be 25% of the lot width. **At 31 feet deep, the main mass is approximately 6 feet deeper than recommended.**

Subsection D suggests that rear wings located in the primary or secondary building areas can be up to 2 stories and 30 feet tall providing that their height is less than the main mass. This recommendation has been met. This section goes on to suggest that rear wings located in the conditional building area can be up to 1 ½ stories with 12 foot eaves and a ridge no higher than 24 feet. This recommendation has been met.

Section 2.6.3 D on page 87 provides specific recommendations for lots with Edge frontages. This section suggests that landscape be more rustic. A landscape plan has not yet been presented. This section goes on to suggest that driveways conform to the natural terrain and be as narrow as possible. 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.

Additions to the Design Guidelines, adopted on March 9, 2020, recommend that LS-3 properties have a minimum of 65% greenspace. As proposed, 71.4% greenspace has been provided. This recommendation has been met.

**PRP Recommendation:**

The Professional Review Panel has not yet completed their review.

Lot Information	
Zoning:	R-1(20)/LS-3
Lot Area:	22,126 SF
Lot Width:	100'

Ordinance	Allowable/Required by Ord	Proposed
Maximum Height:	35'	35'
Minimum Front Yard:	85'	85'
Minimum Side Yard (Left):	10'	28.5'
Minimum Side Yard (Right):	10'	20.88'
Combined Side Yards: (30%)	30'	49.38'
Minimum Rear Yard: (20%)	42' (At closest point)	42'
Minimum Greenspace:	65% (14,382 SF)	15,432 SF (71.4%)

Address	Lot Area	Existing Lot Coverage	LC by Ordinance	% max used
3316 West 69th Street	22,126	2,191	5,541	39.55%
3416 West 69th Street	21,687	2,593	5,464	47.46%
3408 West 69th Street	21,074	3,000	5,356	56.01%
3400 West 69th Street	21,663	2,711	5,460	49.65%
3308 West 69th Street	21,006	2,332	5,344	43.64%
3300 West 69th Street	20,125	2,772	5,187	53.44%
3224 West 69th Street	19,648	3,938	5,102	77.19%
			Average	52.42%
			50% Increase	78.63%
3316 West 69th Street	22,126	Proposed: 3,106	5,541	56.06%
Recommended Lot Coverage as reduced by 150% Rule:			4,356	71.30%