ARCHITECTURAL REVIEW BOARD AGENDA
August 18, 2020
3:00 p.m.

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

#1 CONSENT AGENDA

A. Richard & Megan Zahner – 6524 Sagamore Rd — Replace A/C unit
B. Christin Henrich – 6505 Overhill Rd — Remove windows & doors; replace shutters
C. Bryan & Linda Johnson – 5728 Oakwood Rd — Replace & add windows

#2 Jason Nicolay
6541 High Drive
Widen drive; replace walkways

#3 Anthony & Elizabeth Krsnich
2403 W 69th Terrace
Changes to previously approved project; replace existing drive

#4 Nick & Clare Blasi *
6640 Indian Lane
Enlarge pool & patio; relocate fence and mechanical units

#5 Tom & Nikki Meier
2321 Guilford Lane
Changes to front balcony and rear porch

#6 Adam & Michelle Colombo
6515 Belinder Avenue
New residence and pool
Continued from August 4th ARB mtg

#7 Joe & Jeanne Brandmeyer
6600 Wenonga Road
New residence

#8 Chad & Angie Lucas
3316 W 69th Street
New residence
Continued from July 21st 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. Richard & Megan Zahner 6524 Sagamore Road

The Zahners are proposing to replace their existing A/C Unit with a new unit in the same location.

Summary of Property:

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

Summary of Project:

The proposed unit is located on the left side of the house. Please note that the view from the street has been adequately screened with vegetation.

Ordinance Compliance:

The project is in violation of Code Section 5-120.C that requires all accessory structures to be a minimum of 10 feet from the side property line. However, Code Section 5-128.C.1 allows the replacement of certain existing nonconforming structures without a variance from the Board of Zoning Appeals. A variance is not required.

Design Guideline Review:

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

B. Christin Henrich 6505 Overhill Road

The Henriches are proposing to remove windows and doors at the rear of their home and replace existing shutters.

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 there is an existing bump-out that includes a large sliding door. The Henriches are proposing to remove all of the doors and windows located within this bump-out and infill the openings with siding to match the rest of the house.

As part of the project, they are proposing to replace shutters on the front of the house with new units to match the existing.

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. Bryan & Linda Johnson 5728 Oakwood Road

The Johnsons are proposing to replace all of the windows in their home, and add 3 windows at the rear of the house.

Summary of Property:

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

Summary of Project:

All of the windows in the house will be replaced with new units of the same size and style with the exception of three windows at the rear of the house. A double casement in the kitchen will be changed to a quadruple casement. In the master bedroom, two corner casement windows will be modified to have two sashes at the rear of the house. All of the proposed windows will be true simulated divided light windows that will be black in color.

In addition to the window replacement, an existing skylight at the rear of the house will be removed in its entirety.

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 Jason Nicolay 6541 High Drive

Mr. Nicolay is proposing to widen his existing driveway, replace his existing front walkway, and replace an existing sidewalk to the rear yard.

Summary of Property:

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

Summary of Project:

The existing driveway is approximately 13 feet wide at the property line and widens to 19 feet near the house. The new driveway will have a brick border and will be 19 feet wide from the curb to the house. The front walkway is being modified to accommodate the wider driveway. The walkway to the rear yard replaces an existing sidewalk in the same configuration.

Ordinance Compliance:

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

Design Guideline Review:

Section 2.7.2 B 2 on page 103 of the Design Guidelines recommends that the width of a direct driveway be no more than 12 feet within 30 feet of the curb. The proposed/existing driveway is 13 feet wide at the curb line. **This recommendation has not been met.**

Lot Information	
Zoning:	R-1(10)/LS-1
Lot Area:	9,450 SF
Lot Width:	70’

Ordinance	Allowable/Required	Proposed
Greenspace: (LS-1)	60% (5,670 SF)	67.1% (6,340 SF)

#3 Anthony & Elizabeth Krsnich 2403 W 69th Terrace

The Krsniches are returning to the ARB with changes to their previously approved project. They are proposing to replace the entire driveway, and modify the rear patio and walkway. The outdoor kitchen and fireplace, shown on the plans, are part of a future project.

Summary of Property:

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

Summary of Project:

The front walkway and circle driveway was previously approved with the understanding that existing direct drive and auto court would remain. They are now proposing to replace the existing driveway in the same location and configuration.

The rear patio is a simple rectangular bluestone patio that replaces an existing freeform brick patio. A new walkway connects the new rear patio to the side auto court.

Ordinance Compliance:

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

Design Guideline Review:

Section 2.7.2 B 2 on page 103 of the Design Guidelines recommends that the width of a direct driveway be no more than 12 feet within 30 feet of the curb. The proposed/existing driveway is 14 feet wide at the curb line. **This recommendation has not been met.**

Section 2.7.3 A. recommends the greenspace for LS-4 properties be a minimum or 65% of the lot area. For this lot, 14,027 square feet are required. 13,284 square feet have been provided. **This recommendation has not been met.**

Lot Information	
Zoning:	R-1(16)/LS-4
Lot Area:	21,581 SF
Lot Width:	145’

Ordinance	Allowable/Required	Proposed
Patio minimum side yard setback	20’	> 45’
Patio minimum rear yard setback	20’	22.25’
Greenspace: (LS-4)	65% (14,027SF)	61.6% (13,284 SF)

#4 Nick & Clare Blasi * 6640 Indian Lane

The Blasis 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 & 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 perimeter of the lot. At the rear of the house, the proposed fence will sit on a previously approved retaining wall.

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 pool, side equipment pad, and fence all extend into the platted side yard. **A variance of 7 feet is required for the pool. A variance of 2 feet is required for the equipment pad. A variance of 36 feet is required for the fence.**

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. Given the number of variances requested, **discussion is recommended.**

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* Multiple variances required.

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%

#5 Tom & Nikki Meier 2321 Guilford Lane

The Meiers are returning to the ARB with changes to their previously approved project. They are now proposing additional cosmetic modifications in addition to the previously approved addition.

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, the detailing of the existing balcony is changing to match the detailing of the previously approved portico.

Similarly, at the rear of the house, the columns supporting the rear portico are being modified to match the front columns.

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 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%

#7 Joe & Jeanne Brandmeyer 6600 Wenonga Road

The Brandmeyers are proposing a new 2-story home with a 4,743 sq. ft. footprint. The footprint consists of 3,492 sq. ft. of first floor space, a 995 sq. ft. 3-car garage, and 256 sq. ft. of covered porches. An additional 2,717 sq. ft. are proposed on the second floor.

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 two stories with a strong central vertical mass. The main mass is flanked on both sides by 1 ½ story side wings. The house is sided primarily with stone. The main mass employs cut stone veneer while the wings have a rubble veneer.

The new first floor elevation is similar to the previous house. The main floor sits approximately even with the home to the right and approximately 3 feet lower than the home to the left. The main ridge is approximately 4.6 feet higher than the home to the right and approximately 2.3 feet higher than the home to the left.

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 remains formal on the sides and rear of the house.

The roof has slate shingles with most having a 15/12 pitch. Nearly every main ridge is capped with a flat roof area. The smaller dormers have copper barrel roofs. A large skylight is proposed at the center of the house.

A concrete driveway is proposed at 12 feet wide at the entrance and stays nearly the same width throughout. The AC unit is located on the southwest 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 35 feet wide (27%), the main mass is narrower than recommend. 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. The nature of the side wing relationships hides the depth of the main mass. Roof forms would suggest that the depth is approximately 30 feet deep which is less than 25% of the lot width but deeper than the recommended 25 feet. **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. The rear wing presents itself having a large central rear wing that is slightly smaller than the main mass. This wing is flanked on both sides by additional sides/wings. **Discussion is recommended.**

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 2.7.1 F on page 99 through 100 provides recommendations concerning massing aberrations. As proposed, the house has blocky proportions that have been disguised by the layout and roof forms. **Discussion is recommended.**

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-4 properties have a minimum of 65% greenspace. This recommendation has 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. As proposed, the house touches the maximum height, comes within inches of the left side and rear setbacks, and nearly at the maximum for both lot coverage and greenspace. **Discussion is recommended.**

PRP Recommendation:

See the attached Professional Review Panel recommendation.

Lot Information	
Zoning:	R-1(20)/LS-4
Lot Area:	27,751
Lot Width:	129’

Ordinance	Allowable/Required by Ord	Proposed
Maximum Height:	35’	34’
Minimum Front Yard:	75’	75’
Minimum Side Yard (Left):	15% = 19.4’	20.5’
Minimum Side Yard (Right):	15% = 19.4’	20.1’
Minimum Rear Yard: (30%)	64’ (At closest point)	65.5’
Minimum Greenspace:	65% (18,038 SF)	18,286 SF = 66.7%

Address	Lot Area	Existing Lot Coverage	LC by Ordinance	% max used
6600 Wenonga Rd	27,751	2,597	6,485	40.05%
6632 Wenonga Rd	40,903	4,788	8,492	56.38%
6550 Wenonga Rd	23,612	3,901	5,797	67.30%
6548 Wenonga Rd	24,751	2,877	5,989	48.03%
6549 Wenonga Rd	35,390	3,724	7,679	48.49%
6551 Wenonga Rd	25,249	3,428	6,073	56.45%
6601 Wenonga Rd	32,377	2,415	7,219	33.45%
			Average	50.02%
			50% Increase	75.03%
6600 Wenonga Rd	27,751	Proposed: 4,743	6,485	72.72%
Recommended Lot Coverage as reduced by 150% Rule:			4,866	97.0%

#8 Chad & Angie Lucas 3316 West 69th Street

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 in 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%