

ARCHITECTURAL REVIEW BOARD AGENDA

September 1, 2020

3:00 p.m.

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

#1 CONSENT AGENDA

- A. Kristen & Korb Maxwell – 5527 East Mission Road Changes to previously approved project
- B. William & Mary Grant – 5821 Brookbank Lane Changes to previously approved project
- C. Hillary Bownik – 6638 Wenonga Terrace Replacing windows to match existing

#2 **Karina Koster & Diego Gandolfo**
6510 State Line Road

Replacement of sun room windows

#3 **Laura Buffington**
2920 W 68th Street

Replacement of portions of perimeter fence

#4 **Robert Sloan & Nina Knode**
3325 W 68th Street

New asphalt circle driveway

#5 **Todd & Sandy Morgan**
2921 W 69th Street

Replacement of existing driveway

#6 **David Hinchman**
6430 Willow Lane

Interior remodel / hot tub

#7 **Michele & Michael Belzer**
6331 Ensley Lane

Screened in porch

#8 **Kim Scott ***
6117 Mission Drive

Addition of roof structure over patio

#9 **Anthony & Elizabeth Krsnich**
2403 W 69th Terrace

Changes to previously approved project
Continued from August 18th ARB mtg

#10 **Nick & Clare Blasi ***
6640 Indian Lane

Changes to previously approved project
Continued from August 18th ARB mtg

#11 **Paul Reicherter & Jessica Jellison**
6716 Cherokee Lane

New residence
Continued from the May 12th and June 9th ARB mtgs

*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. Kristen & Korb Maxwell

5527 East Mission Road

The Maxwells 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: Intersection Green

Summary of Project:

At the west side of the house the Maxwells are proposing a new covered entry. The stoop will remain unchanged, but a new roof structure will replace the existing roof sweep over the entry. The new gabled roof structure will extend out slightly. All detailing and materials match the existing construction.

On the north elevations, the size and configuration of a window and set of doors is being enlarged. An eyebrow roof over the doors is being extended over the window and tying into a previously approved addition, making for a single roof form.

At the south side of the house, the previously approved pair of pedestrian doors into the garage area being changed to a single door, and a new window is being added.

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. William & Mary Grant

5821 Brookbank Lane

The Grants 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:

At the front of the house, the driveway is being narrowed slightly to provide a larger planting bed. Two small new areas are being provided on each side of the front stoop to allow for potted plants. Within the front planting beds, new steppingstone walkways are proposed.

At the rear of the house, the rear patio is to be reduced to enlarge the rear planting bed, and two new planting bed will be cut into the patio on either side of the previously approved fountain.

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. Hillary Bownik

6638 Wenonga Terrace

Ms. Bownik is proposing to replace the majority of the windows in her home with new windows to match the existing.

Summary of Property:

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

Summary of Project:

All of the double-hung windows at the front of the house will be replaced with new units to match the existing. Only the front door sidelights and a small front window will remain. Multiple windows on other sides will be replaced. Please refer to the attached photos, all windows marked with an "R" are to be replaced.

All of the windows will be white simulated true divided lite units. All will be using Anderson's high performance insulated glass that has a slight tint due to its high shading coefficient.

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 Karina Koster & Diego Gandolfo

6510 State Line Road

The Koster/Gandolfos are proposing to replace all of the windows in an existing sun room at the rear of the house.

Summary of Property:

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

Summary of Project:

The existing tall clearview windows are to be replaced with new larger divided lite units. The triangular windows in the gable will be replaced in kind.

All will be using Anderson's high performance insulated glass that has a slight tint due to its high shading coefficient.

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 Laura Buffington

2920 West 68th Street

Ms. Buffington is proposing to replace portions of her home's perimeter fence. The new fences are a hybrid steel and wood privacy fence that are six feet tall.

Summary of Property:

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

Summary of Project:

At the southwest corner of the property, an exiting non-compliant chain-link fence is being removed in its entirety. Set back from the front of the house, a new 6 foot wood and steel fence will connect from the side of the house, turn north along the property line and tie into the neighbor's six foot vinyl fence. On the east side of the house, a new return will be added, set back from the front of the house. The new fence will turn and go north until it ties into an existing six foot iron fence. Both side returns will have gates to match the new fence.

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 Robert Sloan & Nina Knode

3325 West 68th Street

Mr. Sloan and Ms. Knode are proposing a new asphalt circle driveway.

Summary of Property:

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

Summary of Project:

The existing asphalt direct drive will stay in place, and the new circle drive will tie into the side. The new and existing drive approaches are 12 feet wide at the property line. The interior green of the new circle driveway is 85 feet between drive approaches and 62 feet from back-of-curb.

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 Todd & Sandy Morgan

2921 West 69th Street

The Morgans are proposing to replace their existing asphalt circle driveway.

Summary of Property:

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

Summary of Project:

The new driveway is proposed in the same configuration as the existing.

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 G, recommends that circle driveways have an interior green no less than 80 feet wide with a depth no less than half the width. The proposed interior green is just short of 80 feet wide at 75.5 feet, and the depth is 47 feet. **Discussion is recommended.**

Section 2.7.2 B. 1. Recommends drive widths should not be more than 12 feet wide at the property line. This recommendation has not been met. **Discussion is recommended.**

Mr. Hinchman is proposing an interior remodel that includes two new windows at the rear of his home. He is also proposing a new hot tub on an extension of his rear patio.

Summary of Property:

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

Summary of Project:

One of the new windows is a tall rectangular window that is in the same size and proportions of adjacent windows. The second window is a horizontal window with a high sill height to avoid an existing air-conditioning unit.

The rear yard is terraced as it steps up into the rear yard. The proposed hot tub will be notched into the existing retaining wall with a new wall around the perimeter.

Please note, the koi pond is a future project and is not included in this proposal.

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(16)/LS-2
Lot Area:	18,402 SF

Ordinance	Allowable/Required	Proposed
Patio minimum side yard setback	20'	22.1'
Patio minimum rear yard setback	20'	35.5'
Greenspace: (LS-2)	60% (11,041 SF)	69% (12,620 SF)

The Belzers are proposing a new screened in porch at the side of their home.

Summary of Property:

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

Summary of Project:

The Belzers have a unique property that is situated on the peninsula formed by Ensley Lane and Tomahawk Road. Their lot is further complicated by the location of Willow lake. The proposed screened-in porch is located at the side of the house that faces Tomahawk Road. It is a simple post and beam structure with floor to eave screens, centered on an existing gable. The roof has a lower slope than the rest of the house to avoid an existing second floor window.

Ordinance Compliance:

Since the lot does not have any platted setbacks, and considering the unique positioning of the house, the city is considering the Tomahawk Road side of the house a side yard. City code section 5-120 A. 2. (d) states that on a reverse corner lot, the side yard setback is to be no less than 1/2 the depth of the front yard setback of the adjacent home, as measured form the curb. For this lot, that is 27.5 feet from the curb.

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 Code of Ordinances.

Lot Information	
Zoning:	R-1(16)/LS-3
Lot Area:	20,673 SF
Lot Width:	Not Calculated

Ordinance	Allowable/Required	Proposed
Maximum Height	35'	No Change
Minimum Front Yard:	30'	No Change
Minimum Side Yard (Left):	10' (30% Combined)	No Change
Minimum Side Yard (Right):	1/2 neighbors front = 27.5'	33.1'
Greenspace:	65% (13,437 SF)	72.6% (15,009 SF)

Ms. Scott is proposing to add a standing seam roof structure over her existing patio.

Summary of Property:

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

Summary of Project:

The existing arbor is located at the rear of the house atop existing patio. The new roof only will cover a portion of the patio and will tie into an existing standing seam roof at the rear of the house.

Ordinance Compliance:

The project is in violation of city code section 5-120 D which requires decks and patios be located at least 20 feet from the side or rear property line. The patio is an existing non-conforming structure. The new roof is also non-conforming being located 16 feet from the side property line.

A variance of 4 feet is required.

Design Guideline Review:

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

* A variance is required
August 18, 2020

#9 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.

The Krsnichs were continued at the August 18th meeting so a revised plan could be developed that meets the 65% greenspace requirement. The revised plan should be drawn to scale on a survey.

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)

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

The Blasis were continued at the August 18th ARB meeting so they can revise the design to eliminate or lessen the variances proposed.

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.**

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. **Discussion is recommended.**

* Multiple variances required.
August 18, 2020

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%

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 and June 9th meetings 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%