

ARCHITECTURAL REVIEW BOARD AGENDA

September 15, 2020

3:00 p.m.

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

#1 CONSENT AGENDA

A. Kirk & Stesha Black – 3012 West 67th Terrace Changes to previously approved project

#2 Hillary Bownik

6638 Wenonga Terrace

Replacing majority of windows

#3 Karina Koster & Diego Gandolfo

6510 State Line Road

Replacement of sun room windows

#4 Nick & Clare Blasi *

6640 Indian Lane

Changes to previously approved project
Continued from August 18th & September 1st ARB mtgs

#5 Todd & Sandy Morgan

2921 W 69th Street

Replace existing driveway

#6 W. Hunter Wolbach

5930 Mission Drive

New retaining wall

#7 Thomas & Ellen Cray

6621 Belinder Avenue

Changes to previously approved project

#8 John Bichelmeyer

3108 West 67th Street

Replace existing driveway

#9 Mark & Val Brandmeyer

3200 West 67th Street

Replace existing driveway

#10 Devan Hartnett *

2443 West 67th Street

Replacing existing stone wall in front yard

#11 Ryan Patton *

1910 West 63rd Street

Installation of new sports court

*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. Kirk & Stesha Black

3012 West 67th Terrace

Kirk and Stesha Black are returning to the ARB with changes to their previously approved project.

Summary of Property:

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

Summary of Project:

The proposed chimney needed to be extended vertically per the Building Code. The proposed plans provide detailed drawings for the design of the extension.

At the rear of the house, an existing rear wing will be extended a few feet to the west. A door previously approved at this location is now being proposed as a window. Similarly, a door located at the west side of the rear wing is now being proposed as a window.

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 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.

This project was continued at the September 1st ARB meeting so the Board could visit properties that are using the same tinted glass.

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.

#3 Karina Koster & Diego Gandolfo

6510 State Line Road

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

This project was continued at the September 1st ARB meeting so the Board could visit properties that are using the same tinted glass.

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.

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 could revise the design to eliminate or lessen the variances proposed. The project was continued at the September 1st 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.

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 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. **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.**

* 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 Todd & Sandy Morgan

2921 West 69th Street

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

This project was continued at the September 1st ARB meeting due to lack of representation.

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. Wolbach is proposing a new retaining wall constructed of plastic landscape timbers.

Summary of Property:

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

Summary of Project:

An existing retaining wall, located at the west side of Mr. Wolbach's house, is failing. He is proposing to replace the wall with a wall constructed of 6"x6"x8' landscape timbers.

Ordinance Compliance:

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

Design Guideline Review:

Section 2.7.3 D. on page 110 of the design guidelines provides specific recommendations regarding grading and retaining walls. This section suggests that retaining elements be designed to harmonize with the landscape and be made from natural rustic materials. **Discussion is recommended.**

#7 Thomas & Ellen Cray

6621 Belinder Avenue

The Crays are returning to the ARB with changes to their previously approved project. They are now proposing an outdoor kitchen on the previously approved patio.

Outdoor kitchens are substantial construction matters as defined by Code section 5-103.75 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 original project approval includes a niche area for a freestanding grill. The Crays elected to have a grill built in. As a result they failed their final inspection and are now requesting retroactive approval of the grill. The grill is built into a stone wall/counter that matches the patio's surrounding seat 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.

The Bichelmeyers are proposing to replace their existing driveway with a new drive in the same configuration.

Summary of Property:

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

Summary of Project:

The existing drive is a direct drive that is 22 feet wide at the property line and maintains that width all the way to the house.

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. on page 102 of the design guidelines provides specific recommendations for driveways. This section suggests that direct driveways should 12 feet wide at the property line and widen up to 22 feet wide near the house. The 12 foot width should be maintained for the first 30 feet.

Lot Information	
Zoning:	R-1(16)/LS-2
Lot Area:	19,129 SF

Ordinance	Allowable/Required by Ord	Proposed
Minimum Greenspace:	60% (11,477 SF)	67% (No Change)

The Brandmeyer are proposing to replace their existing driveway with a new drive in the same configuration.

Summary of Property:

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

Summary of Project:

The existing drive is a direct drive that is 24 feet wide at the property line and maintains that width all the way to the house.

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. on page 102 of the design guidelines provides specific recommendations for driveways. This section suggests that direct driveways should 12 feet wide at the property line and widen up to 22 feet wide near the house. The 12 foot width should be maintained for the first 30 feet.

Lot Information	
Zoning:	R-1(16)/LS-2
Lot Area:	18,539 SF

Ordinance	Allowable/Required by Ord	Proposed
Minimum Greenspace:	60% (11,123 SF)	68% (No Change)

The Hartnetts are proposing to remove and replace an existing stone wall in their front yard.

Summary of Property:

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

Summary of Project:

The wall is approximately 2 feet tall and does not meet the requirements of a courtyard wall. The new wall will replace the existing in kind. The wall is located on or about the front property line, approximately 10 feet behind the curb.

Please note, a matching wall is located on the property to the east.

Ordinance Compliance:

The project is in violation of city code section 5-119 C which forbids structures in the front yard. The proposed wall does not qualify for any of the listed exceptions. **A variance is required.**

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.**

* A variance is required.

Mr. Patton is proposing a basketball sport court in his rear yard.

Summary of Property:

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

Summary of Project:

The proposed court is located in the northwest corner of their property, with the goal located on the west side of the court. The court is proposed as a simple concrete pad with no indication of any lights, sound system, or sport court surface material.

Ordinance Compliance:

The project is in violation of City Code Section 5-121.D which requires outdoor recreational facilities, located on LS-1 lots, to be a minimum of 15 feet from the side or rear property lines. The provided drawings are not dimensioned, but the court appears to be approximately 2 feet from the rear and 2 feet from the side property lines. **A variance of 13 feet is required at the rear, and a variance of 13 feet is required at the side.**

Design Guideline Review:

Section 2.7.1.A on page 106 of the Design Guidelines recommends that LS-1 lots have a minimum greenspace area no less than 60% of the total lot area. For this lot, that is 9,134 SF of greenspace. Before the sport court addition, the property had 9,676 square feet of greenspace. The court reduces that area by 875 square feet, leaving 8,801 sq. ft. of greenspace or 57.8%. This is less than the recommended area. **This recommendation has not been met.**

Lot Information	
Zoning:	R-1(20)/LS-1
Lot Area:	15,224 SF
Lot Width:	100'

Ordinance	Allowable/Required by Ord	Proposed
Outdoor Recreational Facility Minimum Rear Yard:	15'	Approximately 2'
Outdoor Recreational Facility Minimum Side Yard:	15'	Approximately 2'
Minimum Greenspace:	60% (9,134 SF)	57.8% (8,801 SF)

* A variance is required