

ARCHITECTURAL REVIEW BOARD AGENDA

October 16, 2018

3:00 p.m.

Pre-meeting to begin at 2:30 p.m.

Approve Minutes of Last ARB Meeting

#1 CONSENT AGENDA

A. Jeff & Margaret Jones – 6615 Belinder Avenue

Replace side entry stairs

#2 **Lyndse & Prentice Hanes**
6300 Belinder Avenue

New patio, fireplace, fire pit, and cupola

#3 **Kevin & Janell Caponecchi ***
6012 Mission Drive

Resurface driveway, front walkway, front porch;
replace bridge deck and front stairs

#4 **Mark Redick ***
5632 Pembroke Lane

Replace bridge railings

#5 **Alex & Sarah Hancock ***
6101 Mission Drive

Enclose existing loggia with windows and doors; add
decorative railing; window and door change

#6 **Mike & Lori Engle ***
2710 W. 66th Terrace

Replace pool deck; add circle driveway

* 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. Jeff & Margaret Jones

6615 Belinder Avenue

The Joneses are proposing to replace an existing wood stair, at their side entry, with a new stone stair.

Summary of Property:

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

Summary of Project:

The proposed stair will be in the same configuration as the existing stair and will be slightly wider. The construction and materials will match that of the front entry stair.

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 Hanes are proposing a new patio with a fireplace and fire pit. Additionally, they are proposing to replace an existing cupola with a new lantern over the garage.

A similar patio project was presented and approved in 2017 but not constructed.

Summary of Property:

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

Summary of Project:

The proposed patio is a simple concrete and flagstone patio at the rear of the house. It will replace an existing smaller patio in the same area.

The fireplace will be located at the southwest corner of the new patio. The Hanes have provided design options for several styles of fireplace. The exact style, and height will need to be determined.

The outdoor kitchen is located at the opposite end of the patio and consists of a stone base and countertop with integral grills.

The fire pit is located near the fireplace. Very little detail has been provided for the fire pit. Clarification is required.

Lastly, an existing cupola will be replaced with a new lantern. The lantern is significantly taller than the existing cupola, but still in scale with the house. The provided drawings locate the lantern on a section of the roof that will be part of a future addition. Clarification is required for the currently proposed location.

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.

Mr. and Mrs. Caponecchi are proposing to resurface their existing driveway, front walkway, and front porch. They are also proposing to replace their bridge deck and front stairs.

Summary of Property:

- Character Area: Countryside Estates
- Location of Common Green Space: Front
- Any Special Frontages: Creekside

Summary of Project:

The existing driveway surface is made of pavers, but the new driveway and walkway will have an exposed aggregate concrete finish with a brick border. Due to structural concerns for construction vehicles, the new bridge deck will be a few inches thicker than the existing driveway. The front stairs will be rebuilt and will have either a bluestone or brick surface. The front porch will have bluestone pavers.

Ordinance Compliance:

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

Design Guideline Review:

The project is in violation of City ordinance 5-129 D which forbids the construction of driveways on a lot other than the one they serve. A portion of the existing drive is on the neighboring property. **A variance is required.**

* A variance is required.

#4 Mark Redick*

5632 Pembroke Lane

The Redicks are proposing to replace the railings for both of the bridges on their existing driveway.

Summary of Property:

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

Summary of Project:

The railings will be stone walls with a cut stone cap. A small concrete extension will be added to the existing bridge structure to allow for the new wall installation.

Ordinance Compliance:

The project is in violation of City ordinance 5-119 C which forbids structures in the front yard. **A variance 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.

The Hancocks are proposing multiple modifications to the rear of their home.

Summary of Property:

- Character Area: Countryside Estates
- Location of Common Green Space: Front
- Any Special Frontages: Intersection Green

Summary of Project:

At the west side of the rear wing, an existing loggia will be enclosed with new windows and doors. A decorative railing will be added to the flat roof to match similar railings on the house.

At the area directly adjacent to the rear wing, previous modifications had removed a window. The Hancocks are proposing to install a new window in the original location. An existing window will be modified to be a new door.

At the existing west side wing, an existing quadruple casement window will be replaced with a new pair of French doors and side lights.

Ordinance Compliance:

The home is an existing non-conforming use because the rear wing extends into the minimum rear yard. City ordinance 5-128 D allows alterations to non-conforming structures provided that the alteration conforms to the zoning regulations. The proposed modifications to the rear wing are in violation of City ordinance 5-121 which requires a rear yard setback no less than 20% of the lot depth. **A variance of 16 feet is required.**

Design Guideline Review:

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

Lot Information	
Zoning:	R-1(E1)/LS-6
Lot Area:	66,605 SF
Lot Width:	256'

Ordinance	Allowable/Required	Proposed
Maximum Height	35'	No Change
Minimum Front Yard:	115'	No Change
Minimum Side Yard (Left):	25.6'	~112.0' Existing
Minimum Side Yard (Right):	25.6'	25.75' Existing
Minimum Combined Side Yards: (25% of Lot Width)	64.0'	>137'

* A variance is required.

The Engles are proposing to replace their pool deck and add a circle driveway.

Summary of Property:

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

Summary of Project:

In May of this year, the Engles appeared before the ARB with a whole house remodel and a circle drive. At that time, the landscape and hardscape plans were deferred to a later date.

At the rear of the house, the existing pool deck will be removed and replaced with a significantly smaller new concrete deck.

The circle drive reuses the existing curb cut and adds a new 12-foot-wide curb cut at the opposite side of the yard. The width and depth of the driveway meet the minimum recommendations indicated in the Design Guidelines.

Two existing pool sheds in the northwest corner of the property will be removed.

Ordinance Compliance:

The existing pool deck is a non-compliant structure in violation of City ordinance 5-120 H which requires swimming pools, and their associated pool deck, to be a minimum of 20 feet from the rear or side property lines. The existing pool deck sets on the rear property line. The new deck is proposed to be 8 feet from the rear property line. **A variance of 12 feet is required.**

Design Guideline Review:

There are no conflicts with Design Guidelines.

* A variance is required.