

# ARCHITECTURAL REVIEW BOARD AGENDA

October 30, 2018

3:00 p.m.

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

## Approve Minutes of Last ARB Meeting

### #1 CONSENT AGENDA

- A. Paul & Liz Uhlmann – 5841 High Drive Changes to previously approved project
- B. Hadley Burcham – 2710 Verona Terrace Replace window
- C. Bob & Karen Brush – 6548 Overbrook Road Replace four windows
- D. William & Amy Pierce – 6333 Verona Road Remove doors and windows
- E. Charles & Christy Sanders – 6520 Indian Lane Replace front walkway
- F. Paul Evans – 3800 W. 66<sup>th</sup> Street Changes to previously approved project
- G. Allie & Andrew Remak – 6439 Overbrook Road Replace retaining wall

### #2 Bill & Brenda Shively 3007 Tomahawk Road

Changes to previously approved project

### #3 Bill & Kelly Brandmeyer 3300 W. 69<sup>th</sup> Street

Replace five windows

### #4 Jeffrey & Anne Anderson 3322 W. 68<sup>th</sup> Street

Two-story addition, two detached buildings;  
new pool; covered walkway, mechanical yard, fence

### #5 ~~Tanya Trost~~ WITHDRAWN ~~2520 W. 63<sup>rd</sup> Street~~

Substantial addition, remodel,  
new windows & roof, rear yard patio  
*Continued from October 2<sup>nd</sup> ARB mtg*

### #6 Morgans CONTINUED TO NOVEMBER 13 ~~2921 W. 69<sup>th</sup> Street~~

New house; swimming pool

\* 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. Paul & Liz Uhlmann**

**5841 High Drive**

The Uhlmanns 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:**

The Uhlmanns are proposing two new skylights. The first is in the left side wing in a flat roof area. The second is at the side of the main mass at the rear of the house. Neither skylight is visible from the street.

#### **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. Hadley Burcham**

**2710 Verona Terrace**

The Burchams are proposing to replace a window at the rear of their home.

**Summary of Property:**

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

**Summary of Project:**

At the rear of the house, an existing pair of casement windows will be replaced with a single casement. The style of the window and the sash size are consistent with the rest of the house.

**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. Bob & Karen Brush**

**6548 Overbrook Road**

The Brushes are proposing to replace four windows at the rear of the house.

**Summary of Property:**

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

**Summary of Project:**

The first three windows are on the first floor at the rear of the house. They will be new picture windows, with a center mullion to give the illusion that they are casement windows. They will match the size of the existing windows.

The fourth window is located on the second floor at the rear of the house. It is a new single casement to match the existing windows.

**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.

**D. William & Amy Pierce**

**6333 Verona Road**

The Pierces are proposing to remove two pairs of doors and two casement windows at the side of their home.

**Summary of Property:**

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

**Summary of Project:**

The doors are located at the side of the house in a rear wing. The two outermost sidelights will remain, but the doors and other sidelights will all be removed and replaced with siding to match the rest of the house.

**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.

**E. Charles & Christy Sanders**

**6520 Indian Lane**

The Sanders are proposing to replace their existing front walkway.

**Summary of Property:**

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

**Summary of Project:**

The existing concrete walkway connects the front porch to a circle drive. The proposed walkway will have a similar configuration. It is to be constructed of brick on a concrete sub-base. The brick material will match the front 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.

**F. Paul Evans**

**3800 West 66<sup>th</sup> Street**

Mr. Evans is returning to the ARB with changes to his previously approved project.

**Summary of Property:**

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

**Summary of Project:**

At the front of the house, the existing porch slab will be removed and replaced with planting areas on both sides of the new front portico.

At the left (west) side of the house, two existing pedestrian doors will be removed and resided to match the rest of the house.

At the rear (north) side of the house, Mr. Evans will no longer reuse the existing sliding glass doors. He is now proposing new French doors that are more in keeping with the design of the house. Similar doors will be added to the interior sides of the two projecting rear wings.

At the right (east) side of the house, two existing windows will be removed and resided to match the rest of the house.

**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.

**G. Allie & Andrew Remak**

**6439 Overbrook Road**

The Remaks are proposing to replace an existing retaining wall.

**Summary of Property:**

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

**Summary of Project:**

The existing retaining wall is constructed of timbers and stands approximately 3 ½ feet tall. The Remaks are proposing to remove the existing wall and an adjacent fence. The wall will be replaced with a new wall, of the same height, constructed of modular concrete blocks.

**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 Shivelys are returning to the ARB with changes to their previously approved project.

**Summary of Property:**

- Character Area: Neighborhood Estates (Transitional)
- Location of Common Green Space: Front & Side
- Any Special Frontages: None

**Summary of Project:**

At the rear (southeast) side of the house, the stone wall at the log storage area is being reduced in depth.

At the left (northeast) side of the house, a new large picture window, with muntins, will replace three small previously approved windows.

On the left side of the rear wing, a previously approved pair of doors will be replaced with a smaller dutch-door.

**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 Brandmeyers are proposing to replace five windows with new units of a different style.

**Summary of Property:**

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

**Summary of Project:**

The first window to be replaced is a double casement with diamond grills located in a second floor dormer at the front of the house. The Brandmeyers are proposing to replace this unit with a single casement with Colonial grills.

The next two window are both double casements with Colonial grills located at the end of the house in a second floor gable. These will be replaced with clear-view picture windows with obscured glass.

The fourth unit is located in a recessed dormer at the rear of the house. It is a single casement with Colonial style muntins. It will be replaced with a new clear-view casement window.

The fifth and final window is a second floor single casement that is being replaced with a new unit of the same size and style.

**Ordinance Compliance:**

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

**Design Guideline Review:**

Section 2.7.1 D on page 96 of the design guidelines provides specific recommendations regarding windows. This section recommends that windows be of a similar style that matches the architectural style of the house. Clear view windows are not typical of Tudor revival houses, nor are large square windows. Appendix A.2 recommends narrow windows be grouped together. **Discussion is recommended.**

## #4 Jeffery & Anne Anderson

3322 West 68<sup>th</sup> Street

The Andersons are proposing a new 2-story addition to their existing home, a new 1-story detached garage, and a new pool with a 1-story pool house.

### Summary of Property:

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

### Summary of Project:

The new 2 story addition extends out the rear of the main mass. A portion of a small side wing is being modified to include a new side porch. The addition extends out the rear of the house and effectively makes the side of the house 80 feet deep, most of which is 2-stories tall. An additional 24-foot-wide, 643 sq. ft., 2-car detached garage is located 10 feet behind the new rear wing and aligns with the face of the new wing. From the front of the house to the back of the detached garage, the side elevation is approximately 113 feet deep.

The detached garage is connected to the main house with a covered walkway that is enclosed with a 6-foot tall privacy fence. A new mechanical yard is proposed at the rear of the detached garage. It will span the full width of the garage and be located at the minimum 10-foot rear setback line. It is enclosed by a new 6-foot tall privacy fence. Behind the new rear wing and detached garage is a new patio that includes a small 320 sq. ft. swimming pool and a 529 sq. ft. 1-story pool house.

All of the proposed additions have materials, detailing, and fenestration to match the main house.

The project adds 673 sq. ft. of first floor space to the main house, and adds an additional 1,177 sq. ft. of detached accessory building. This raises the property lot coverage from 3,752 sf to 5,602 sf. That is an increase of nearly 50% not including the impervious surface of the pool and patios.

### 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 C recommends side wings located in the secondary building area be clearly shorter than the main mass, and limited to 2 stories and 30 feet in height. This recommendation has been met.

Subsection D recommends rear wings located in the conditional building area be limited to 1 ½ stories, 24 feet tall and have eaves no higher than 12 feet. This recommendation has been met. Please note, the rear wing steps up. The taller portion is in the secondary building area. This section recommends rear wings in the secondary building area be limited to 2 stories, 30 feet in height, and be clearly less than the main mass. This portion of the rear wing is approximately 32 feet tall and matches the height of the main mass. **Discussion is recommended.**

Subsection E recommends that accessory buildings located in the primary landscape area be limited to 1 story with 10 foot eaves and a maximum area of 720 sf. This section also recommends that the number of accessory buildings be limited to no more than 2 accessory buildings per lot. All of these recommendations have 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 not been met. **Discussion is recommended.**

Lot Information	
Zoning:	R-1(16)/LS-5
Lot Area:	31,584 SF
Mean Lot Width:	154.00'

Ordinance	Allowable/Required	Proposed
Maximum Height	35'	No Change
Minimum Front Yard:	70' (Platted)	No Change
Minimum Side Yard (Left):	15.4'	28' (Existing)
Minimum Side Yard (Right):	15.4'	35.5' (Existing)
Minimum Combined Side Yards: (25% of Mean Lot Width)	38.5'	63.5' (Existing)
Minimum Rear Yard: (20% of Mean Lot Depth)	40.9' (At Closest Point)	50'
Accessory Building Maximum Height	24'	21.5' (Garage) 19' (Pool House)
Accessory Building Minimum Side Yard:	10'	40' (Garage) 10.5' (Pool House)
Accessory Building Minimum Rear Yard:	10'	16' (Garage) 32.5' (Pool House)
Lot Coverage:	7,095 SF	6,772 sf (95.45% of Max)

Address	Lot Area	Existing Lot Coverage	LC by Ordinance	% max used
3322 W 68th St	31,584	3,696	7,095	52.09%
3308 W 68th St	20,636	3,135	5,278	59.39%
3316 W 68th St	25,960	3,965	6,191	64.04%
3317 W 68th St	27,832	2,397	6,498	36.89%
3325 W 68th St	29,232	1,809	6,724	26.90%
3408 W 68th St	26,489	3,472	6,279	55.30%
3309 Tomahawk Rd	22,895	2,695	5,674	47.50%
3317 Tomahawk Rd	24,090	2,608	5,878	44.37%
3401 Tomahawk Rd	21,532	3,348	5,437	61.58%
			Average	49.78%
			50% Increase	74.68%
<b>3322 W 68th St</b>	31,584		7,095	
<b>Allowable Lot Coverage as reduced by 150% Rule</b>		<b>PROPOSED 6,772</b>	<b>5,299</b>	<b>127.80%</b>

The Trosts are proposing a substantial addition to their existing 2,247 sq. ft. home. The additions will add new living space, garages and covered porches. The final footprint of 3,791 sq. ft. consists of 2,865 sq. ft. of first floor living space, 820 sq. ft. of garage, and a 106 sq. ft. of covered porches. An additional 650 sq. ft. are on the existing second floor.

The proposed project is a substantial construction matter and was noticed as such.

The Trosts were continued at the August 21<sup>st</sup> meeting so they may modify the project to meet the requirements listed by the Professional Review Panel.

The Trosts were continued at the September 4<sup>th</sup> meeting at their request.

The Trosts were continued at the September 18<sup>th</sup> meeting at their request.

At the October 2<sup>nd</sup> ARB meeting, the project was continued to the October 30<sup>th</sup> meeting with the requirement that the PRP requirements be met and reviewed by the PRP.

**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 and is proposed to be sided with smooth stucco. Two large side wings extend forward at each side of the house. The eastern (right) wing is an existing 2-story mass. The western (left) wing is the new garage. The eave line and ridge of the garage are set slightly higher than the main mass. The left side wing extends into the rear yard to the rear yard setback line. A small secondary wing is located at the center of the left side wing.

All windows are clear-view fixed, awnings or casements. The window arrangement is fairly formal on each elevation. All of the windows are aluminum with minimal trim. At the rear of the house, an aluminum folding door system is being proposed. The garage door is a translucent glass unit.

The roof of the house and additions will be standing seam metal; with the majority of the roof at a 5.5/12 pitch. A shallower 2/12 pitch is proposed at the rear of the house. The two small covered porches are being proposed with either TPO membrane roofing or standing-seam metal to match the rest of the house. Two existing skylights at the front of the house are to be replaced.

The existing chimney at the rear of the house will be clad with new cut limestone to match the stone of the fireplace at the interior. The proposed cladding will be 2 inches thick.

The front porch is a large tile stoop with a small, flat-roof covering. A low cut limestone wall is provided at the front entry that will match the new chimney. The cap on the wall will be cast stone.

At the rear of the house, a large tile patio extends the majority of the width of the house. A small, flat-roof porch is proposed at the rear door.

**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 82 feet wide (72%), the main mass is wider than recommended. However, the house is designed with a horizontal massing which is traditionally much wider because wings are integral to the mass. This recommendation has been met.

Subsection B recommends front wings have a width clearly less than the main mass, and a depth not greater than the width. Both of the front wings meet these recommendations. The section goes on to recommend a maximum height of 2 stories and clearly less than the main mass. Both of the proposed wings are taller than the main mass. The eastern wing is an existing condition that is not being modified. The western wing is a remodeled area that is approximately 1 foot taller than the main mass. **Discussion is recommended.**

Subsection C recommends side wings located in the secondary building area be clearly shorter than the main mass, and limited to 2 stories and 30 feet in height. This recommendation has been met, except the eastern wing is taller than the main mass. This is an existing condition that is not being modified. This section goes on to recommend that wings located in the conditional building area be limited to 1 ½ stories and 24 feet in height. This recommendation has been met.

Subsection D recommends rear wings located in the conditional building area be limited to 1 ½ stories, 24 feet tall and have eaves no higher than 12 feet. This recommendation has been met. Please note, the rear wing has been set to be parallel to the rear setback so the full width of the rear wing nearly touches the rear setback. **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 B 2 e states that skylights should not be allowed in roofs that are visible from the street. The two existing skylights, that are to be replaced, do not meet this recommendation. **Discussion is recommended.**

Section 2.7.2 A on page 101 recommends garages be set behind the façade of the main house mass. The existing house has a front facing garage. With the modification, the garage will be moved forward and will be the closest point to the street. This is often an acceptable situation in contemporary homes.

Subsection B 2 recommends only direct drives should be used on lots narrower than 150 feet. The Section goes on to suggest that the drive width should not be wider than 12 feet within 30 feet of the curb. The proposed driveway width is not dimensioned but appears to be approximately 20 feet wide for the full length of the drive. **Discussion is recommended.**

**PRP Recommendation**

The Trosts have presented to the PRP multiple times where they have made multiple modifications to the design based on the recommendations of the Panel. Each time the PRP has provided design requirements and suggestions to the Trosts. Some of the Panel's recommendations have been incorporated into the design, while other requirements have been ignored. At the most recent PRP meeting on October 10<sup>th</sup>, the PRP required that the master bedroom wing must be reduced to a maximum length of 70 feet, or the PRP would no longer review the project and would recommend denial to the ARB. On October 16<sup>th</sup> new drawings were provided that extended the wing from 75 feet long to 80 feet long. The PRP recommends the project be denied as presented.

Lot Information	
Zoning:	R-1(30)/LS-3
Lot Area:	22,681 SF
Mean Lot Width:	112.5'

Ordinance	Allowable/Required	Proposed
Maximum Height	35'	21.0'
Minimum Front Yard:	58.0' (Average of Adjacent)	59.9"
Minimum Side Yard (Left):	10'	10.5'
Minimum Side Yard (Right):	10'	17.82' (Existing)
Minimum Combined Side Yards: (25% of Mean Lot Width)	28.13'	28.32'
Minimum Rear Yard: (20% of Mean Lot Depth)	39.42' (At Closest Point)	39.42'
Lot Coverage:	5,545 SF	3,791 SF (68.3% of Max)

Address	Lot Area	Lot Coverage	Formula	% max used
2520 West 63rd Street	22,681	2,247	5,637	39.86%
2410 West 63rd Street	18,559	2,941	4,903	59.98%
2427 West 63rd Street	15,433	2,137	4,313	49.54%
2501 West 63rd Street	20,318	2,226	5,222	42.63%
2516 West 63rd Street	24,812	3,602	6,000	60.04%
2509 West 63rd Street	24,843	1,948	6,005	32.44%
2530 West 63rd Street	21,843	2,848	5,491	51.87%
			Average	48.05%
			50% Increase	72.08%
2520 West 63rd Street	22,150	3,791	5,545	68.3%
Allowable Lot Coverage as reduced by 150% Rule			3,996	94.8%