

ARCHITECTURAL REVIEW BOARD AGENDA

January 5th, 2021

3:00 p.m.

Pre-meeting to begin at 2:00 p.m.

#1 Consent Agenda

- A. Jimmy & Cortney Edwards – 2200 West 70th Street
- B. Keith Weise – 6725 Willow Lane

Changes to previously approved project
Replacing patio door

#2 Scott Radecic*†

6526 High Drive

Multiple additions / Pool / Patio
Continued from Dec 1st and 15th meetings

#3 Mark and Ashley Huppe*

2021 West 61st Terrace

Replace driveway and add patio
Continued from Dec 15th meeting

#4 Paul & Mary Giordano

2009 West 69th Street

Replacing several windows and doors

#5 Nick & Clare Blasi

6640 Indian Lane

Changes to previously approved project

#6 Kirk & Stesha Black

3012 West 67th Terrace

Replace driveway and add bump out

#7 Scott Schoenfeld

6528 Sagamore Road

New addition and new patio

#8 Mary & Bob Knighton

6710 Tomahawk Road

New addition

#9 Todd & Sandra Morgan†

2921 W 69th Street

Rear patio with fire pit and new front yard
courtyard

#10 Danny & Maria Pfeifer†

6730 Tomahawk Road

Circle driveway / 2 new additions / rear patio with
outdoor fireplace and exterior home modifications

#11 Kansas City Country Club

6200 Indian Lane

Interior renovation and exterior patio and
covered porch expansion

#12 Adam & Michelle Colombo†

6515 Belinder Avenue

**REQUESTED TO
BE CONTINUED**

New home, pool and auto court driveway
Continued from Dec 1st meeting

*Variance required. † Substantial Construction

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. Jimmy & Cortney Edwards

2200 West 70th Street

The Edwards 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 Edwards are proposing to increase the width of their previously approved screened porch by 2 feet. The added area will be added to the west side of the porch. This does not affect the setbacks and decreases the greenspace by 37 square feet.

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-3
Lot Area:	20,258 SF
Lot Width:	130'

Ordinance	Allowable/Required	Provided
Minimum Side Yard (Left):	10' (By Ordinance)	20.7' (Existing)
Minimum Side Yard (Right):	10' (By Ordinance)	20.35' (Existing)
Minimum Combined Side Yards: (30% of Mean Lot Width)	39'	41.05' (Existing)
Lot Coverage:	5,211 SF	4,057 SF (78% of Max)
Greenspace:	65% = 13,168 SF	13,661 SF = 67.4% 13,624 SF = 67.25%

B. Keith Weise

6725 Willow Lane

Mr. Weise is proposing to replace an existing patio door at the rear of his home.

Summary of Property:

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

Summary of Project:

The proposed door will be the same style as the existing, but will be made taller by eliminating an existing transom 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.

Mr. Radecic is proposing multiple additions at the rear of his house. He is also proposing a new pool and patio.

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

This project was continued at the December 1st and 15th ARB meetings so an existing greenspace plan could be developed to determine the total change in greenspace. The Radecics were also asked to modify the plan to eliminate the 25% variance and pool variances.

Summary of Property:

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

Summary of Project:

The main addition is at the northeast corner of the house. It consists of a 1-story addition that extends along the side of the house and into the rear yard. A second addition is located at the left side of the house and consists of a second floor addition over the top of an existing first floor wing. The last addition is at the left rear of the house and is a covered lanai with an outdoor fireplace. A small portion of this area is being enclosed as part of the main house. All materials and detailing match the existing house.

The proposed pool is located to the rear of the house and is encircled on three sides by a concrete patio.

Update: 12/9/2020

Revised plans have been provided that reduce the right side addition, keeping it in line with the existing side of the house. As a result, a variance for the combined side yards is no longer required.

Impervious Surface Calculations:

Total Lot Area:	9,629 SF
Existing House Footprint:	1,775 SF
Existing Shed:	80 SF
Existing and Proposed Driveway & Walks:	1,438 SF
Proposed Additions:	618 SF
Proposed Pool:	446 SF
Remaining Greenspace:	5,272 SF

Ordinance Compliance:

The project is in violation of City Code Section 5-120.A.1.a that requires lots with an LS-1 lot size have a minimum side yard setback no less than 10 feet. The left side of the house is an existing non-conforming use at 7 feet from the side property line. The proposed second floor addition modifies the project in this area and sits 7 feet from the side property line. **A variance of 3 feet is required.**

The project is further in violation of Code Section 5-120.D which requires lots with an LS-1 lot size have a minimum 15 feet side yard setback for pools. **A variance of 5.3 feet is required.**

* A variance is required.
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Design Guideline Review:

Section 2.4 on pages 68 through 71 of the Design Guidelines provides specific recommendations for the Traditional Neighborhood character area. The traditional neighborhood character area does not have defined secondary and conditional building areas for side wings. In the primary area the design guidelines recommend that the house be limited to 1 ½ story and 24 feet in height. The proposed second floor addition is in the primary landscape area, a full 2-stories and just over 24 feet tall. **This recommendation has not been met.**

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 5,777 SF of greenspace, and 5,272 SF has been provided. This is 505 SF less than the recommended area. **This recommendation has not been met.**

Lot Information	
Zoning:	R-1(10)/LS-1
Lot Area:	9,629 SF
Lot Width:	75.3'

Ordinance	Allowable/Required by Ord	Proposed
Minimum Side Yard (Left):	10'	7.0' (Existing)
Minimum Side Yard (Right):	10'	12.2' (Existing)
Minimum Combined Side Yards:	25% = 18.8'	19.2'
Minimum Rear Yard:	20% = 28.0'	34.0'
Pool/Patio Minimum Side Yard Setback:	15'	23.0'
Pool/Patio Minimum Rear Yard Setback:	15'	9.7'
Minimum Greenspace:	60% (5,777 SF)	5,272 SF (54.7%)

#3 Mark & Ashley Huppe*

2021 West 61st Terrace

The Huppes are proposing to replace their driveway and add a new patio with seat walls at the rear of their home.

This project was continued at the December 15, 2020 meeting so an alternate plan could be developed to reduce or eliminate the patio variance.

Summary of Property:

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

Summary of Project:

The existing driveway is a direct drive that is 9'-10" wide at the property line that slowly flairs to match the garage width. The proposed asphalt drive matches the width at the street, and flairs on both sides 30 feet behind the property line. At the widest point, the driveway is 27'-8" wide. A large section of the front walkway will be removed as part of the project.

The proposed patio is located to the side of an existing rear wing. The material is limestone set on a concrete base. The seat walls surrounding the patio are proposed as thin limestone veneer over a CMU wall. The walls stand 18 inches above the patio which is about 32 inches above the adjacent grade. All the walls are capped with limestone.

Ordinance Compliance:

The project is in violation of city code section 5-120.D which requires patios on LS-1 lots to have a minimum side yard setback of 15 feet. **A variance of 3.0 feet is required.**

Design Guideline Review:

Section 2.7.2 B 2 on page 103 of the Design Guidelines provides specific recommendations for driveways. This section recommends that back-out and maneuvering clearances should be located near the garage doors, should be located behind the front building line. A portion of the proposed driveway meets this recommendation, the majority does not.

Section 2.7.3 C provides recommendations for garden walls and fences. The proposed walls are stone veneer which is in keeping with the requirements of this section, however the ARB typically requires 4-inch masonry veneer in lieu of the specified thin stone veneer. **Discussion is recommended.**

Lot Information	
Zoning:	R-1(20)/LS-1
Lot Area:	15,700 SF
Lot Width:	N/A

Ordinance	Allowable/Required	Proposed
Patio Minimum Side Yard:	15'	6.5'
Patio Minimum Rear Yard:	15'	> 65'
Greenspace:	60% (9,420 SF)	70% (10,985 SF)

* A variance is required.
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#4 Paul & Mary Giordano

2009 West 69th Street

The Giordanos are proposing to replace several windows and doors on all sides of their home.

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 front door will be replaced with a pair of French doors with an arched transom. A window on the right side wing will receive new shutters of a new design. Although not specifically noted, it is assumed that the shutters at the left wing would also be replaced.

At the east side of the house, an existing sliding glass door will be replaced with a 3'x8' glass panel. The remaining area will be infilled with brick to match the adjacent wall.

At the rear of the house, several windows are being replaced with new units 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:

Since not all of the windows are being replaced, it is important to confirm that all new windows will have glazing to match the existing and there will not be a change in window tint.

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 revert to an earlier approved plan for the location of their south retaining wall. This review is for the wall only and does not include the fence indicate on the plans. The Blasis requested a variance of 25.5 feet from the Board of Zoning Appeals to place a fence on top of the retaining wall in their rear and side yard. The Board of Zoning Appeals denied that request, but granted a 10-foot variance instead. The Blasis are proposing to move their retaining wall closer to the street and keep the fence at the location approved by the Board of Zoning Appeals

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 Blacks are proposing to replace their driveway and add a bump-out near the house.

Summary of Property:

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

Summary of Project:

The existing driveway is a direct drive that is 16'-5" wide at the property line that slowly narrows slightly at the garage. The proposed concrete drive matches the width at the street, and flairs on the left side 47 feet behind the curb. At the widest point, the driveway is 24'-0" wide.

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 recommends that direct driveways be limited to 12 feet wide within 30 feet of the curb. The existing and proposed drive is 16 feet 5 inches wide at the property line. **This recommendation has not been met.** This section recommends that back out and maneuvering clearances should be located near the garage doors, and should be located behind the front building line. **A portion of the proposed driveway meets this recommendation; the majority does not.**

The Schoenfelds are proposing a new addition at the rear of their house, and a new rear patio

Summary of Property:

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

Summary of Project:

The new 1-story rear wing spans the width of the main mass and most of the adjacent side wing. The portion behind the main mass has an upper roof terrace. The remainder has a pitched roof slightly lower than the rest of the house. All materials and fenestration match the main house.

The new patio is located toward the middle of the lot, directly behind the new addition. The patio is concrete with a brick border.

Ordinance Compliance:

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

Design Guideline Review:

Section 2.5 on pages 72 through 75 of the Design Guidelines provides specific recommendations for the Suburban character area.

Subsection D recommends that rear wings, located in the primary building area, should have a width clearly less than the main mass width and should not exceed 50% of the main mass width. The proposed wing is much wider than recommended. **Discussion is recommended.**

Lot Information	
Zoning:	R-1(10)/LS-1
Lot Area:	10,124 SF
Lot Width:	75'

Ordinance	Allowable/Required	Proposed
Maximum Height	35'	No Change
Minimum Rear Yard:	20% = 27.0'	49.0' (Existing) 53.0' At Addition
Minimum Side Yard (Left):	10'	8.0' (Existing)
Minimum Side Yard (Right):	10'	6.5' (Existing) 10.75' At Addition
Patio Minimum Side Yard:	20'	24' (Estimated)
Patio Minimum Rear Yard:	20'	40'
Greenspace:	60% (6,074 SF)	63.4% (6,420 SF)

#8 Mary & Bob Knighton

6710 Tomahawk Road

The Knightons are proposing a new addition to the rear of their home and to the rear of their detached garage.

Summary of Property:

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

Summary of Project:

The addition to the main house is a new 1-story rear wing that extends from the main mass. All materials and fenestration match the main house. A small portion of the new wing has a flat roof with a decorative railing.

The addition to the garage is 1-story and is slightly smaller than the existing garage.

Ordinance Compliance:

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

Design Guideline Review:

Section 2.2 on pages 64 through 67 of the Design Guidelines provides specific recommendations for the Neighborhood Estates character area.

Subsection D recommends that rear wings, located in the primary building area, have an unlimited depth, the width should not exceed 50% of the main mass width, and the height should be less than 30 feet. All of these recommendations have been met.

Subsection E suggests that accessory building located anywhere but the primary building area, be limited to 720 square feet. With the new addition, the detached garage will be 569 square feet. This recommendation has been met.

Section 2.7.1.A on page 106 of the Design Guidelines recommends that LS-3 lots have a minimum greenspace area no less than 65% of the total lot area. For this lot, that is 15,337 SF of greenspace, and 15,334 SF has been provided. This is 3 SF less than the recommended area. **This recommendation has not been met.**

Lot Information	
Zoning:	R-1(20)LS-3
Lot Width:	107.0'
Lot Area:	23,595 SF

Ordinance	Allowable/Required by Ord	Proposed
Minimum Side Yard (Left):	10'	17.0' (Existing)
Minimum Side Yard (Right):	10'	9.2' (Existing)
Minimum Combined Side Yards:	25% = 21.4	26.2' (Existing)
Minimum Rear Yard:	20% = 44'	>80'
Accessory Building Minimum Side Yard Setback:	10'	11'-0" (Existing) 13'-0" at New Addition
Accessory Building Minimum Rear Yard Setback:	10'	31' at New Addition
Minimum Greenspace:	65% (15,337)	15,334 (64.999%)

#9 Todd & Sandra Morgan

2921 W 69th Street

The Morgans are proposing a new rear patio with a fire pit and a new front courtyard.

Outdoor fireplaces are substantial construction matters as defined by Code section 5-103.78 and 5-103.122 and was noticed as such.

Summary of Property:

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

Summary of Project:

The proposed patio is located in the rear yard behind the existing pool. It is a simple circular patio with the fire pit in the center. The fire pit wall will be 18 inches tall and clad with 2-inch stone veneer and have a 3-inch thick rough cut stone cap. The Morgans are also proposing to replace their rear patio against the house with the stairs being modified.

The courtyard is located at the front entry and will be created by a 36-inch tall stone wall with boxed columns.

Ordinance Compliance:

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

Greenspace Review:

Lot area:	33,533 sf
House Footprint:	-3,770 sf
Driveway:	-3,793 sf
Patios and walkways:	-3,024 sf
<u>Proposed Patio:</u>	<u>-270 sf</u>
Remaining Greenspace:	22,676 sf

Design Guideline Review:

Section 2.7.1.A on page 106 of the Design Guidelines recommends that LS-3 lots have a minimum greenspace area no less than 65% of the total lot area. For this lot, that is 21,860 SF of greenspace, 22,676 SF has been provided. This recommendation has been met.

Lot Information	
Zoning:	R-1(25)/LS-4
Lot Area:	29,653 SF
Lot Width:	227'

Ordinance	Allowable/Required by Ord	Proposed
Patio Minimum Side Yard:	20'	53.7'
Patio Minimum Rear Yard:	20'	62.4'
Minimum Greenspace:	65% = 21,860 SF	22,676 SF = 67.6%

#10 Danny & Maria Pfeifer

6730 Tomahawk Road

The Pfeifers are proposing a new circle driveway, two rear additions, a rear patio with an outdoor fireplace, and modifications to the main house to create a front facing garage.

Outdoor fireplaces are substantial construction matters as defined by Code Section 5-103.78 and 5-103.122 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 proposed circle driveway is concrete with brick borders. The drive is 12 feet wide at both property line entrances and flairs to 18 feet wide near the house. The interior green measures 80'-4" wide and 50'-3" deep. The drive widens to 20 feet wide to access the new front entry garage. A 6 foot wide brick walkway connects the drive to an existing porch. Only 6 linear feet of the walk is in the minimum front yard, so the additional width is acceptable.

To create the new front entry garage, two existing windows have been removed and an 18 foot wide by 8 foot tall single garage door has been proposed.

The first rear wing is behind the existing garage. It is a 1-story addition sided with timbered stucco to match the existing house. Fenestration and detailing match the main house.

The second rear wing is located at the main mass and is a low slope membrane roof over a new patio. The eave line of the new roof is significantly higher than the adjacent rear wing. The patio extends approximately 10 feet beyond the extent of the new roof. This area includes 18" tall concrete seat walls at the perimeter. A new fire table is proposed in this area. There is a potential code issue with the fire table as it is within 15 feet of the roof. The city inspector will need to review this issue.

Ordinance Compliance:

The project is an existing non-conforming use in violation of Code Section 5-120.A.1.b because the sum of the two side yards is less than 30% of the lot width. None of the proposed additions affect these existing conditions. No new variances are 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(20)/LS-3
Lot Area:	22,647 SF
Lot Width:	107.8'

Ordinance	Allowable/Required	Proposed
Maximum Height	35'	No Change
Minimum Side Yard (Left):	10'	10.1' (Existing)
Minimum Side Yard (Right):	10'	18.4' (Existing)
Combined Side Yards (30%):	32.3'	28.5' (Existing)
Minimum Rear Yard (20%):	44.0' (At closest Point)	72.54'
Greenspace:	65% (14,721 SF)	66.1% (14,968 SF)

#11 Kansas City Country Club

6200 Indian Lane

The Kansas City Country Club is proposing an interior renovation of the existing main bar and dining areas with an exterior patio and covered porch expansion.

Summary of Project:

The area of work is at the terrace area where the main clubhouse building connects to the existing golf building.

The terrace in this area will be removed to make way for a larger terrace with an outdoor fireplace. All of the proposed site walls and railings match the existing.

The majority of the existing building will remain and receive basic cosmetic updates.

The most significant modification is the addition of an operable glass wall at the existing terrace. The windows and awnings in this area will be removed. A new awning will create a larger covered area that can be open or enclosed with the operable wall. New interior doors and windows will be added where the previous terrace doors were located. A large skylight is proposed within the flat roof of the awning. The awning is supported by columns to match the existing.

Ordinance Compliance:

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

#12 ~~Adam & Michelle Colombo~~ REQUEST CONTINUANCE ~~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.

This project was continued at the December 1st ARB Meeting.

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 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%