

# ARCHITECTURAL REVIEW BOARD AGENDA

January 21, 2020

3:00 p.m.

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

## #1 CONSENT AGENDA

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|--|-------------------------------------|
| A. Chris & Stephanie Cooch – 5630 High Drive | Changes to previously approved plan |
| B. Patrick Louiselle – 6545 High Drive       | Replace A/C unit                    |
| C. Phyllis Hart – 6525 Sagamore Road         | Replace A/C unit                    |

#2 <b>Gregg Johnson</b> 2530 W. 63 <sup>rd</sup> Street	Window & door changes
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#3 <b>David Sylvester</b> 2718 W. 63 <sup>rd</sup> Street	Replace windows & 1 door
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#4 <b>Lily &amp; Paul Maxwell</b> 6311 Norwood Road	Second story addition at rear of home
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#5 <b>Alfred &amp; Anne Simmons</b> 6505 Overbrook Road	Second story addition at rear of home
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### \* 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. Chris & Stephanie Cooch**

**5630 High Drive**

The Cooches are returning to the ARB with changes to their previously approved project. The changes are focused around the layout of the patio.

#### **Summary of Property:**

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

#### **Summary of Project:**

The patio under the pergola has been enlarged slightly.

The final dimensions of the pool deck have been modified to grow the patio by approximately 4 inches. The in-ground spa has been reduced in size. The patio area next to the spa has decreased in size and a planter has been added.

The patio area near the driveway has been reconfigured and the built-in grill eliminated.

A new planter area is being proposed at the south side of the house, near the HVAC equipment.

Several Norway Spruces are being eliminated as part of the changes.

#### **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. Patrick Louiselle**

**6545 High Drive**

Mr. Louiselle is proposing to replace his existing A/C unit with a new unit in the same location.

**Summary of Property:**

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

**Summary of Project:**

The proposed unit is located on the right side of the house. Please note that the view from the street has been adequately screened with an existing fence.

**Ordinance Compliance:**

The project is in violation of Code Section 5-120.C that requires all accessory structures to be a minimum of 10 feet from the side property line. As proposed, the unit is located less than 10 feet from the side line. However, Code Section 5-128.C.1 allows the replacement of certain existing nonconforming structures without a variance from the Board of Zoning Appeals. A variance is not required.

**Design Guideline Review:**

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

**C. Phyllis Hart**

**6525 Sagamore Road**

Ms. Hart is proposing to replace her existing A/C unit with a new unit in the same location.

**Summary of Property:**

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

**Summary of Project:**

The proposed unit is located on the left side of the house. Please note that the view from the street has been adequately screened with an existing fence.

**Ordinance Compliance:**

The project is in violation of Code Section 5-120.C that requires all accessory structures to be a minimum of 10 feet from the side property line. As proposed, the unit is located less than 10 feet from the side line. However, Code Section 5-128.C.1 allows the replacement of certain existing nonconforming structures without a variance from the Board of Zoning Appeals. A variance is not required.

**Design Guideline Review:**

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

**#2 Gregg Johnson**

**2530 West 63<sup>rd</sup> Street**

Mr. Johnson is proposing an interior remodel that includes window and door changes at the rear of the house.

**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, Mr. Johnson is proposing to replace an existing window with 4 new windows of approximately the same size.

He is also proposing to replace a second window with a new door. The permit application indicated this will be a French door, but there does not appear to be enough room.

**Clarification is required.**

**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 David Sylvester**

**2718 West 63<sup>rd</sup> Street**

Mr. Sylvester is proposing to replace 16 windows and 1 door in his home.

**Summary of Property:**

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

**Summary of Project:**

It is not clear if all of the windows in the house are being replaced, but the vast majority are. All of the proposed windows are the same size as the existing windows; however the style is being changed from full divided lights to clear view.

**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 for windows and doors. This section suggests that windows should match the given style of building chosen. The proposal to change from divided light windows to clear view windows will give the house a more contemporary and less traditional appearance. **Discussion is recommended.**

**#4 Lily & Paul Maxwell**

**6311 Norwood Road**

The Maxwells are proposed a new second story addition to 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:**

The new addition is located atop an existing rear wing. The new addition cantilevers out to match the existing eave line. The only fenestration is a single window at the rear of the addition. All materials, detail and window types match the existing 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.

The Simmonses are proposing a new second story addition at the rear of their home.

**Summary of Property:**

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

**Summary of Project:**

The proposed addition is located over an existing rear wing. The addition cantilevers over both sides of the existing wing by 2 feet. Decorative dental trim is proposed at the transition. The eave line of the new addition is set lower than the existing eaves which allows the ridge line to be significantly lower than the main ridge. At the right side, three half-dormers are provided with hipped roofs. The opposite side of the addition features a shed half-dormer. Due to an existing fireplace and chimney, only two small quarter-round windows are proposed at the rear of the addition. All of the materials, detailing and fenestration matches the main 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.