

ARCHITECTURAL REVIEW BOARD AGENDA

February 2, 2021

3:00 p.m.

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

#1 Consent Agenda

A. Jonathan and Sara Yen – 2215 Drury Lane

Faux stone retaining wall and steps
Continued from January 19th meeting

#2 Kai & Susanne Ringenson*
6525 Willow Lane

New deck over existing patio
Continued from Nov 10th & Dec 15th meetings

#3 James McCann & Gaby Wise*†
3015 West 67th Street

Addition/Renovation of front of home/New screened in porch
Continued from Jan 19th meeting

#4 David & Cathy Sarazen
3215 Tomahawk Road

Changes to previously approved project
Continued from Jan 19th meeting

#5 Cyd Slayton & Madeleine McDonough
3021 West 68th Street

Changes to previously approved project

#6 Patrick & Carolyn Seago
2102 West 69th Terrace

Interior Remodel/Window changes at rear of home

#7 Gregg Johnson
2530 West 63rd Street

Overlay existing patio & add small extension to rear

#8 Thomas & Tiffany Ruzicka*
2526 West 64th Street

New additions to side & rear of home

#9 Eric & JoAnne Bradley*
6709 Cherokee Lane

Additions/Windows/New driveway

#10 Top Choice Contracting LLC †
2117 Drury Lane

New home & pool

*Variance required. † Substantial Construction

#1 CONSENT AGENDA

A. Jonathan and Sara Yen

2215 Drury Lane

The Yens are proposing a driveway replacement, new pool, spa and pool deck. Everything except for the stone material on the retaining wall and steps was approved at the January 19th meeting.

Summary of Property:

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

Summary of Project:

Due to the slope of the property, a faux stone retaining wall is proposed along the north east and west sides of the pool deck that allow the deck to be sunken into the yard and create a level area. A faux stone stair connects the new pool deck to the existing patio.

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 C on page 109 of the Design Guidelines provides specific recommendations for Garden Walls and Fences. This section recommends that retaining walls should be constructed of brick, natural stone or stucco to match the house. The proposed material is a cast stone. **This recommendation has not been met.**

The Ringensons are proposing a new deck over the top of their existing patio.

The Ringensons were continued at the November 10th and December 15th meetings so alternative options could be explored with the City Administrator. Revised Drawings have *not* been submitted.

Summary of Property:

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

Summary of Project:

The Ringensons are proposing a new deck over their existing rear yard patio. The proposed deck is cedar and will follow the exact shape of the patio. Along the north and east sides of the deck, a 6 foot high privacy lattice is proposed. The remaining sides will have a 3 foot high picket railing.

Ordinance Compliance:

The project is in violation of Code Section 5-120.D which requires patios and decks, with an LS-1 lot size, to have a minimum side yard setback of 15 feet. **A variance of 7.19 feet is required.**

The project is further in violation of Code Section 5-121.D which requires patios and decks, with an LS-1 lot size, to have a minimum rear yard setback of 15 feet. **A variance of 9.63 feet is required.** Please note the existing patio is an existing non-conforming use that is in violation of these same code sections.

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 9,285 SF of greenspace, 8,651 SF has been provided. This is 634 SF less than the recommended area. **This recommendation has not been met.** Please note this is an existing condition.

Lot Information	
Zoning:	R-1(16)/LS-1
Lot Area:	15,475 SF

Ordinance	Allowable/Required by Ord	Proposed
Patio Minimum Rear Yard:	15'	5.37' (Existing)
Patio Minimum Side Yard:	15'	7.19' (Existing)
Minimum Greenspace:	60% (9,285 SF)	55.9% (8,651 SF)

* A variance is required.
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#3 James McCann & Gaby Wise*

3015 West 67th Street

The McCann/Wises are proposing a new addition/renovation to the front of their home and a new ~~screened porch addition~~ patio at the rear.

City Code Section 5-103.75 defines outdoor fireplaces as outdoor recreational facilities which makes this project a substantial construction matter.

This project was continued at the January 19th meeting so alternate plans for the screened porch and/or patio could be presented. The project was approved with the exception of the screened porch, the east side privacy screen and the rear outdoor fireplace.

Update 1/27/2021: New drawings have been provided. The changes have been incorporated into the memo below.

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 majority of the front elevation will be demolished to make way for a new addition under the existing eave. The front wall will be relocated to convert the front porch into a living space. A new gable will be added to create a new front porch. All of the front windows are being replaced with clear-view casements, fixed or hopper windows. All existing shutters will be removed.

At the rear of the house, the fenestration is being reorganized to have larger clear-view casement, fixed and hopper windows. An outdoor fireplace is proposed; ~~however, no patio is proposed nor does an existing patio exist at this location.~~ A new patio is proposed at the rear of the house. It is a simple concrete pad with a paver walkway connecting to a new rear entry door.

At the east side of the house two existing windows are to be removed and three new larger windows added. ~~The rightmost window will be partially obscured by a wood screen wall.~~

At the west side of the house, an existing window will be replaced with a new unit of the same size and style.

~~The proposed screened porch is located to the side of the main mass behind an existing rear wing. A new low slope roof will tie into the existing roof.~~ An existing patio and pergola at the southwest corner of the house are being removed and replaced with greenspace.

* Multiple variances required.
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Ordinance Compliance:

The project is in violation of Code Section 5-120 A. 1. that requires LS-1 lots to have a minimum side yard setback of 10 feet. The screened in porch is located 4.25' off the property line. **A variance of 5.75' is required.** This section also requires the sum of the two side yards to be a minimum of 25% of the lot width. **A variance of 19 feet is required.**

The project is also in violation Code Section 5-135 B which limits fences and walls, located in the side yard within 15 feet of the front yard, to a maximum height of 4 feet. The proposed privacy screen wall is 8 feet tall. **A variance of 4 feet is required.**

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

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 8,916 SF of greenspace, and 8,970 SF has been provided. This is 54 SF more than the recommended area. This recommendation has been met. ~~Please note, any future patio would likely cause the project to have less than the required greenspace.~~

Lot Information	
Zoning:	R-1(16)LS-1
Lot Width:	130.0'
Lot Area:	14,861 SF

Ordinance	Allowable/Required by Ord	Proposed
Minimum Side Yard (Left):	10'	9.25' (Existing)
Minimum Side Yard (Right):	10'	No Change
Minimum Combined Side Yards:	25% = 32.5'	No Change
Minimum Greenspace Required:	60% (8,916 SF)	8,970 SF (60.4%)

#4 David & Cathy Sarazen

3215 Tomahawk Road

The Sarazens are returning to the ARB with changes to their previously approved project.

This project was continued at the January 19th meeting so alternate door design could be provided for the rear porch. The grill and bay window portions were approved as presented.

Summary of Property:

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

Summary of Project:

At the rear of the house, a new bay window was approved to be cantilevered out from the house, with the lower section being sided with wood panels. The Sarazans are now proposing brick siding below the windows.

Also, at the rear, an outdoor grill was proposed under an existing porch. The extent of the grill and associated back wall have increased significantly. Within the porch, the original approved plans included a pair of French doors with a third matching fixed panel. The Sarazans are now proposing a more contemporary metal and glass 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.

#5 Cyd Slayton & Madeleine McDonough

3021 West 68th Street

The Slayton/McDonoughs are proposing an interior remodel that includes the addition of a new window.

Summary of Property:

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

Summary of Project:

The new window is located on the east side of the house. It is a large picture window with detailing similar to 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.

#6 Patrick & Carolyn Seago

2102 West 69th Terrace

The Seagos are proposing an interior remodel that includes window changes at the rear of their home.

Summary of Property:

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

Summary of Project:

The proposed windows are located at the rear of the house. It is not clear if any existing windows will be removed as part of the project.

The proposed windows are a double casement and a horizontal fixed window. The proposed window proportions do not match the windows sketched on the photo of the rear of the house.

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.

#7 Gregg Johnson

2530 West 63rd Street

The Johnsons are proposing to overlay their existing patio and add a small extension to the rear.

Summary of Property:

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

Summary of Project:

The patio will be overlaid with a concrete paver. New seat walls will be added at the east side and at the new extension, a new planter wall will be added beyond the new extension. The seat and planter walls are proposed as concrete landscape block walls.

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 C. on page 109 of the Design Guidelines provides specific recommendations for garden walls. This section suggest that landscape walls should be constructed of brick, stone or stucco to match the main mass of the house. Stone is a prevalent material on the main house.

This recommendation has not been met.

The Ruzickas are proposing new additions to the side and rear of their home.

Summary of Property:

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

Summary of Project:

The smaller of the two additions is located on the right side of the house. It consists of a small porch addition to the side of the house. The larger addition is located at the rear of the house and extends to the rear and include a new covered porch. All detailing, materials and fenestration match the main house.

Ordinance Compliance:

The project is in violation of Code Section 5-120 A. 1. (a) that requires the sum of each side yard to be at least 25% of the lot width. For this lot, that is 23.75 feet. The home is an existing non-conforming use with an existing combined setback of 19 feet. The new addition extends another portion of the house into violation of this ordinance with a combined setback of 21.75 feet. **A variance of 2 feet is required.**

Design Guideline Review:

Section 2.7.3.A on page 106 recommends that LS-1 properties have a minimum of 60% greenspace. For this lot that is 9,865 square feet. With the proposed addition, 8,857 square feet have been provided. This is 1,008 square feet less than recommended. **This recommendation has not been met.** Please note, the existing house before the additions does not meet this requirement.

Lot Information	
Zoning:	R-1(20)/LS-1
Lot Area:	16,441 SF
Lot Width:	95'

Ordinance	Allowable/Required by Ord	Proposed
Maximum Height:	35'	No Change
Minimum Front Yard:	40' Platted	No Change
Minimum Side Yard (Left):	10'	8' (Existing)
Minimum Side Yard (Right):	10'	11' (Existing) 13.75' (Addition)
25% Combined Side Yards:	23.75'	19' (Existing) 21.75' (Addition)
Minimum Rear Yard: (20%)	34.8' (At closest point)	79.0'
Lot Coverage:	4,507 SF	3,233 SF
Minimum Greenspace:	60% (9,865 SF)	8,857 = 53.8%

* A variance is required.
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The Bradleys are proposing a new covered front porch, rear addition, garage addition, garage dormers, selected window replacements, and a new driveway.

Summary of Property:

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

Summary of Project:

The proposed covered porch is located at the center of the main mass and consists of a low stoop and a flat roof supported by columns. The proposed porch replaces a smaller gabled front porch.

The new rear addition is located near the center of the main mass and extends 23'-10" into the rear yard. The additional area include a new screened porch at the rear of the addition. An existing rear wing is replaced with the new addition. All materials, detailing and fenestration match the main house.

A new breezeway connects the new rear porch to the new garage addition.

The garage addition is a 9' extension to the detached accessory building. The addition adds a new gabled end that is slightly smaller than the existing gable. The addition area makes the accessory building 1,008 square feet.

The new garage dormers are two large shed dormers on the east and west sides of the structure. Both dormers feature 3 large French casement windows with additional space.

The proposed window replacements all match the size and style of the existing windows. Since not all windows are being replaced, conformation of glass type is necessary to ensure the new windows match the existing windows.

The driveway replacement replaces the existing non-compliant circle driveway in the same configuration, with a few exceptions. The front walkway will be significantly reduced in width, and the area between the main house and the detached garage will be reduced slightly.

A new patio is also indicated at the rear of the house and is indicated to be resubmitted at a later date. No action is required at this time.

Ordinance Compliance:

The project is in violation of Code Section 5-132 B. 3. (d) which limits stoops and porches, located in the required front yard, to a maximum area of 60 square feet. The proposed porch is 75 square feet. **A variance of 15 square feet is required.**

* A variance is required.
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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 E suggests that detached accessory buildings be limited to 720 square feet. The proposed modifications to the existing accessory building will make the structure 1008 square feet. **This recommendation has not been met.**

Subsection F suggests that dormers located on accessory buildings should not be oriented toward any neighbor. **The rear dormer does not meet this recommendation.**

Subsection G suggests that circle driveways should have an interior green no less than 80 feet wide and 40 feet depth. Due to the unique configuration of the existing drive, **this recommendation has not been met.**

The new owners are proposing a new 2-story home with a 3,395 sq. ft. footprint. The footprint consists of 2,515 sq. ft. of first floor living space, and an 880 sq. ft. 3-car garage. The project includes a swimming pool with a large patio and an auto-court driveway.

The proposed project is a substantial construction matter 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 house is a contemporary style sided in a combination of stone and stucco. The main mass of the house is 2 stories. The main mass is flanked on both sides and the front by one-story side wings. The windows are all clear-view and most are fixed. The window arraignment is fairly formal on all sides of the house. The roof is comprised of multiple planes that all appear to have the same pitch.

The new first floor elevation is approximately 2 feet higher than the existing grade. The entry floor sits 5 feet higher than the house to the right and 5 feet lower than the home to the left. The main ridge is 6.4 feet higher than the home to the right and 5 feet lower than the home to the left. Due to the different styles of the adjacent homes, eave lines are significantly different with the proposed house having eaves 14 feet higher than the home to the right and 5 feet lower than the home to the left. Significant grading is proposed at the southwest corner of the lot.

An auto-court is located near the garages and is positioned to accommodate all three garages. A hammer-head portion of the auto-court extends in front of the house along the front walkway.

The A/C and Pool equipment is located in a small equipment enclosure at the rear of the side garage.

The pool is proposed at the rear of the main mass. It is surrounded on all sides by a new terrace. A retaining wall is proposed at the south side. There is no indication of a code compliant pool barrier at this time.

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 48 feet wide (45%), 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. **At 50 feet deep, the depth of the main mass is significantly more than 25% of the lot width.**

Subsection B suggests that front wings have a width not to exceed 50% of the main mass width. This recommendation has been met.

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 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-1 properties have a minimum of 60% greenspace. This recommendation has 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.

Professional Review Panel Recommendation:

Not completed.

Lot Information	
Zoning:	R-1(20)/LS-1
Lot Area:	15,983 SF
Lot Width:	106'

Ordinance	Allowable/Required by Ord	Proposed
Maximum Height:	35'	24'-10"
Minimum Front Yard:	50'	50'
Minimum Side Yard (Left):	10'	11.1'
Minimum Side Yard (Right):	10'	16.5'
25% Combined Side Yards:	26.5'	27.6'
Minimum Rear Yard: (20%)	30' (At closest point)	46.5'
Lot Coverage Limit:	4,420 SF	3,395 SF
Minimum Greenspace Required:	60% (9,591 SF)	9,756 = 61%

Address	Lot Area	Existing Lot Coverage	LC by Ordinance	% max used
2117 Drury Ln	15,983	2,761	4,420	62.47%
2100 Drury Ln	18,125	2,212	4,823	45.86%
2032 Drury Ln	13,036	1,998	3,836	52.09%
2020 Drury Ln	21,745	2,994	5,474	54.69%
2035 Drury Ln	13,967	1,825	4,024	45.35%
6101 High Dr	21,239	2,438	5,385	45.27%
6105 High Dr	15,384	1,734	4,304	40.29%
2112 Brookwood	19,653	4,406	5,102	86.35%
2100 Brookwood	14,744	3,052	4,179	73.04%
2040 Brookwood	14,345	1,973	4,100	48.13%
			Average	55.35%
			50% Increase	83.03%
Allowable LC reduced by 150% Rule =		3,670		
2117 Drury Ln	Proposed =	3,395	76.8%	of City Ordinance Limit
			92.5%	of Design Guideline Limit