

ARCHITECTURAL REVIEW BOARD AGENDA

March 10, 2026

3:00 p.m.

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

- | | | |
|-----------|--|---|
| #1 | Elizabeth & Tony Krsnich
6960 Overhill Road | Replacing windows & siding |
| #2 | Derek & Lauren Anderson*
6700 High Drive | Changes to previously approved project |
| #3 | Google Fiber
Multiple Locations | Underground vaults |
| #4 | Jeffrey & Beth Dillow
2917 Tomahawk Road | New garage / Screened porch addition |
| #5 | Nathan & Carissa Crocker †
6430 Belinder Avenue | Outdoor kitchen / New pool
<i>Continued from the Feb 24th mtg</i> |
| #6 | Sarfina Kankam & Sterling Braun
2409 W 69 th Street | Changes to previously approved project
<i>Continued from the Feb 24th mtg</i> |
| #7 | 5700 State Line LLC / Omid Shahbazian †
5700 State Line Road | New home
<i>Continued from the Feb 24th mtg</i> |

*Variance required from the Board of Zoning Appeals † 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 Elizabeth & Tony Krsnich

6960 Overhill Road

The Krsnicks are proposing to replace all their home's windows and portions of siding.

Summary of Property:

- Character Area: Suburban
- Location of Common Green Space: Front & Side
- Any Special Frontages: Hillside

Summary of Project:

The owners are proposing to add, remove, and change several windows on the rear and right side of the home. All of the proposed windows and siding materials match the existing home.

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 Andersons are returning to the ARB with changes to their previously approved project. At the January 13th meeting, the ARB approved the Anderson’s project with the stipulation that they remove the roof structure over the outdoor kitchen and modify all the rear doors to match the existing home.

Summary of Property

- Character Area: Suburban
- Location of Common Green Space: Front and Side
- Any Special Frontages: Corner Lot

Lot Coverage Review	SF
Existing House:	3,915
Addition:	445
Covered Porch	224
Total Lot Coverage:	4,584

Summary of Project:

The project consists of the addition of a screened patio, exterior renovation of home and existing patio, and replacing windows in the rear yard. Several standing seam roofs will be added with this project.

The **changes** include adding a pergola (open roof) at the outdoor kitchen patio, refinements to the outdoor kitchen counters, and modifications to all exterior doors to have muntin bars.

Ordinance Compliance:

The project violates City Code Section 5-121.D. that requires patios to have a minimum rear yard setback of 20 feet. The proposed covered patio is 10’5” feet from the rear property line. **A variance of 9’-7” feet is required.**

Greenspace Review	SF
Lot Area:	17,705
House Footprint:	-4,666
Driveway:	-968
Front Walkway:	-281
Uncovered Patios:	-418
Remaining Greenspace:	11,371 = 64.23%

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 in the Secondary Building Area can be up to 1 ½ stories and 24 ft. in height and should be at least 3 ft. shorter than the main mass. Their depth should be clearly less than the main mass and not exceed 30 ft. No more than 2 wings should encroach into the Secondary Building Area. With this proposal, the rear wing rotates back on itself and exceeds 75% of the main mass width and extends into the conditional building area.

* A variance is required from the Board of Zoning Appeals

Rear wings located in the Conditional Building Area are allowed if they meet the special conditions in Section 2.6.4 (pg. 88). **No more than one shall encroach into the Conditional Building Area.** The rear wing should not exceed 1 story and 16 ft. in height and should be at least 3 ft. shorter than the main mass. The depth should not exceed 24 feet. **None of these recommendations have been met.**

Section 2.7.3.A on page 106 recommends that LS-1 and 2 properties have a greenspace no less than 60% of the lot area. This recommendation has been met.

Section 2.7.3 E on page 111 provides specific recommendations for Patios and Outdoor Recreational Facilities. This section recommends that these elements follow the Zoning Regulations to help mitigate water runoff and minimize noise from entertainment areas. **This recommendation has not been met.**

Lot Information	
Zoning:	R-1(16)/LS-2
Lot Area:	17,705 sf (per survey)
Lot Width:	131'

Ordinance/Design Guideline	Allowable/Required	Provided
Maximum Height:	35'	No Change
Minimum Side Yard (Left):	10'	23.9' (Existing)
Minimum Side Yard (Right):	30' (Platted)	32.7' (Existing)
Minimum Combined Side Yards:	25% = 32.75'	56.6' (Existing)
Minimum Rear Yard: (Corner Lot)	15% = 20.83'	23.2'
Patio Minimum Side Yard:	20'	22.5'
Patio Minimum Rear Yard:	20'	10'
Maximum Lot Coverage - DG:	4,745 sf	4,584 sf
Minimum Greenspace:	60% = 10,622 sf	11,177 sf = 64.23%

#3 Google Fiber

Belinder south of 67th Street

Google Fiber is proposing multiple new underground vaults along Belinder Avenue, W 70th Terrace, and Overhill Road.

Summary of Project:

The project consists of the installation of multiple vaults in the street-side right-of-way along the above-mentioned streets. All of the proposed vault lids are approximately 33 inches long and 20 inches wide and will be installed flush with grade. The vaults will be installed within 10 feet of the curb, and most will be between 2 and 3 feet from the back of curb. The associated fiber lines will be installed in the street or in the right-of-way. Multiple existing fiber lines will be removed after installation and crossover.

Ordinance Compliance:

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

LOCATIONS OF NEW VAULTS

6717 BELINDER AVE
2700 W 67TH TER
6701 BELINDER AVE
6635 BELINDER AVE
2701 W 67TH ST
2800 W 67TH ST
2900 W 68TH ST
2800 W 68TH ST
2710 W 68TH ST
2608 W 69TH ST
2600 W 69TH ST
6901 BELINDER AVE
6923 BELINDER AVE
6921 BELINDER AVE
6919 BELINDER AVE
6929 BELINDER AVE
6926 BELINDER AVE
6940 BELINDER AVE
6945 BELINDER AVE
2611 W 70TH ST
6950 BELINDER AVE
2518 W 70TH TER
2519 W 70TH TER
7020 OVERHILL RD
7015 OVERHILL RD
2504 W 70TH TER
2503 W 70TH TER

#4 Jeffrey & Beth Dillow

2917 Tomahawk Road

The Dillows are proposing a new garage and screened-in porch addition.

Summary of Property:

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

Lot Coverage Review	SF
Main Floor Living Area:	3,729
New Garage:	532
New Screened Porch:	240
Total Lot Coverage:	4,501

Summary of Project:

The proposed garage addition is located at the existing rear entry garage. The new garage will be oriented to the 66th street side of the house. The new garage will be sided to match the main house. Two new windows and a rear door are proposed at what was originally the garage.

The existing driveway will be modified to allow access to the new garage by widening 30 feet back from the curb. The existing approach will remain.

The new screened porch is proposed at the connection of the new garage to the main house. The porch will have a low brick wall to match the main house, with screens and lap siding above. A fireplace is proposed at the rear of the new addition. As part of the project, the Dillows are proposing to remove their front walkway and add a small stair connecting the existing front driveway to the front porch. They are also proposing to remove a large section of their existing patio and remove multiple site walls including the tall concrete wall by the driveway.

Ordinance Compliance:

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

Greenspace Review	SF
Lot Area:	23,096
House with Additions:	-4,501
Circle Driveway:	-1,700
Front Walkway & Stoop:	-108
Rear Driveway:	-595
New Rear Stoop:	-17
Patio: (As modified)	-595
Remaining Greenspace:	15,580 = 67.46%

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:	23,096 SF
Lot Width:	110.0'

Ordinance/Design Guideline	Allowable/Required	Provided
Maximum Height:	35'	No Change
Minimum Side Yard (Left):	10'	5.9' (Existing)
Minimum Side Yard (Right):	40' (Platted)	43.3' (Existing)
Minimum Combined Side Yards:	30% = 33.0'	49.2 (Existing)
Minimum Rear Yard: (At closest point) (Corner)	15% = 21.4'	20.4'
Maximum Lot Coverage:	5,702 SF	4,501 SF
Minimum Greenspace:	65% = 15,012 sf	15,850 = 67.46%

#5 Nathan & Carissa Crocker †

6430 Belinder Avenue

The Crockers are proposing a new pool and pool house in their rear yard.

Project was continued from the February 24th meeting so that changes could be made. The ARB indicated a drainage study would be required before the building permit can be issued.

Changes made:

1. **Decreased the size of the new pavers in the back yard. The total greenspace was 13,565 sf or 64.2%. It is now 13,748 sf or 65%.**
2. **The pool house and pool have been moved 6' to the south. The walkway configuration has changed slightly to accommodate this.**
3. **The roof ridge height has been lowered by 7". It was EL. 977'-5" and is now EL. 976'-10".**
4. **The grade at the northwest corner has been lowered by 6". It was EL. 961'2" and is now EL. 960'-8".**
5. **The eave height of the pool house has changed from 9'9". It is now 9'-6" on the east and 10'-0" on the west.**
6. **The roof height of the pool house changed from 16'-3". It is now 15'-8" on the east and 16'-2" on the west.**
7. **The chimney height has been lowered by 1'-11" and the chimney has been re-designed to match the east chimney on the house.**
9. **The windows on the north elevation have been re-positioned.**
10. **The downspouts on the north will be diverted to drain 10' from the west property line.**
11. **A 6' wide planting bed is proposed along the north property line that will include a French drain along the south edge of the bed. It will drain 10' from the west property line.**

Summary of Property:

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

Lot Coverage Review	SF
Main Floor Living Area:	3,311
Proposed Pool House:	709
Covered Patio at Pool House:	190
Total Lot Coverage:	4,210

Summary of Project:

The proposed pool house is located in the northwest corner of the rear yard. It has a gabled roof and will be painted hardboard shingles. All materials, detailing and fenestration match the main house. A large patio is provided on the south side of the pool house. The pool equipment is located on the west side of the pool house. It is completely enclosed with fencing.

The proposed pool is located to the south of the pool house and does not include any decking beyond the coping cap.

The project also includes new fence returns on both sides of the house. It will be a pre-approved picket-style painted wood fence.

Ordinance Compliance:

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

Greenspace Review		SF
Lot Area:		21,140
House & Pool House:		-4,210
Driveway:		-2,135
Front Walkway & Stoop:		-180
Existing Rear Stoops:		-171
New Rear Walkways:		-160
New Pool		-540
New Uncovered Patio:		-152
Pool Equipment:		-29
Remaining Greenspace:	13,563	= 64.16%

Design Guideline Review:

Section 2.7.3.A recommends that LS-3 properties have a greenspace total no less than 65% of the lot area. **This recommendation has not been met.**

Lot Information	
Zoning:	R-1(20)/LS-3
Lot Area:	21,140 SF
Lot Width:	141'

Ordinance/Design Guideline	Allowable/Required	Provided
Patio Minimum Side Yard:	20'	N/A
Patio Minimum Rear Yard:	20'	25'
Accessory Building Height:	24'	16'
Accessory Building Minimum Side Yard Setback:	10'	10'
Accessory Building Minimum Rear Yard Setback:	10'	17'-4"
Maximum Lot Coverage:	5,368 SF/4,695 SF DG	4,020 SF
Minimum Greenspace:	65% = 13,741 SF	13,563 SF = 64.16%

† **Substantial Project.**