

# ARCHITECTURAL REVIEW BOARD AGENDA

March 17, 2020

3:00 p.m.

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

## #1 CONSENT AGENDA

- A. Harvey & Patty Grossman – 6529 High Drive
- B. Devan & Bob Hartnett – 2445 W. 67<sup>th</sup> Street

Replace sunroom windows  
Screen in front porch

## #2 Dan & Vivien Schlozman 6600 Overhill Road

Replace screened pergola with screened porch

## #3 David Sylvester 2718 W. 63<sup>rd</sup> Street

Replace windows and door  
*Continued from February 18<sup>th</sup> ARB mtg*

## #4 Chuck & Wendy Zoog 1910 W. 69<sup>th</sup> Terrace

New addition and covered porch

## #5 Louise W. Allen 6519 Willow Lane

Extend porch covering and add skylights;  
new outdoor fireplace

## #6 Kirk & Stesha Black 6548 Sagamore Road

New addition, patio, and pergola

## #7 Scott & Ashley Fillmore 7030 Belinder Ave

Replace patio with pavers, add walls and  
built-in grill; replace stairs and walkway

\* 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. Harvey & Patty Grossman**

**6529 High Drive**

The Grossmans are proposing to replace the windows in their sunroom.

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

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

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

The proposed windows are similar in size to the existing windows, but the new windows are a different style that is more in keeping 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.

**B. Devan & Bob Hartnett**

**2445 West 67<sup>th</sup> Street**

The Harnetts are proposing to screen in their front porch.

**Summary of Property:**

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

**Summary of Project:**

The proposed screens will fill in the full opening between the front porch columns with no intermediate separations. The only additional framing will be at the proposed screen doors, which will align with the front doors to 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.

The Schlozmans are proposing to replace an existing screened pergola with a screened porch.

**Summary of Property:**

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

**Summary of Project:**

The new screened porch is the same size as the existing screened pergola. The footprint of the porch remains the same. A new shed roof will be added to match the adjacent rear wing. The exterior door will remain, but the screen panels will be reduced in height and their sills raised. The walls will be sided with shingles 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:**

While the Design Guidelines do not explicitly reference screened porches, the ARB has generally required that screened panels be oriented similar to windows. As such, the screen heads and sills should align with adjacent windows and doors. This appears to be inconsistent.

**Discussion is recommended.**

**#3 David Sylvester**

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

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

*The project was continued to the February 18<sup>th</sup> meeting so that full elevation drawings could be provided showing the design intent with the consideration of adding some form of muntins on the new windows. No new elevation drawings were submitted and it is unclear if a design change has been made.*

*February 18, 2020: The ARB continued this project at the owner's request.*

**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 Chuck & Wendy Zoog**

**1910 West 69<sup>th</sup> Terrace**

The Zoogs are proposing a new addition and covered porch at the rear of their home.

*Outdoor fireplaces are substantial construction matters as defined by Code section 5-103.75 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 new addition is located at the northeast corner of the house and extends 12 feet into the rear yard. All materials, fenestration and detailing match the existing house. The new covered porch is located directly west of the new rear wing and projects slightly further into the rear yard. The covering is a simple post and beam structure with a flat roof with 3 skylights located close to the main house. The permit application lists patio lighting but specific light fixture choices are not shown. A new masonry fireplace is proposed on the new patio at the connection to the new rear wing.

**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.

Ms. Allen is proposing to extend an existing porch covering, add skylights, and add a new outdoor fireplace.

*Outdoor fireplaces are substantial construction matters as defined by Code section 5-103.75 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 new porch covering will extend to the edge of the existing patio. The new outdoor fireplace will be installed at the end of the patio. Since it is a direct vent fireplace, a traditional chimney will not need be provided. The structure for the fireplace will be clad in stone.

The patio roof structure will include a bank of 12 skylights approximately centered in front of an adjacent second floor dormer.

**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 a new 2-story rear wing, patio, and pergola 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 new addition is located at the north end of the rear elevation. All of the proposed materials, detailing and fenestration matches the existing house. A new fireplace is proposed at the side of the new wing.

As part of the project, a smaller 2-story addition is proposed at the opposite side of the rear elevation. This addition extends 4 feet from the rear of the house. Like the larger addition, all materials and detailing matches the main house.

The new patio and pergola are located between the two wings and extend only slightly further into the rear yard. The patio will have stone paving, and the pergola aligns with the second floor plate line.

**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 suggests that rear wings that extend into the Conditional Building Area be limited to 1-story and 16 feet in height. As proposed, the new wing is a full 2-stories and 23 feet tall.

**The new wing does not meet this Guideline.** The smaller addition is within the Primary Building Area.

**#7 Scott & Ashley Fillmore**

**7030 Belinder Ave**

The Fillmores are proposing to replace a walkway, and replace and enlarge their patio with a new paver patio.

**Summary of Property:**

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

**Summary of Project:**

The new paver patio will include a perimeter wall with a portion being a seat wall with columns. A built-in grill (not gas) will be installed and stairs will be replaced. A brick walkway on the east side of the house will also be replaced with pavers set in pea gravel.

**Ordinance Compliance:**

Code Section 5-128.H requires patios to be at least 20 feet from the side and rear property lines. The Fillmore's old property survey does not give the distance of the existing patio to the side property line. It appears that it is slightly closer than 20 feet to the property line. The Fillmore have hired a surveyor to measure the distance. They plan to meet the 20 foot setback. Depending on the surveyor's findings, they may need to move the patio in which will have it not line up with the side of the house. The attached drawing shows the patio moved in 18 inches.

**Design Guideline Review:**

There are no conflicts with Design Guidelines.