

# ARCHITECTURAL REVIEW BOARD AGENDA

March 24, 2026

3:00 p.m.

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

## #1 Consent Agenda

A. Don & Karen Stallard – 2016 W 56<sup>th</sup> St

Replacing gutters

#2 Kansas City Country Club  
6200 Indian Lane

New fan location for Green #3

#3 Wesley & Emily Fehsenfeld  
6536 Sagamore Road

Covered porch / Replacing windows

#4 Jason Cupp & Simeon Daskalov\*  
1900 Arno Road

New patios / Landscape plan

#5 Kerry Spake\*  
6510 Rainbow Avenue

Multiple modifications / Additions

\*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 Consent Agenda**

### **A. Don & Karen Stallard**

**2016 W 56<sup>th</sup> Street**

The Stallards are proposing to replace their gutters.

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

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

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

The Stallards are proposing to replace their existing aluminum gutters with new half-round copper gutters and downspouts.

#### **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.

**#2 Kansas City Country Club**

**6200 Indian Lane**

The Club is proposing a new location for the fan previously approved on Green #3.

**Summary of Project:**

The fan was originally located at the north side of the new green. At the July 30, 2024 ARB meeting, the Board approved relocating the fan to the southwest corner. The club is now proposing to locate the fan at the southeast corner of the green.

Please note that the new location is close to Indian Lane. D-1 properties have a minimum 30-foot setback for all structures. Clarification of the exact location is required.

**Ordinance Compliance:**

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

### #3 Wesley & Emily Fehsenfeld

6536 Sagamore Road

The Fehsenfelds are proposing a new covered porch at the rear of their home. They are also proposing to replace multiple windows in existing openings.

#### Summary of Property:

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

Lot Coverage Review	SF
Existing Footprint:	3,046
Proposed Addition.	40
<b>Total Lot Coverage:</b>	<b>3,086</b>

#### Summary of Project:

All of the proposed windows will replace existing units of the same size and style.

The proposed covered porch is open on all sides. It is located at the back of an existing side wing. Wood posts support the flat roof structure. A painted wood railing is proposed at the roof edge. A brick fireplace/chimney is proposed at the south side of the new porch.

#### Ordinance Compliance:

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

Greenspace Review	SF
Lot Area:	14,190
House Footprint::	-3,086
Covered Porch:	-363
Driveway:	-1,112
Front Walkway & Stoop:	-154
Rear patio:	-242
Rear Walkways:	-268
Site walls:	-120
HVAC Equipment:	-13
<b>Remaining Greenspace:</b>	<b>8,832 = 62.24%</b>

#### Design Guideline Review:

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.

Lot Information	
Zoning:	R-1(10)/LS-1
Lot Area:	14,190 sf
Lot Width:	105

Ordinance/Design Guideline	Allowable/Required	Provided
Patio Minimum Side Yard:	15'	20.7'
Patio Minimum Rear Yard:	15'	36.7'
Maximum Lot Coverage:	4,069 sf	3,449 sf
Minimum Greenspace:	60% = 8,514 sf	8,832 sf = 62.24%

The Cupp/Daskalovs are proposing a new patio/landscape plan

**Summary of Property**

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

**Summary of Project:**

They proposed to overlay the existing patio with pavers. The patio will be extended to the rear of the property. They also propose to remove the existing wood deck and install a new paver patio with a smaller footprint. A large rock garden will be removed to make way for the patio extension; the remaining area will be converted into landscape beds.

**Ordinance Compliance:**

The project violates city code section 5-12.D that requires patios have a 20-foot minimum side yard setback. The proposed rear patio is 8 feet from the side property line. **A variance of 12 feet is required.** Please note, the existing deck being removed, is 5 feet from the side property line.

Greenspace Review	SF
Lot Area:	16,917
House Footprint:	-3,300
Driveway (with porte cochere):	-4005
Main Patio and Walkway:	-1060
Back Patio:	-262
<b>Remaining Greenspace:</b>	<b>8,290 = 49.00%</b>

**Design Guideline Review:**

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 not been met.** Please note the proposed project increases the overall greenspace from 40.6% to 49.0%.

Lot Information	
Zoning:	R-1(16)/LS-2
Lot Area:	16,917 sf

Ordinance/Design Guideline	Allowable/Required	Provided
Patio Minimum Side Yard:	20'	8.0'
Patio Minimum Rear Yard:	20'	21.8'
Minimum Greenspace:	60% = 10,150 sf	8,290 sf = 49.0%

\* A variance is required from the Board of Zoning Appeals.

**#5 Kerry Spake\***

**6510 Rainbow Ave**

The Spakes are proposing multiple modifications/additions to the front and rear of their home.

**Summary of Property:**

- Character Area: Suburban
- Location of Common Green Space: Front & Side
- Any Special Frontages: Intersection Green (Corner Lot)

Lot Coverage Review	SF
Existing House	2,618
Main Floor Garage Area:	600
New Addition:	289
<b>Total Lot Coverage:</b>	<b>3,507</b>

**Summary of Project:**

At the front of the house, a new central dormer is proposed. It is sided with cedar shake siding and has fenestration to match the main house.

They are proposing a new cupola at the west end of the main ridge, over the existing garage.

At the rear of the house, they are proposing a new 4-season room to the side of an existing rear wing. Two new windows are proposed at the existing wing flanking the existing fireplace. A second floor addition is proposed over the existing 1-store rear wing. This new addition will tie into the existing second floor shed dormer. All materials, detailing, and fenestration matches the main house.

**Ordinance Compliance:**

The project violates City Code Section 5-121.A.2 that requires corner lots to have a rear yard setback a minimum of 15% of the depth of the lot at any given point. **A variance of 12 feet is required.**

Greenspace Review	SF
Lot Area:	22,030
House Footprint:	-3,507
Covered Porches:	-175
Circle Driveway & Front Walk:	-2,032
Garage Driveway:	-906
Rear patio and walkways:	-742
<b>Remaining Greenspace:</b>	<b>14,668 = 66.58%</b>

**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 can have an unlimited depth, but the total width of rear wings should not exceed 50% of the main mass width. The proposed additions expand the width of the rear wing to over 54 feet wide or 85% of the main mass width. **This recommendation has not been met.**

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\* A variance is required from the Board of Zoning Appeals.

Their height is limited to 1 ½ stories and 24 ft. and they should be at least 3 ft. shorter than the main mass. The ridge of the new rear addition is more than 3 feet taller than the main mass. **This recommendation has not been met.**

**Subsection F** recommends that dormers be scaled as modest accessories to the roof they adorn. They should not be entire rooms with their own roofs or “wings” sitting on the roof. The proposed front dormer is the size of a full room with a roof structure that extends above the main ridge of the house. **This recommendation has not been met.**

Section 2.7.3.A on page 106 recommends that LS-3, 4 and 5 properties have a greenspace no less than 65% of the lot area. This recommendation has been met.

Lot Information	
Zoning:	R-1(16)/LS-3
Lot Area:	22,030

Ordinance/Design Guideline	Allowable/Required	Provided
Maximum Height:	35'	25.2'
Minimum Side Yard (Left):	35' Platted	48' (At new addition)
Minimum Side Yard (Right):	30' Platted	30.5' No Change
Minimum Combined Side Yards:	N/A	
Minimum Rear Yard: (At closest point)	15% = 44'	32'
Patio Minimum Side Yard:	20'	No Change
Patio Minimum Rear Yard:	20'	22' (Existing)
Maximum Lot Coverage:	5,524 sf	3,682 sf
Minimum Greenspace:	65% = 14,320 sf	14,668 = 66.58%