

ARCHITECTURAL REVIEW BOARD AGENDA

May 25, 2021

3:00 p.m.

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

Please join the meeting from your computer, tablet or smartphone at <https://global.gotomeeting.com/join/620724685>

You can also dial in using your phone at Toll Free: 1 (866) 899-4679 or United States: 1 (571) 317-3116,

using Access Code: 620-724-685

#1 Consent Agenda

- A. **Kevin & Janell Caponecchi** – 6012 Mission Drive Retaining wall
- B. **Thomas & Lisa Murray** – 2130 Brookwood Road Window modifications / Door / Skylights
- C. **Derek & Lauren Anderson** – 6635 Belinder Avenue Multiple window changes
- D. **Krista & Cale Garverick** – 1901 West 69th Street Replace existing fence
- E. **Raeann Chadwick & Vince Rook** – 2002 West 69th Terrace Cosmetic upgrades to front façade
- F. **Philip Scaglia** – 2825 Tomahawk Circle Front walkway

#2 David & Diane Zimmer*

5924 High Drive

Changes to previously approved project
Cont'd from May 11th ARB mtg

#3 Dieter & Yassin Trost

3800 West 65th Street

Fence extension / Resurfacing existing patio / Adding exterior basement stair access

#4 Nick & Clare Blasi

6640 Indian Lane

Changes to previously approved project

#5 Jerome & Tammy Torres

3110 Tomahawk Road

Multiple additions to home

#6 Ken Block

2940 Verona Road

Detached garage

#7 Top Choice Contracting LLC †

2117 Drury Ln

New home and swimming pool
Cont'd from May 11th ARB mtg

#8 Erin & William Rock †

3100 West 68th Street

Outdoor fireplace

#9 Julie & Philip Polkinghorn †

2121 Brookwood Road

Patio extension / Outdoor Fireplace

#10 Mark & Stephanie Erceg †

1901 West 61st Terrace

Outdoor fireplace / Balcony extension

#11 Tyler Nottberg †*

3002 West 67th Terrace

Replace patio / Add pergola / Expand outdoor kitchen /
Outdoor fireplace

*Variance required. † 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. Kevin & Janell Caponecchi

6012 Mission Drive

The Caponecchis are proposing a stone retaining wall in their front yard.

Summary of Property:

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

Summary of Project:

The proposed wall is located along the side of their driveway where it meets the existing bridge. The wall will create a level terrace between the bridge abutment/wing wall and an existing retaining wall. The new wall will match the existing.

Ordinance Compliance:

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

Guideline Review:

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

B. Thomas & Lisa Murray

2130 Brookwood Road

The Murrays are proposing an interior renovation that includes window modifications, a new door and new skylights.

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, two existing second floor windows will be removed and infilled. A similarly sized window will be added to the rear elevation, adjacent to one of the removed windows.

Also at the rear, an existing door/window combination will be replaced with a new door with sidelights.

Above the new door, three new skylights are proposed at the rear of the house.

Ordinance Compliance:

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

Guideline Review:

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

C. Derek & Lauren Anderson

6635 Belinder Avenue

The Andersons are proposing multiple window changes.

Summary of Property:

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

Summary of Project:

At the front of the house, an existing bow window will be replaced with a boxed bay window of the same size. Decorative corbels are proposed under the window. Also at the front, a double casement window is to be replaced with a quad casement window. The existing shutters will be relocated accordingly.

At the south (right) side of the house, two existing windows will be replaced with new units of the same size in new locations. The new locations make reinstalling the existing shutters impossible.

At the rear of the house, an existing covered alcove is being infilled and all of the windows replaced. The rightmost window is a new window in the existing opening. A new sliding glass door is proposed where the alcove was filled in and 3 casement windows are proposed to the left of the new door. The second-floor windows will be replaced with new units in the existing openings.

At the north (left) side of the house, all windows will be replaced with new units in the existing openings.

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.

D. Krista & Cale Garverick

1901 West 69th Street

The Garvericks are proposing to replace their existing 6 foot privacy fence.

Summary of Property:

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

Summary of Project:

The proposed fence is mostly a 6 foot vertical louver fence, which is a pre-approved style. At the rear corner, the Garvericks are requesting a 7 foot fence due to a swale that cuts through the property. The tops of the fence will be essentially level with the additional height extending into the swale.

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.

E. Vince Rook & Raeann Chadwick

2002 West 69th Terr

The Chadwick and Rook family are proposing cosmetic upgrades to the front of their home.

Summary of Property:

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

Summary of Project:

The changes include:

- New front porch columns
- Replace the front door.
- Add new stone veneer to porch wall.
- Stone wainscoting at the front dormers.
- New brackets and trellises at the front dormers.
- New shutters.
- Replacing existing shingles with new.

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.

F. Philip Scaglia

2825 Tomahawk Circle

The Scaglias are proposing a new front walkway.

Summary of Property:

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

Summary of Project:

The proposed walkway is concrete and connects the existing front porch to the driveway. Several new low landscaping walls will be installed as part of the project, along with a small pad for future artwork. No lighting is proposed.

Ordinance Compliance:

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

Guideline Review:

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

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

The project was continued from the May 11, 2021 ARB meeting so that the owners could present an alternative plan for the fence.

Summary of Property:

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

Summary of Project:

Portions of the fence interfere with an existing tree. The fence construction in this area does not match the pre-approved fence style.

Portions of the fence exceed the 6-foot maximum height allowed in the rear yard. The ARB can approve up to a 7-foot fence in the rear yard. Portions of the fence exceed the 6-foot maximum height allowed in the side yard. A shallow swale follows the property line which makes the fence taller on the neighbor's side. ***NOTE: The height of the fence was approved by the ARB at its May 11th meeting.***

Ordinance Compliance:

The project is in violation of City Code Section 5-135 B 2 which limits the height of fences in the side yard to 6 feet. The tallest location found was 7 foot 2 inches. **A variance of 14 inches is required.**

Guideline Review:

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

* A variance is required.
May 25, 2021

#3 Dieter & Yassin Trost

3800 West 65th Street

The Trosts are proposing a fence extension, resurfacing an existing patio, and adding a basement access stair.

Summary of Property:

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

Summary of Project:

The proposed basement access stair is located at the rear of the house and consists of concrete stairs leading to a pair of doors. The cheek walls are proposed as block in some elevations and noted as brick on others. The plan view indicates what appears to be a planter down one side, but none of the perspective views show a planter. **Clarification is required.**

The proposed fence is for the fence return on the right side of the house. The proposed fence is a 6-foot stockade style that will replace an existing picket fence, and tie into the neighbor's board-on-board fence.

The proposed patio is an existing non-conforming patio located in the northwest corner of the property, by the existing pool. The Trosts are proposing to resurface the patio with porcelain tile. Samples of the proposed tile can be seen in the attached photographs.

Ordinance Compliance:

City Code Section 5-128 allows for alterations of existing non-conforming structures provided that the alterations do not increase the height or footprint of the structure. No variances are required.

Guideline Review:

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

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

Summary of Property:

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

Summary of Project:

The pool has been redesigned to an L shape.

The spa has been integrated into the pool and the associated equipment is being omitted.

The pool enclosure fence has been moved closer to the pool.

The landscaping around the pool and at the retaining walls have been updated. All the trees remain.

Near the front door, the driveway has been widened from 14 feet to 16 feet wide.

At the front and side elevations, the stone watertable next to the front entry has been lowered to match the adjacent areas.

At the motor court, the stone watertable has been eliminated between the double garage doors.

At the rear of the house, the stone inside the covered patio was replaced with stucco. A stone watertable has been added to the covered grill patio next to the fireplace. A full height stone wall was added between the south columns and the house.

On all elevations, rafter tails have been added to each soffit.

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.

Lot Information	
Zoning:	R-1(E1)/LS-6
Lot Area:	44,360 SF
Lot Width:	200.0'

Ordinance	Allowable/Required	Proposed
Maximum Height	35'	32.2'
Minimum Front Yard:	65' (Platted)	65.2'
Minimum Side Yard (Left):	40' (Platted)	41.3'
Minimum Side Yard (Right):	20'	28.7'
Minimum Combined Side Yards: (25% of Mean Lot Width)	50'	70.0'
Minimum Rear Yard: (20% of Mean Lot Depth)	30.0' (At closest point)	45.3'
Greenspace:	70% (31,052 SF)	70.3% (31,210 SF) 72.5% (32,151 SF)

Address	Lot Area	Lot Coverage	Ordinance Limit	% max used
6640 Indian Lane	44,360	3,686	8,985	41.03%
6630 Indian Lane	38,391	4,106	8,126	50.53%
6635 Indian Lane	55,360	3,394	10,480	32.39%
3600 W 67th Street	35,127	6,142	7,639	80.40%
6632 Wenonga Road	40,902	4,196	8,492	49.41%
			Average	50.75%
			50% Increase	76.12%
6640 Indian Lane	44,360	6,737	8,985	74.98%
Allowable Lot Coverage as reduced by 150% Rule			6,840	98.49%

The Torres family is proposing multiple additions to their home.

Summary of Property:

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

Summary of Project:

At the front of the house, a new addition will add approximately 3 feet of depth at the left side of the house. The new addition is one story and sided with lap siding. A new low slope roof will cover the new addition and tie into the existing roof. The fenestration in the new addition is similar to the existing, with the exception of several small windows. Directly above the new addition is a new lantern feature with a hipped roof. Windows are proposed on the front elevation only.

A new roof structure is proposed over the front porch. It is a simple hipped roof structure supported on columns. The section of roof over the front door has a 6:12 pitch. The section to the side has a lower slope. The windows under the new porch and the front door are all to be replaced. Directly above the front door is another lantern feature with front facing windows and hipped roof.

At the rear of the house, between the garage and existing rear wing, a new wall will be added within an existing alcove. Like the front addition, the new wall will be sided with lap siding and a new low slope roof will tie back into the existing roof. The windows and doors at the back of the rear wing are all being replaced with new larger clear-view units. Several new small square windows are being proposed at the left side of the rear elevation.

Ordinance Compliance:

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

Guideline Review:

Section 2.7.1 B on page 92 of the design guidelines provides recommendations for exterior wall materials. The existing home is all brick and all of the new additions are proposed horizontal siding. The horizontal siding type, thickness, reveal, etc. has not been indicated. **Clarification is necessary.**

Section 2.7.1 B on page 94 recommends that roof styles should be consistent with the architectural style of the house, to avoid complex roof forms, and limit the number of roof pitches to two. The proposed additions add 4 new roof pitches to the existing house. **Discussion is recommended.**

Section 2.7.1 B on page 96 provides specific recommendations for windows. Nearly all of the existing windows have muntin bars. The proposed windows are all indicated without muntins and the existing windows to remain to not indicate any muntins. **Clarification is necessary.**

The Blocks are proposing a new 1-story cabana with a 1,219 sq. ft. footprint in their rear yard and a 755 ~~809~~ sq. ft. detached garage located in the north side yard. The project includes a new stone paver pool deck, patio, hot tub and swim spa. A small driveway extension is proposed for the new garage, along with a new trash enclosure.

The majority of this project was approved at the April 27th ARB meeting, with the exception of the detached garage.

Summary of Property:

- Character Area: Countryside Estates
- Location of Common Green Space: Front and Side
- Any Special Frontages: Hillside

Lot Coverage Review:

Existing Building Area:	5,156 sf
Cabana:	1,219 sf
<u>Detached Garage:</u>	<u>755 sf</u>
Total Roofed Area:	7,130 sf

Summary of Project:

A garage design has been revised and reduced to have a 755 sf footprint. Other than the size, the revised design is essentially the same as previously proposed.

Ordinance Compliance:

For the purposes of this review, the pool cabana building is being reviewed as a detached accessory building however Code Section 5-103.37 defines accessory buildings as being fully-enclosed with solid immovable walls, therefore the building could be interpreted as an outdoor recreational facility that does not have the same setback and area requirements.

City Code Section 5-132 E limits the height of detached garages to 24 feet or two stories tall. It is the City’s policy to measure the height at the street facing side to allow for sloping sites. In this case, the cabana building is located in the center of the rear yard and does not have a street face. As such the mean height would be used which is less than the 24-foot maximum.

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

Design Guideline Review:

Section 2.2 on pages 60 through 63 of the Design Guidelines provides specific recommendations for the Countryside Estates character area.

Subsection E suggests that Detached Accessory buildings located in the Secondary Building Area should have a height up to 2 stories and 24 feet with a maximum area of 720 SF. The detached garage footprint is 755 sf ~~809-sf~~. **This recommendation has not been met.** The section goes on to suggest that there should be no more than 2 Accessory Buildings per lot. 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.

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 2.7.3.A on page 106 recommends that LS-6 and 7 properties have a greenspace no less than 70% of the lot area. With the proposed addition, 65.9% has been provided; however, the project is increasing the greenspace. **This recommendation has not been met.**

Greenspace Review:

Lot area: 71,873 sf
 Total roof area: 7,130 sf
Driveways, Patios and walkways: 17,413 sf
 Remaining Greenspace: 47,330 sf (65.9%)

Lot Information	
Zoning:	R-1(E2)/ LS-6
Lot Area:	71,873 sf

Ordinance/Design Guideline	Allowable/Required	Provided
Patio Minimum Side Yard:	20'	> 100'
Patio Minimum Rear Yard:	20'	~ 51' (Existing)
Accessory Building Minimum Side Yard Setback:	10'	Cabana: > 100' Garage: 21.8'
Accessory Building Minimum Rear Yard Setback:	10'	Cabana: 49.5' Garage: > 90'
Accessory Building Maximum Area is Side Yard:	2,814 sf	809 sf
Accessory Building Maximum Area is Rear Yard:	1,876 sf	1,219 sf
Maximum Lot Coverage:	12,565 sf	7,184 sf
Minimum Greenspace:	70% = 50,311sf	47,330sf = 65.9%

Drainage Study Required if any answer below is "Yes"	Yes/No
Is the project adding 1,000 sq. ft. or more of impervious surface?	Yes
Will the project cause the greenspace to be less than recommended by the Design Guidelines?	No*
Will the project cause the greenspace to be within 3% of what is recommended by the Design Guidelines?	N/A

*The property currently does not meet the greenspace recommendation.

The new owners are proposing a new 2-story home with a 3,636 sq. ft. footprint. The footprint consists of 2,547 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.

The project was continued at the May 11th ARB meeting so that revisions could be made.

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 arrangement 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 main 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 7.4 feet higher than the home to the right and 4 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 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 west side. There is no indication of a code compliant pool barrier at this time. Pool equipment location is shown to the south of the single-car garage and we assume A/C units will be located there as well, but clarification is required.

Update:

Revised drawings have been provided. Eaves were extended, the ridge line lowered, and windows were changed. The front entry was revised and a 6" metal trim piece was added at the eave line.

Update 5/4/2021:

Revised drawings have been provided. The stone sill at the first floor has been better articulated on the drawings and similar sills have been added to all the windows at the front of the house. The stone planters at the front of the house have been refined and lowered. The stone wainscoting has been extended around the perimeter of the house, and more stone is being used at the rear. The stone patterning changes above and below the wainscoting. At the rear of the house, the windows have been modified to a more consistent size and pattern. Updated window details have been provided to illustrate the window installation.

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:

The Professional Review Panel recommends approval. See PRP Recommendation.

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)	9,675 SF = 60.5%

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

#8 Erin & William Rock

3100 West 68th Street

The Rocks are proposing a new outdoor fireplace on their existing patio.

Outdoor fireplaces are substantial construction matters as defined by Code Section 5-103.78 and 5-103.122 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 proposed fireplace is proposed at the rear of an existing patio. It is all stone standing 7 feet tall. A low 18-inch tall stone seat wall flanks each side of the fireplace.

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.

#9 Julie & Philip Polkinghorn

2121 Brookwood Road

The Polkinghorns are proposing a new patio extension with an outdoor fireplace.

Outdoor fireplaces are substantial construction matters as defined by Code Section 5-103.78 and 5-103.122 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 proposed patio extension is at the rear of the existing patio. The new extension is slightly narrower than the existing patio and extends another 9 feet into the rear yard. The patio surface material is bluestone.

The fireplace is in the center of the new patio extension. It is all stone standing 10 feet tall.

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.

#10 Mark & Stephanie Erceg

1901 West 61st Terrace

The Ercegs are proposing a new outdoor fireplace on their existing patio, and a balcony extension at the rear of the house.

Outdoor fireplaces are substantial construction matters as defined by Code Section 5-103.78 and 5-103.122 and was noticed as such.

Summary of Property:

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

Summary of Project:

The fireplace is located in the southeast corner of their existing patio. It is to be constructed with a combination of brick and stone with detailing to match the main house. It stands 21.5 feet tall to the top of the chimney. Please note, due to the layout of the property, the fireplace will be visible from State Line Road.

The balcony extension is at the rear of the main mass. An existing balcony with slim metal columns will be augmented by cantilevering out a new stone wall that will include large stone framed openings. The new balcony will be supported by stone brackets let into the existing brick wall below.

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.

#11 Tyler Nottberg*

3002 West 67th Terrace

The Nottbergs are proposing to replace and expand their existing patio and add a pergola, expand their existing outdoor kitchen, and add a new outdoor fireplace.

Summary of Property:

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

Summary of Project:

The majority of the existing brick patio will remain. The new patio will be a unilock concrete paver.

A new counter will be added to the existing grill station. It will be stone construction to match the existing. A new arbor is proposed at the center of the patio. It is a simple post-and-beam structure that will stand 10.5 feet tall.

The proposed outdoor fireplace is located on a new patio to the east of the existing. The fireplace will stand at the east end of the new patio. The fireplace is all stone and stands 8 feet tall.

Ordinance Compliance:

The project is in violation of Code Section 5-121.D which requires a minimum 20 foot setback from the side and rear property lines for patios on LS-2 lots. A setback of 10 feet has been provided at the rear. **A variance of 10 feet is required.**

Greenspace Review:

Lot area:	19,014.66 sf	
House Footprint:	3,986.95 sf	
Driveway and walkways:	3,181.88 sf	
<u>Rear Yard hardscape:</u>	<u>956.71 sf</u>	
Remaining Greenspace:	10,889.12 sf	57.3%

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.**

* A variance is required.
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Lot Information	
Zoning:	R-1(16)/LS-2
Lot Area:	19,014 sf

Ordinance/Design Guideline	Allowable/Required	Provided
Patio Minimum Side Yard:	20'	21'
Patio Minimum Rear Yard:	20'	10'
Minimum Greenspace:	60% (11,408.80 sf)	57.3% (10,889.12 sf)

Drainage Study Required if any answer below is "Yes"	Yes/No
Is the project adding 1,000 sq. ft. or more of impervious surface?	No
Will the project cause the greenspace to be less than recommended by the Design Guidelines?	Yes*
Will the project cause the greenspace to be within 3% of what is recommended by the Design Guidelines?	N/A

*The existing greenspace is currently under the recommended amount for this property.