

ARCHITECTURAL REVIEW BOARD AGENDA

January 27, 2026

3:00 p.m.

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

#1	Martin & Elizabeth Beerman 6615 Belinder Avenue	Residing existing dormers
#2	Robert & Linda Northrip 6439 Wenonga Road	Black Davinci roof
#3	Clark Henry Jr.* 6649 Wenonga Road	Replacing fence
#4	Todd & Sara Morgan 2921 W 69 th Street	Multiple additions / New patios / New walkways / Swimming pool
#5	Bryce and Jane Jones 3516 W 64 th Street	Changes to previously approved new house

*Variance required from the Board of Zoning Appeals † Substantial Construction

#1 Martin & Elizabeth Beerman

6615 Belinder Avenue

The Beermans are proposing to replace the siding on their ten existing dormers.

Summary of Property:

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

Summary of Project:

They are proposing to install cedar shake siding at all dormers.

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 Robert & Linda Northrip

6439 Wenonga Road

The Northrips are proposing a new Davinci shake roof.

Summary of Property:

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

Summary of Project:

The proposed roofing is Black Davinci multi-width shake.

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.

#3 Clark Henry Jr.*

6649 Wenonga Road

Mr. Henry is proposing to replace his fence along his rear property line.

Summary of Property:

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

Summary of Project:

The proposed fence is a 6-foot tall, board on board style with gothic posts. Please note that this is a preapproved style. However, since the project is on a corner lot and requires variances, ARB review is required.

Ordinance Compliance:

The property has a platted setback of 30 feet along the south property line. The proposed fence extends over this setback and extends to the corner of the property. **A variance of 30 feet is required.** If the lot did not have a platted setback, the proposed fence would be in violation of City Code Section 5-135.D.1. which allows a five-foot-tall solid fence to extend into the side yard no more than 30% of the distance between the principal building and the back of curb, which is 12 feet for this lot. The proposed six-foot fence extends approximately 75% (30 feet) into the side yard. **A variance of 18 feet is required for the location and a variance of one foot is required for the height.**

Please note, the proposed fence aligns with the rear neighbor's existing non-conforming fence.

Design Guideline Review:

The Design Guidelines generally require that projects comply with the Mission Hills Zoning Regulations.

Lot Information	
Zoning:	R-1(20)/LS-3
Lot Area:	22,808 SF
Lot Width:	130'

#4 Todd & Sara Morgan

2921 W 69th Street

The Morgans are proposing multiple additions, new patios and walkways, and a new swimming pool.

Summary of Property:

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

Summary of Project:

The Morgans are proposing to replace all the existing siding with new western red cedar shingles.

At the front of the house, they are proposing to replace the roof over the bay window with a standing seam metal roof.

Both of the proposed additions are on the rear of the house. The first is a screened porch with a potting area on the southwest corner of the house. The west side of the new addition is essentially a solid wall, except for a small alcove where potting cabinets are proposed. On the west side at the transition to the new addition, there are doors to a storage area.

The second addition is proposed at the southeast corner of the house. This addition steps back and to the east as it extends into the rear yard. All materials and detailing match the main house.

At the rear of the main mass, the Morgans propose raising the main eave up to 11 feet to accommodate large floor-to-ceiling windows that connect to the rear yard. A new standing seam eyebrow roof will create the new higher eave.

The new patio is located to the side of the screened porch. The material is not indicated. The new pool is located at the back of the addition. No wet deck is proposed around the pool. Walkways will connect the pool to the patio and the additions. The existing patio/fire pit in the rear yard will be removed.

Ordinance Compliance:

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

Greenspace Review	SF
Lot Area:	33,529
House Footprint:	-3,733
Additions:	-1,485
Driveway and Walkways:	-4,711
Patio and Walkways:	-804
Stepping Stone Walkways:	-112
Pool:	-867
Remaining Greenspace:	21,817 = 65.07%

Design Guideline Review:

Section 2.7.1 D on page 96 recommends that all window muntins on the home be the same pattern and proportion, with few exceptions.

The existing house fenestration is mostly double-hung windows with traditional Colonial muntin patterns. There are a few casement windows that only have horizontal muntin bars. Some of the proposed windows have traditional Colonial muntin patterns, others have more contemporary patterns with large panes. **This recommendation has not been met.**

Lot Information	
Zoning:	R-1(20)/LS-5'
Lot Area:	33,529 SF
Lot Width:	133'

Ordinance/Design Guideline	Allowable/Required	Provided
Maximum Height:	35'	No Change
Minimum Side Yard (Left):	15% = 19.95'	20.48'
Minimum Side Yard (Right):	15% = 19.95'	21'
Minimum Combined Side Yards:	N/A	
Minimum Rear Yard: (At closest point)	30% = 78'	80'
Patio/Pool Minimum Side Yard:	20'	45'
Patio/Pool Minimum Rear Yard:	20'	64'
Maximum Lot Coverage:	7,4112 SF	5,220 SF
Minimum Greenspace:	65% = 21,793 SF	23,549 SF = 65.07%

The Joneses are returning the ARB with changes to their new house project.

Summary of Property

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

Summary of Project:

The original plans called for full depth stone veneer over the majority of the house. The only exception was some small areas along the side elevations, where only a single course is visible over the adjacent wings.

The Joneses are now proposing to use thin stone veneer for the home's two fireplace chimneys. These are internal chimneys that are only visible from the roof up.

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.A.1 on page 92 of the Design Guidelines generally discourages use of thin stone veneer. The ARB has made exceptions when the material is not prominently visible, is not in contact with grade, and has detailing that matches the equivalent full depth material, especially at corners and edges.