

ARCHITECTURAL REVIEW BOARD AGENDA

February 10, 2026

3:00 p.m.

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

#1	Michael & Stacy Moore 5601 Mission Drive	Replacing a portion of the existing driveway
#2	Mission Hills Country Club 5400 Mission Drive	Replacing cart bridge
#3	Indian Hills Country Club 6847 Tomahawk Road	New fan on 9 th green
#4	Hunter & Hillary Wolbach 5930 Mission Drive	Replacing driveway
#5	Christopher & Kellie Bubeck 2111 Stratford Road	Changes to previously approved project
#6	Nathan & Carissa Crocker † 6430 Belinder Avenue	Outdoor kitchen / New pool
#7	Lawrence Smith II* 2722 W 67 th Terrace	Rear addition / Exterior modifications
#8	Todd & Janice Bleakley* 6930 Belinder Avenue	Rear addition / Screened-porch / Koi pond / Exterior modifications
#9	Joly Herman & Pat Curnow † 2600 W 70 th Street	Rear Addition / Covered Patio / Outdoor kitchen and fireplace / Pool
#10	Bryce and Jane Jones 3516 W 64 th Street	Changes to previously approved new house <i>(Continued from Jan 27th mtg)</i>
#11	Todd & Sara Morgan 2921 W 69 th Street	Multiple additions / New patios / New walkways / Swimming pool <i>(Continued from Jan 27th mtg)</i>
#12	5700 State Line LLC / Omid Shahbazian † 5700 State Line Road	<i>Project requested to be continued to the Feb 24th mtg</i> New home

*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 Michael & Stacy Moore

5601 Mission Drive

The Moores are proposing to replace a portion of their existing asphalt driveway with brick pavers.

Summary of Property:

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

Summary of Project:

The existing asphalt driveway winds across the front yard and connects to a large auto-court near the house. The Moores are proposing to replace the auto-court with new red brick pavers.

Ordinance Compliance:

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

Design Guideline Review:

The proposed driveway is located in the same configuration as the existing. There is no change in greenspace. There are no conflicts between the proposed project and the City of Mission Hills Design Guidelines.

#2 Mission Hills Country Club

5400 Mission Drive

The Club is proposing to replace the cart bridge at the 16th Hole.

Summary of Project:

The existing temporary bridge will be removed and a new bridge installed. The new bridge is a simple steel arched truss structure. The deck material has not been indicated.

The new bridge is six feet longer than the temporary bridge. This requires the abutments at both ends of the bridge to be adjusted. The elevation of the bridge remains unchanged.

Ordinance Compliance:

The proposed bridge sits 153 feet from the nearest property line. There are no conflicts between the proposed project and the City of Mission Hills Code of Ordinances.

#3 Indian Hills Country Club

6847 Tomahawk Road

The Club is proposing a new fan on the 9th green.

Summary of Project:

The proposed fan is located on the west side of the green, approximately 457 feet from 69th street.

Please note, an acoustician has tested similar fans on other properties and determined that the noise level for these fans drops below 60 decibels at 142 feet from the source. However, fans like these are considered golf course aeration (lawn) equipment and are exempt from sound requirements.

Ordinance Compliance:

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

#4 Hunter & Hillary Wolbach

5930 Mission Drive

The Wolbach's are proposing to replace their driveway in the same configuration.

Summary of Property:

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

Summary of Project:

The existing asphalt driveway is being proposed to be removed and replaced with a brick bordered concrete driveway in the same shape and size as the old driveway.

Ordinance Compliance:

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

Design Guideline Review:

The Design Guidelines recommend LS-4 lots have 65% greenspace (18,155.8sf). Currently the property only has an estimated 55% greenspace (15,480.50 sf) as calculated from an AIMS aerial. This is an existing condition, and they are not proposing to increase the footprint. **This recommendation has not been met.**

#5 Christopher & Kellie Bubeck

2111 Stratford Road

The Bubecks are returning to the ARB with changes to their landscape plan for their new home project currently under construction.

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:	2,741
Main Floor Garage Area:	956
Covered Porches:	835
Detached Accessory Buildings:	0
Total Lot Coverage:	4,532

Summary of Project:

The front walkway is proposed to make a large sweeping arch from the driveway. The originally approved walkway was held closer to the house.

A new 4-foot-tall fence is proposed along the side yards. **This fence will need to meet pool enclosure requirements.**

At the driveway, a new stone walkway/stair is proposed to connect to the rear yard.

The width of the walkway from the pool back to the house has been reduced.

The generator is now moving in front of the AC units as part of this change.

Ordinance Compliance:

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

Greenspace Review	SF
Lot Area:	22,715
House Footprint:	-4,539
Driveway:	-2,152
Porches:	-185
Pool Patio:	-951
Equipment Pads:	-86
Remaining Greenspace:	14,802 = 65.16%

Design Guideline Review:

The change to greenspace is negligible. There are no conflicts between the proposed project and the City of Mission Hills Design Guidelines.

#6 Nathan & Carissa Crocker †**6430 Belinder Avenue**

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

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.

The Smith household is proposing a new rear addition and multiple exterior improvements.

Summary of Property:

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

Lot Coverage Review	SF
Main Floor Area:	2,910
Covered Front Porch:	278
Addition:	880
Screened Porch:	432
Detached Accessory Buildings:	0
Total Lot Coverage:	4,500

Summary of Project:

The proposed addition is located at the rear and side of the house at the northeast corner. All materials, fenestration, and detailing match the existing house. To keep the ridge height lower than the main mass of the house while maintaining the same roof pitch, a large flat roof area is proposed at the top of the new addition. **Color and material for the flat roof has not been provided and clarification is required.**

A new screened-in porch is proposed at the rear of the house, next to the addition. A new fireplace is proposed at the rear of the porch. The porch has a gabled roof that is sided with board-and-batten siding. This is the only gable on the house, and the only location for this siding.

As part of the project, they are proposing to replace all of the home's windows. New shutters are proposed for most of the windows.

At the front of the house a new covered porch is being created by adding a low slope standing seam metal roof between the two existing front wings. New pilasters will support the front of the new roof. They are proposing to reconfigure the front walkway to connect with the new porch.

Lastly, they are proposing to replace the 16-foot-wide driveway with a 19-foot-wide driveway. The material has not been indicated.

Ordinance Compliance:

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

Greenspace Review	SF
Lot Area:	17,067
House Footprint:	-4,500
Driveway:	-1,083
Front Walk:	-277
Rear Patio:	-208
Equipment Pads:	-18
Remaining Greenspace:	10,981 = 64.34%

Design Guideline Review:

Side wings located in the Conditional Building Area are allowed if they meet the special conditions in Section 2.6.4 (pg. 88). Only one is allowed. If allowed, the height is limited to 1 story and 16 ft. and should be at least 3 ft. shorter than the main mass. Side wings in the Conditional Building Area should contain no second floor or dormer windows that overlook the neighbors. The proposed addition is 1 story and less than 16 feet tall, however it is not 3 feet shorter than the main mass. **This recommendation has not been met.**

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. The proposed addition is less than 24 feet deep, it is 1 story and less than 16 feet tall, however it is not 3 feet shorter than the main mass. The proposed lot does not meet the special requirements set forth in section 2.6.4. **These recommendations have not been met.**

Section 2.7.2.B on page 102 recommends drives to be no more than 12 feet wide at the front property line. **This recommendation has not 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.

Lot Information	
Zoning:	R-1(16)/LS-2
Lot Area:	17,067 sf
Lot Width:	105.3

Ordinance/Design Guideline	Allowable/Required	Provided
Maximum Height:	30'	No Change
Minimum Side Yard (Left):	10'	28.5' (existing)
Minimum Side Yard (Right):	10'	11' (Proposed)
Minimum Combined Side Yards:	25% = 26.3'	39.5'
Minimum Rear Yard: (At closest point)	20% = 27.6'	28.1'
Patio Minimum Side Yard:	20'	~41'
Patio Minimum Rear Yard:	20'	~30'
Maximum Lot Coverage:	4,626 sf	4,500 sf
Minimum Greenspace:	60% = 10,240 sf	10,981 sf = 64.34%

#8 Todd & Janice Bleakley*

6930 Belinder Avenue

The Beakleys are proposing a new rear addition, screened-in porch, modified front walkway, deck, koi pond, basement egress well, generator pad, and a driveway expansion.

Summary of Property:

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

Lot Coverage Review	SF
Main Floor Area:	3,118
Covered Front Porch:	158
Addition:	289
Screened-in porch:	215
Total Lot Coverage:	3,780

Summary of Project:

The proposed addition extends the first floor of the main mass 10 feet into the rear yard. The second floor remains unchanged with the exception of removing a large skylight. A new low-slope standing seam roof will cover the new addition. An existing patio will be modified to accommodate the new addition. The new elevation is all clear-view sliding doors and fixed windows. This is similar to the existing rear elevation.

The proposed screened-in porch is located to the side of the new addition. It is a post-and-beam structure with a large rear gable. A stone fireplace is proposed at the side of the porch. This is in contrast to the home's existing stucco fireplace. The new addition and porch sit on a stone plinth. This replaces an existing modular block wall plinth.

A large portion of the front walkway is being removed. Only the section from the front porch to the driveway will remain.

The proposed deck is located on the north side of an existing rear wing.

The koi pond is a simple rectangle located in the rear yard.

The egress well is located on the south side of the house. The perimeter wall does not extend more than 6 inches above grade.

The new generator is located on the north side of the house next to the existing A/C equipment.

The driveway extension creates an additional bay to the north of the existing driveway. The driveway flairs to the new width 19 feet from the back of curb.

Ordinance Compliance:

The project violates City Code Section 5-120.C. that requires accessory structures to be located a minimum of 10 feet from the side property line. The proposed generator is located 7.25 feet from the side property line. **A variance of 2.75 feet is required.**

* Multiple variances are required from the Board of Zoning Appeals.

The proposed koi pond is considered a decorative pool. The project violates Code Section 5-121 that requires pools be located a minimum of 20 feet from the rear or side property lines. The proposed koi pond is located 14 feet from the side property line. **A variance of 6 feet is required.**

Greenspace Review		SF
Lot Area:		16,879
House Footprint:		-3,780
Driveway:		-885
Front Walkway		-193
Deck:		-87
Patio:		-553
Generator Pad:		-32
Koi Pond:		-190
Egress Well:		-32
Remaining Greenspace:	11,127	= 65.92%

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 addition is the full width of the main mass. **This recommendation has not been met.** **Subsection G** recommends that driveways occupy as little of the Primary Landscape Area as possible. On lots wider than 140 ft., the driveway should be located off the side property line a distance no less than 8% of the lot width. Since this lot is less than 140 feet side, the offset distance does not apply.

Section 2.7.2.B on page 102 recommends drives to be no more than 12 feet wide within 30 feet of the curb. The existing driveway is 22 feet side at the property line and extends to 34 feet wide approximately 19 feet from the curb. **Discussion is recommended.**

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.

Lot Information	
Zoning:	R-1(16)/LS-2
Lot Area:	16,879
Lot Width:	110'

Ordinance/Design Guideline	Allowable/Required	Provided
Maximum Height:	30'	
Minimum Side Yard (Left):	10'	22.6' (Existing)
Minimum Side Yard (Right):	10'	10' (Existing)
Minimum Combined Side Yards:	25% = 27.5'	32.6' (Existing)
Minimum Rear Yard: (At closest point)	20% = 30.4'	45.5'
Pool Minimum Side Yard:	20'	14'
Pool Minimum Rear Yard:	20'	23'
Maximum Lot Coverage:	4,590 f	3,780 sf
Minimum Greenspace:	60% = 10,127 sf	11,127 sf = 65.92%

The Herman/Curnows are proposing a whole house remodel that includes a rear addition, new covered patio with outdoor fireplace, an outdoor kitchen, a new pool and patio, and a driveway extension.

Summary of Property:

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

Lot Coverage Review	SF
Main Floor Living Area:	3,244
Additions:	1,152
Covered Porches:	655
Detached Accessory Buildings:	0
Total Lot Coverage:	5,051

Summary of Project:

They are proposing to replace the majority of the home's siding, including large amounts of the existing brick. The proposed siding is shiplap. New copper standing seam roofs are proposed at the front bay windows, with a matching copper eyebrow roof located over the front entry. Various window replacements/additions are proposed. All match the existing style.

There are two proposed additions. The first is at the northwest corner of the house. It extends toward the rear yard, creating a new rear wing. The second is at the northeast corner of the house. It forms a more complex shape along with another rear wing. Both have materials, detailing and fenestration to match the existing house.

In the space between the two new wings, is where the new covered porch is proposed. The porch consists of a low slope roof, with a center section projecting to the rear and terminating in an outdoor fireplace. New skylights are proposed along the section of roof near the house.

The outdoor kitchen is located at the edge of the new covered patio. It consists of a brick base with a stone counter and a grill station.

The proposed pool is located at the northwest corner of the new patio. It includes a small wet deck. A perimeter seating wall is proposed along the north and west sides of the patio. The wall incorporates decorative boulders into the design.

The existing driveway is being modified to make way for the new addition. A small driveway extension will remain.

Ordinance Compliance:

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

Greenspace Review		SF
Lot Area:		30,114
House Footprint:		-5,051
Driveway and Walkways:		-3,930
Pool & Pool Deck:		-345
Front porch:		-148
Flagstone Area:		-400
Remaining Greenspace:	20,240	= 67.21%

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-5
Lot Area:	30,114 SF
Lot Width:	147.3'

Ordinance/Design Guideline	Allowable/Required	Provided
Maximum Height:	35'	No Change
Minimum Side Yard (Left):	N/A	No Change
Minimum Side Yard (Right):	22.1'	42.5'
Minimum Combined Side Yards:	N/A	
Minimum Rear Yard: (At closest point)	30% = 43.6'	43.6'
Patio/Pool Minimum Side Yard:	20'	N/A
Patio/Pool Minimum Rear Yard:	20'	54.9'
Maximum Lot Coverage:	6,871 SF	5,051 SF
Minimum Greenspace:	65% = 19,574 SF	20,240 SF = 67.21%

#10 Bryce and Jane Jones

3516 W 64th Street

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

This project was continued at the 1/27 ARB meeting so additional information could be provided. Please see attached.

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.

#11 Todd & Sara Morgan

2921 W 69th Street

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

This project was continued at the 1/27 ARB meeting. The ARB made the following requirements:

- Eliminate the standing seam roof at the front of the house.
- Provide design of front stained-glass window.
- Replace garage window with double-hung to match.
- Coordinate all windows and doors to have similar muntin patterns.
- Remove rear window in new addition.
- Remove landscape wall.
- Indicate the location of all HVAC & Pool equipment, and locate all on the west side of the house.

2/3/2026: New drawings have been provided that address most of the ARB requirements.

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%

#12 5700 State Line LLC/Omid Shahbazian †**5700 State Line Road**

The owner is proposing a new 1 1/2-story home with a 2,737 sq. ft. footprint. The footprint consists of 1,735 sq. ft. of first floor living space, a 710 sq. ft. 2-car garage, and 292 sq. ft. of covered porches. The project includes a covered deck and a circle driveway.

Summary of Property:

- Character Area: Neighborhood Estates
- Location of Common Green Space: Front
- Any Special Frontages/Conditions: Narrow Lot

Lot Coverage Review	SF
Main Floor Living Area:	1,735
Main Floor Garage Area:	710
Covered Porches:	292
Total Lot Coverage:	2,737

Summary of Project:

The proposed home is a 1-1/2-story Tudor Revival style home with a prototypical massing style. The right-side wing is transverse, as typical with Tudors. It extends out to bookend the front porch and extends slightly to the rear. The opposite side wing contains the garage. The home features two large projecting elements. One on the right side extends across both floors but only has windows on the first floor. The other projection is at the rear and is incorporated into the garage compound wing.

The home is a combination of stone and stucco with wood accents. It has a stone and concrete foundation.

The fenestration layout is formal on all sides and maintains the home's symmetrical aesthetic.

The roof is composition asphalt with a single primary pitch. Flat roofs are employed at the projecting elements and the covered porch.

The HVAC equipment is located along the north (right) side of the house.

A concrete circle drive is proposed with an 11 ft. width at the front property line. The driveway includes an 18 ft. wide by 10 ft. deep parking area at the south side. Due to the slope of the property, low retaining walls are proposed around the parking area.

This is a new home and is required to complete a drainage study as part of the permitting process.

Ordinance Compliance:

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

The driveway parking area includes low retaining walls. The ARB must examine additional factors in City Code Section 5-137.B before approval.

Greenspace Review	SF
Lot Area:	14,007
House Footprint:	-2,737
Front Porch:	-298
Office Deck:	-108
Cooking Deck & Stairs:	-292
Driveway:	-2,092
Equipment Pads:	-18
Remaining Greenspace:	8,462 = 60.41%

Design Guideline Review:

The Mission Hills Design Guideline Supplement states "Mission Hills strives to provide diversity of home styles while still maintaining the integrity of existing neighborhoods. MHZO Section 5-146 states that the design style of a proposed project should be in general conformity with the style and design of surrounding structures but giving due consideration for appropriate diversity. This means that a selected architectural style should not be foreign to the neighborhood in which it is proposed. MHZO Section 5-103 defines Surrounding Structures as all structures within 500 feet of the proposed structure. This recommendation has been met.

Section 2.3 on pages 64 through 67 of the Design Guidelines provides specific recommendations for the Neighborhood Estates character area.

Subsection A recommends that the **main mass** of the house should be no more than 50% of the lot width or 70 ft. whichever is greater. At 50 feet wide, this recommendation has been met. This section goes on to recommend that the depth of the main mass should not exceed 40 ft. At 32 feet deep, this recommendation has been met. The main mass height should be no more than 2 ½ stories and 35 ft. At 35 feet tall, this recommendation has been met. The main mass should be located entirely within the Primary Building Area. A small amount of the main mass extends into the Secondary Building Area on the north side. **This recommendation has not been met.**

Also, "With few exceptions, the main mass should be the tallest, widest and most highly visible massing element of the home. A minimum of 50% of the front facade should be visible from the street. Front projections such as porches, stoops, bay windows and chimneys that are 6 ft. deep or less are considered part of the visible main mass front facade. Front porches deeper than 6 ft. that are 75% open on the street-facing side are considered part of the visible main mass front facade. These recommendations have been met.

Subsection B recommends that the total width of all **front wings** not exceed 50% of the main mass width. The depth should not be greater than the width. The height is limited to 2 stories and should be at least 3 ft. shorter than the main mass. Exceptions are large front gables on Tudor homes and other central entry projections that are common on styles such as Mediterranean Revival, French Country, and Craftsman; and for "Gable-Front-and-Wing" style of homes where a single gabled-wing is added to one end of the front of the home. The location should be near the front building line. There should be no more than two. If a forecourt is formed between two wings, the forecourt width should be at least 20 ft. A small portion of the front wing extends into the Secondary Building Area on the side. **This recommendation has not been met.**

Subsection C recommends that the width of each **side wing** should be limited to about 20% of the lot width; the combined widths of Side Wings on both sides should be no more than 30% of the lot width. This recommendation has been met.

Side wings should be inset a minimum of 3 ft. from the front and rear facades of the main mass. The height should be at least 3 ft. shorter than the main mass. Side wings that extend in front of or behind the main mass should extend at least 3 ft. past the main mass façade. Side wings located in the Secondary Building Area are limited to 2-stories and 30 feet in height, and at least 3 ft. shorter than the main mass. These recommendations have been met.

A side wing located in the Conditional Building Area is allowed if it meets the special conditions in Section 2.6.4 (pg. 88) which states that if a property is considered a narrow lot, the ARB may find it reasonable to allow one wing to extend into the Conditional Building Area. If allowed, the height is limited to 1 ½ stories or 24 feet and should be at least 3 ft. shorter than the main mass. Side wings should contain no second-floor dormer windows that overlook the neighbors. This recommendation has been met. Per the Balancing Adjustments on page 88, only one side wing is allowed in the Conditional Building Area. A portion of the north side wing is located in the Conditional Building Area. A portion of the south garage wing is located in the Conditional Building Area. **This recommendation has not been met.**

Subsection D recommends that **rear wings** located in the Primary or Secondary Building Areas be no more than 2 stories and 30 ft. tall and should be at least 3 ft. shorter than the main mass. Rear wings should have a width clearly less than the main mass and should not exceed 50% of the main mass width. No more than 2 rear wings are recommended in the Secondary Building Area. Spacing between wings should be no less than the eave height of the taller wing or half the length of the longer wing.

Rear wings located in the Conditional Building Area are allowed if they meet the special conditions in Section 2.6.4 (pg. 88). **If allowed, no more than one shall encroach into the Conditional Building Area.** Rear wings allowed in the Conditional Building Area are limited to 1 1/2 stories and 24 ft. in height with eaves no taller than 12 ft. They should be at least 3 ft. shorter than the main mass. Both sides of the house extend into the Conditional building area. **This recommendation has not been met.** The lot is considered a narrow lot so the ARB may find this infraction acceptable. Discussion is recommended.

Subsection F recommends that **dormers** located on wings or accessory buildings located in the Secondary or Conditional Building Areas should not be oriented toward any neighboring lots. Dormers should be scaled as modest accessories to the roof they adorn and windows to the room they serve, not as entire rooms with their own roofs or “wings” sitting on the roof. All dormers are on the front of the home and face the street. This recommendation has been met.

Subsection G recommends that **driveways** occupy as little of the Primary Landscape Area as possible. On lots wider than 140 ft., the driveway should be located off the side property line a distance no less than 8% of the lot width. Circle driveways should have an interior green with a width no less than 80 feet wide, measured at the front property line, and depth of 40 feet measured from the curb. **This recommendation has not been met.** Please note that the ARB has allowed non-compliant circle driveways on State Line Road due to the lack of street parking.

Subsection H allows for compound wings where a secondary wing is attached to a primary wing. The primary wing should follow all the requirements stated above and the secondary wing should be clearly subordinate to the primary wing. These recommendations have been met.

Subsection I for roofs: Maximum height: 1.5 times that of the height of the façade below the eave, except for one-story homes which can be 2 times that of the façade height below the eave. Consider adding front dormers or other front projections to break up a roof height between 1.5 and 2 times taller than the front façade and/or roofs wider than 50 ft. These recommendations have been met.

Section 2.6.2 on page 79 provides specific recommendations for adjustments to narrow lots (less than 130 ft. wide) OR Houses less than 30 ft. apart. This section suggests that the ground floor level should not be elevated more than necessary and the second-floor plate line be no more than 10 feet above the first. These recommendations have been met.

Section 2.6.4 on page 89 of the Design Guidelines provides recommendations for lot coverage. The section recommends 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 not been met.**

Section 2.6.4.A on page 89 discourages overbuilding by recommending that homes avoid reaching more than 2 minimum/maximum setbacks or limits. This recommendation has been met.

Section 2.7.1 B on page 94 recommends that the number of different roof pitches should be limited to two. This recommendation has been met.

Section 2.7.1.C on page 95 provides specific recommendations for projecting elements. These recommendations have been met.

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. 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 to be no more than 12 feet wide at the front property line. This recommendation has been met. The section also recommends that driveways should not expand beyond 12 ft. in width within 30 ft. of the curb. **This recommendation has not been met.** The Guidelines recommend that the interior green of a circle drive be at least 80 ft. wide with a depth at least half the width. The interior green is 42.5 ft. wide by 38.6 ft. deep. **This recommendation has not been met.**

The revised Guideline (2021 Supplement) recommends that a widened back out and maneuvering area adjacent to the garage doors should be behind the front building line. Its size should be no more than 20 ft. by 10 ft. If it is not possible to be placed behind the front building line, any driveway expansion for back out and maneuvering purposes should be located between the main driveway and the nearest side property line. If there is not enough space between the main driveway and the side property line, the back out and maneuvering area can be located off of the main driveway on the interior of the property as long as it is not directly in front of the home's main entry. The size of these driveway expansion areas located in front of the front building line should be no more than 10 ft. x 20 ft. This recommendation has 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 D on page 110 provides specific recommendations about altering grade and topography. This section generally discourages the over-manipulation of the landscape in favor of conserving the original greenspace design. Section 2 discourages retaining walls within the streetside yards. It encourages the preservation of natural stone outcrops of existing properties.

Section 2.7.3 E on page 111 provides specific recommendations for courtyards. Courtyards should engage the main mass of the principal building and provide access to the main entry. They should be oriented toward the street. Their depth should be between 8 and 16 feet and the width should be greater than the depth but less than the width of the home's main mass. The walls should be between 16 and 36 inches. Entry posts should be limited to 4 feet tall. The proposed front porch sits behind the front plane of the building, so it is not considered a courtyard and does not need to follow these recommendations.

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. These recommendations have been met.

PRP Recommendation:

[Not yet completed.]

Lot Information	
Zoning:	R-1(16)/LS-17
Lot Area:	14,007 sf
Lot Width:	100'

Ordinance/Design Guideline	Allowable/Required	Provided
Maximum Height:	35'	35'
Minimum Side Yard (Left):	10'	12.06'
Minimum Side Yard (Right):	10'	13.5'
Minimum Combined Side Yards:	25% = 25'	25.56'
Minimum Rear Yard: (At closest point)	20%=26.6'	36.1'
Patio Minimum Side Yard:	15'	26.68'
Patio Minimum Rear Yard:	15'	45.79'
Maximum Lot Coverage:	4,032 sf	2,737 sf
Minimum Greenspace:	60% = 8,404 sf	8,462 sf = 60.41%

Neighbor Comparison	Neighbor to Left	Proposed	Neighbor to Right
Primary Eave Height Above Finished Grade:		35'	
First Floor Elevation:	9041	909.8	916.9
Top of Foundation Elevation:	902.9	908.6	915.7
Second Floor Plate Height			
Eave Height	920.8	918.2	938.8
Ridge Height:	930.8	941.1'	958.8

Site Elements	
Driveway width at Property Line:	11.0' (Both)
Driveway width at house.	12'
Circle Drive Interior Green	42.5' W x 38.6' D
Second Floor Plate Height	

**See the Mission Hills website for drainage study requirements – www.missionhillsks.gov*

**The Architectural Review Board may require the drainage study be submitted before they act on the proposed project.*

Address	Lot Area	Existing Lot Coverage	LC by Ordinance	% max used
5700 State Line Rd	14,012	1,420	4,033	35.21%
5600 State Line Rd	24,091	2,662	5,878	45.29%
5620 State Line Rd	15,813	2,149	4,387	48.99%
5628 State Line Rd	17,064	2,167	4,625	46.85%
5708 State Line Rd	26,644	2,120	6,304	33.63%
5639 Pembroke Ln	14,984	2,149	4,226	50.85%
Average				43.47%
50% Increase				65.20%
Allowable Lot Coverage as reduced by 150% Rule				2,630