

ARCHITECTURAL REVIEW BOARD AGENDA

February 24, 2026

3:00 p.m.

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

#1	Bryce and Jane Jones 3516 W 64 th Street	Changes to previously approved project
#2	Limonada Trust 5964 Overhill Road	Changes to previously approved project
#3	Sarfina Kankam & Sterling Braun 2409 W 69 th Street	Changes to previously approved project
#4	Indian Hills Country Club 6847 Tomahawk Road	New fan on 9 th green <i>Continued from the Feb 10th mtg</i>
#5	Nathan & Carissa Crocker † 6430 Belinder Avenue	Outdoor kitchen / New pool <i>Continued from the Feb 10th mtg</i>
#6	5700 State Line LLC / Omid Shahbazian † 5700 State Line Road	New home <i>Continued from the Feb 10th mtg</i>

*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 Bryce and Jane Jones*

3516 W 64th Street

The Joneses are returning the ARB with changes to their new house project. They are now proposing new electrical equipment at the northeast corner of their property.

Summary of Property

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

Summary of Project:

The equipment consists of a 4-foot by 10-foot concrete pad with multiple electrical panels mounted on a metal framework. The top of the tallest panel is approximately 8 feet tall above grade, as measured by the inspector.

Ordinance Compliance:

The project violates City Code Section 5-121.C that prohibits accessory structures within 10 feet of the side or rear property line. The owner has provided that the panel is approximately 10 feet from the rear property line and 3 feet from the side property line. **A variance of 7 feet is needed.**

Design Guideline Review:

The Mission Hills Design Guidelines generally recommend that all projects meet the Mission Hills Zoning Ordinances.

#2 Limonada Trust (Konecny)

5964 Overhill Road

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

Summary of Property:

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

Summary of Project:

At the November 19, 2024 ARB meeting, the ARB approved the new addition and pool project. They are returning to the ARB with the following changes:

East Elevation:

1. Changing a second-floor window, near the main entrance, with a smaller unit that is similar in design.
2. Changing the design of the garage doors and the corresponding pedestrian door.

West Elevation:

3. Changing the design of two rear doors to match the garage pedestrian door.
4. Changing the size of a window within a window well.

North Elevation:

5. Changing the height of the tower windows to allow for roof slope.
6. Changing the height of the windows flanking the side porch.

Hidden West Elevation:

7. Changing two doors to match the new garage pedestrian door.

Hidden North Elevation:

8. Changing the height of the tower windows to allow for roof slope.
9. Removing art glass and making windows 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:

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

#3 Sarfina Kankam & Sterling Braun

2409 W 69th Street

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

Summary of Property:

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

Summary of Project:

In September of 2025 the ARB approved the design with the majority of the home sided with stucco. A stone wainscot was approved along the front entry.

The owners are now proposing to remove the stone wainscot and side the two primary front gables with stone. The front entry gable will remain stucco. Note-It is unclear if the stone is full depth or veneer and the stone appears to only be on the front faces of the wings and do not turn the corners. **Discussion is recommended.**

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.

#4 Indian Hills Country Club

6847 Tomahawk Road

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

Project was continued from the Feb 10 meeting.

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.

#5 Nathan & Carissa Crocker †

6430 Belinder Avenue

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

Project was continued from the Feb 10 meeting.

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 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.

Project was continued from the Feb 10 meeting.

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:

The Professional Review Panel recommends approval.

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