

ARCHITECTURAL REVIEW BOARD AGENDA

April 13th, 2021

3:00 p.m.

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

Please join the meeting from your PC, tablet or smartphone at <https://global.gotomeeting.com/join/616616117>

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

using Access Code: 616-616-117

Note for those calling in: The City does not want any board member or attendee to incur any cost to participate in the meeting. If you do not pay a fee for using the long distance service on your telephone, please consider using the long-distance phone number instead of the toll-free number as the City incurs a cost for each toll-free call that is placed.

#1 Consent Agenda

- A. **Jamie & Ellen Copaken** – 6205 Ensley Lane New dormer
- B. **Eric & Tabitha Hazen** – 6409 Aberdeen Road Replace deck and adding lighting
- C. **Clay & Carrie Patterson** – 2109 W 69th Street Replace patio
- D. **Leslie Lerner** – 5601 Mission Drive Multiple changes to garage and above deck

#2 **Dustin & Katherine Stiles** Replace siding with faux shingles / Replace windows
6624 Rainbow Ave *Cont'd from March 30th meeting*

#3 **Tom & Nikki Meier** New play structure
2321 Guilford Ln

#4 **Angela Allan** Covered porch / Second floor additions / Window
5830 High Dr changes

#5 **Jason & Kristin Moshier** New windows in rear / Stoop / Patio /
2410 W 63rd St 2 new roof forms

#6 **John & Cathy Wolfe*** Addition to front/side of home
2312 Tomahawk Road

#7 **Steve & Andrea Morgan†** New porch / Patio / Pantry addition / Outdoor kitchen/
6716 Willow Lane Replace windows

#8 **Dan & Kristen Fromm†*** New patio and pergola / Outdoor fireplace
6530 Wenonga Road and kitchen / Trellis / Screen wall

#9 **Top Choice Contracting LLC†** New home and swimming pool
2117 Drury Lane

*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. Jamie & Ellen Copaken

6205 Ensley Lane

The Copakens are proposing an interior remodel that includes a new dormer at the side of their home.

Summary of Property:

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

Summary of Project:

The shed new dormer is located on the east side of the house, centered over an existing second floor window. All materials, detailing and fenestration matches the existing 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.

B. Eric & Tabitha Hazen

6409 Aberdeen Road

The Hazens are proposing to replace their existing deck with a new patio and festoon lighting.

Summary of Property:

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

Summary of Project:

The existing deck and the proposed patio are located between an existing brick patio and a rear wing of the house. Due to the change in elevation, a new brick landing is proposed at the north end of the patio to access the house. The patio will be constructed to match the existing brick patio. A new landscape strip will separate the new patio from the main house.

A series of painted metal poles are proposed at the east side of the new patio. Festoon lights will be strung between the house and these poles. The height of the poles has not been specified.

Clarification is required.

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.

C. Clay & Carrie Patterson

2109 West 69th Street

The Pattersons are proposing to replace their existing brick patio with a new larger travertine patio.

Summary of Property:

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

Summary of Project:

The new patio is in the same location as the previous patio but extends further into the rear yard. A new landscape bed is being proposed along the edge of the new patio.

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. Leslie Lerner

5601 Mission Drive

Ms. Lerner is proposing to replace the existing deck over her garage, add a new railing, and replace her garage doors.

Summary of Property:

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

Summary of Project:

The garage has an existing concrete roof deck. Ms. Lerner is proposing to replace this deck with a new stamped concrete deck. The current perimeter is a low parapet wall. A new low steel railing will be added on top of the parapet wall.

The existing garage doors are paneled with view lights across the top. The proposed garage doors will be simple flat doors without any windows.

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 Dustin & Katherine Stiles

6624 Rainbow Avenue

The Stiles are proposing to replace all their existing siding with new faux shake shingles. They would also like to replace all the windows on the front of the home and the easterly most window on the north side.

This project was tentatively continued at the March 30th meeting so a sample/mockup could be provided to the City for the city architect and/or planner to review.

Summary of Property:

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

Summary of Project:

The existing home has a combination of horizontal lap siding, vertical siding, and brick. All of the vertical and horizontal lap siding will be replaced with Hardie shake shingles.

The windows will be the same size and location as the existing windows. The windows will be changed from true divided light to simulated divided light. One window has a 60/40 split between the lower and upper sash and is being replaced with a 50/50 split. There is a triple window that is being replaced with a single fixed window.

Ordinance Compliance:

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

Design Guideline Review:

While not specifically forbidden, the ARB has typically rejected several of the Hardie shingle products due to their flat appearance. This is especially true of the panelized products.

Sample/mockup review is recommended.

#3 Tom & Nikki Meier

2321 Guilford Lane

The Meiers are proposing a new play structure in their rear yard.

Summary of Property:

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

Summary of Project:

The structure is located in the middle of the rear yard more than 40 feet from either side property line and over 60 feet from the rear.

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 Angela Allan

5830 High Drive

Ms. Allan is proposing an interior remodel that includes a new rear covered porch, second floor addition, and various window changes.

Summary of Property:

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

Summary of Project:

The new second floor addition is on the west side of the house. It is sided with timbered stucco and has fenestration and detailing to match the main house. The screened porch below the new addition will be enclosed with windows similar to the existing. At the front of the house, the existing stone arch will be maintained. At the rear of the house, the timber lintel will remain.

At the rear of the house, a new covering is proposed over a portion of the rear terrace. The covering is proposed as a standing seam metal roof supported by wood columns. The terrace addition will be a stone wall to match the existing. New railings are proposed around the terrace.

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.

The Moshiers are proposing an interior remodel that includes new windows at the rear of the house and a new roof form at the center of the house. A new front stoop and rear patio are proposed as part of the project.

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, the existing brick front stoop and walkway will be replaced with a new concrete stoop and walkway, both with brick boarders. The footprint and height will be the same as the existing stoop and walkway.

At the rear of the house, the existing brick patio will be replaced with a new concrete patio with a brick boarder. A new brick seat wall is proposed around the perimeter.

Also, at the rear of the house, an existing bow window will be removed along with the related wall. A new boxed bay window will be added to match existing windows at the rear of the house. The roof over an existing boxed bay will be extend over the new area.

Near the center of the house a new hipped roof is being added to create an interior vault. The proposed roof ties into the existing and matches the existing slopes. A new cricket roof will be required between the new vault and the existing garage roof.

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.

The Wolfes are proposing a new addition to the front/side of their home.

Summary of Property:

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

Lot Coverage Review:

Main floor living area:	1,984 sf
Main floor garage area:	510 sf
Covered porches:	281 sf
<u>Detached Accessory Buildings:</u>	<u>627 sf</u>
Total Lot Coverage:	3,402 sf

Summary of Project:

Since this is an Intersection Green lot, the house was intentionally set skewed from the front building line. The proposed addition is set accordingly. All materials, detailing and fenestration match the main house.

At the rear of the addition, a new screened porch is proposed. The porch includes a new fireplace and chimney. Due to the slope of the property, the porch sits on pilasters. A new walkway and stair provides access from the porch to the rear yard.

Ordinance Compliance:

The project is in violation of City Code Section 5-120 A.1(b) that requires that, for LS-3 lots, the total width of the side yards shall be at least 30% of the lot width. **A variance of 2 feet is required.**

Greenspace Review:

Lot area:	23,834 sf	
Lot Coverage Area:	3,402 sf	
Driveway:	2,445 sf	
<u>Patios and walkways:</u>	<u>1,061sf</u>	
Remaining Greenspace:	16,926 sf	(71.0%)

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 B suggests that front wings have a width clearly less than the main mass and the total of all wings should not exceed 50% of the main mass width. The depth should not be greater than the width. The height can be up to 2 stories but clearly less than the main mass. These recommendations have been met.

Subsection C suggests that side wings, located in the secondary building area, should have a height up to 2 stories and 30 feet, but clearly less than the main mass. This recommendation has been met.

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

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

Lot Information	
Zoning:	R-1(10)/LS-3
Lot Area:	23,834 sf
Lot Width:	142.42'

Ordinance/Design Guideline	Allowable/Required	Provided
Maximum Height:	35'	No Change
Minimum Side Yard (Left):	10'	20.8'
Minimum Side Yard (Right):	10'	19.9'
Minimum Combined Side Yards:	30% = 42.7'	40.7'
Minimum Rear Yard: (At closest point)	20% = 37.2'	No Change
Maximum Lot Coverage:	5,496 sf	3,402 sf
Minimum Greenspace:	65% = 15,492 sf	16,926 sf = 71%

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?	No
Will the project cause the greenspace to be within 3% of what is recommended by the Design Guidelines?	No

 * A variance is required.

The Morgans are proposing a new 3-season porch addition, new patio, pantry addition, outdoor kitchen and an interior remodel that includes the replacement of existing windows.

The proposed project is a substantial construction matter 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 new 3-season room is centered on the rear of the main mass and protrudes approximately 12 feet into the rear yard. It is a 1-story structure enclosed with operable walls and divided into 4 equal bays. A skylight is positioned at the center of each bay. An internal fireplace is provided between two of the bays. In lieu of a traditional chimney, a metal flue pipe is proposed.

At the rear of the house, the Morgans are proposing to replace the windows in two dormers with new larger windows. A Juliet balcony is proposed to span across both dormers.

The outdoor kitchen is located under a new covered canopy behind the garage. A decorative brick wall is proposed at the neighbor’s side. The kitchen consists of a grill set in a solid surface cabinet with a stone countertop.

The roof of both the 3-season room and the canopy are ballasted flat roofs set at the same elevation of approximately 13 feet above grade. The roofs of the house and additions will have Brava synthetic cedar shake shingles in the “Lake Forest” color. Samples of this material have not yet been submitted to City Hall.

The pantry addition includes a new pair of doors near the new canopy. Two new skylights will be added to the main house over the pantry addition. This new door will match the operable walls in the 3-season room.

Ordinance Compliance:

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

Greenspace Review:

Lot area:	16,186 sf
House Footprint:	4,345 sf
Driveway:	2,325 sf
<u>Patios and walkways:</u>	<u>343 sf</u>
Remaining Greenspace:	9,173 sf (56.7%)

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 suggests that rear wing width should be no more than 50% of the main mass width. Rear wings in the secondary building areas can be up to 1 1/2 stories and 24 feet tall but clearly less than the main mass and no more than 30 feet deep. The proposed rear wing width is approximately 85% of the main mass width. **This recommendation has not 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 2.7.3.A on page 106 recommends that LS-1 and 2 properties have a greenspace no less than 60% of the lot area. Before the proposed project, the existing greenspace is 57%. With the proposed additions, the greenspace is reduced to 51.6%. **This recommendation has not been met.**

Lot Information	
Zoning:	R1(16)/ LS-2
Lot Area:	16,186 sf
Lot Width:	115.0'

Ordinance/Design Guideline	Allowable/Required	Provided
Maximum Height:	35'	No Change
Minimum Side Yard (Left):	10'	11.8' (Existing)
Minimum Side Yard (Right):	10'	16.4' (Existing)
Minimum Combined Side Yards:	25% = 28.75'	28.2' (Existing)
Minimum Rear Yard: (At closest point)	20% = 28.15'	38.4'
Patio Minimum Side Yard:	20'	20.3'
Patio Minimum Rear Yard:	20'	36.6'
Maximum Lot Coverage:	4,459 sf	4,345 sf (97% of Max)
Minimum Greenspace:	60%	51.6%

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 Fromms are proposing a new patio with a pergola, outdoor fireplace, built-in grill, new sliding glass doors, trellis, and mechanical screen wall.

The proposed project is a substantial construction matter and was noticed as such.

Summary of Property:

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

Summary of Project:

The proposed patio is in the same location as the original patio. The configuration has been changed to make the patio more rectilinear. The patio material is Kansas limestone pavers.

The trellis is a wood structure and is located at the back of the garage. It is suspended between two portions of the main house, so columns are not required. The built-in grill is located under the trellis next to an existing chimney.

The pergola structure is centered at the back of the rear wing and is terminated with the new outdoor fireplace. It is a wood post-and-beam structure with a low slope standing seam roof. Please note, the roof is a different pitch and different material from the main house roof.

The mechanical screen wall is located between the existing garage and a walkway that connects the driveway to the patio. A 38-inch tall horizontal fence is proposed. The new sliding glass doors are located at the rear of the house, in the rear wing near the new pergola.

Ordinance Compliance:

The project is in violation of City Code Section 5-120 D which requires outdoor recreation facilities to have a side setback no less than 20 feet. The proposed patio meets this requirement, but the covered pergola does not. **A variance of 1.75 feet is required.**

Greenspace Review:

Lot area:	32,938 sf
House Footprint:	3,150 sf
Driveway:	3,857 sf
<u>Patios and walkways:</u>	<u>2,338 sf</u>
Remaining Greenspace:	23,111 sf (70.2%)

Design Guideline Review:

Section 2.7.3.A on page 106 recommends that properties of this size have a greenspace no less than 65% of the lot area. This recommendation has been met.

* A variance is required.
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Lot Information	
Zoning:	R-1(20)/LS-5
Lot Area:	32,938 sf
Lot Width:	N/A

Ordinance/Design Guideline	Allowable/Required	Provided
Patio Minimum Side Yard:	20'	20'
Patio Minimum Rear Yard:	20'	>20' (Not Provided)
Outdoor Recreation Facility Side Yard Setback:	20'	18.25'
Minimum Greenspace:	65% = 21,409 sf	23,111 sf = 70.2%

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?	No
Will the project cause the greenspace to be within 3% of what is recommended by the Design Guidelines?	Yes

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 March 2nd ARB meeting with the requirement that the project return to the PRP for further review.

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 2/10/2021:

New drawings were provided for the ARB to review. The new drawings did not lower any of the proposed eaves or ridges as suggested by the ARB. The eave depth of the first floor has been increased, and window head heights have been increased to meet the bottom of the eave. Only the architectural elevations were updated to illustrate these changes - all renderings remain unchanged.

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. **UPDATE: The PRP has not completed their second review of the project at the request of the Architectural Review Board.**

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