

ARCHITECTURAL REVIEW BOARD AGENDA

April 28, 2020

3:00 p.m.

Pre-meeting to begin at 2:15 p.m.

#1 CONSENT AGENDA

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|--|--------------------------------|
| A. David & Diane Zimmer – 5924 High Drive | Decorative trim on two windows |
| B. Michael & Meredith DiPasquale – 6542 Wenonga Rd | Landscape wall and art element |
| C. Hadley Burcham – 2710 Verona Terrace | Driveway expansion |

#2 Hadley Burcham

2710 Verona Terrace

Multiple additions; patio modification

#3 Monty & Christina Montgomery *

5600 State Line Road

Resurface pool deck; patio expansion
with outdoor kitchen and fire pit

#4 Paul Reicherter & Jessica Jellison

6716 Cherokee Lane

New house and sport court

* Variance required

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. David & Diane Zimmer

5924 High Drive

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

Summary of Property:

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

Summary of Project:

The Zimmers are proposing to add decorative wood trim to two existing windows at the front of their house. The trim appears to be shutters, but is actually a decorative element that will match existing trim at the front 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.

B. Michael & Meredith DiPasquale

6542 Wenonga Road

The DiPasquales are returning to the ARB with changes to their previously approved new house. They are adding a new landscape wall and art element in their rear yard.

Summary of Property:

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

Summary of Project:

The new wall is 24 inches tall and matches similar stone walls on the property. It is located at the east end of the swimming pool on axis with a previously approved stair.

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. Hadley Burcham

2710 Verona Terrace

Ms. Burcham is proposing to infill a small portion of her driveway near a detached garage.

Summary of Property:

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

Summary of Project:

An existing tree located in the area of the new driveway extension will be moved north, beside the garage. An existing area inlet will be incorporated into the driveway.

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 Hadley Burcham

2710 Verona Terrace

Ms. Burcham is proposing multiple additions to her existing home including a side entry porch, an enclosed rear porch and a detached screened-in porch. The existing patios will be modified to accommodate the new work.

Summary of Property:

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

Summary of Project:

The side entry porch at the west side of the house consists of a small bump out with a new roof structure. The colonnade of the porch matches the adjacent breezeway at the detached garage. All materials, fenestration and detailing matches the existing house.

The new rear porch is located at the inside corner of this L shaped house. It is detailed to match the main house, with large windows. It features a flat roof that will be used as a roof deck. The new porch replaces an existing covered porch and roof deck. A new brick stoop and step will be added to provide access to the porch.

A small patio extension is proposed near the rear porch. It will include a low brick wall that will enclose a portable grill.

The detached screened-in porch is located at the east side of the main house. It is designed in a Tudor style to match the main house. It also features a fireplace that is detailed to match the main house. The building is connected back to the main house with an open breezeway that matches the breezeway at the detached garage.

Ordinance Compliance:

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

Design Guideline Review:

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

Lot Information	
Zoning:	R-1(30)/LS-4
Lot Area:	28,088 SF
Lot Width:	150.75'

Ordinance	Allowable/Required	Proposed
Maximum Height	35'	No Change
Minimum Front Yard:	75' (Platted)	No Change
Minimum Side Yard (Left):	15% = 22.5'	27.5'
Minimum Side Yard (Right):	15% = 22.5'	No Change
Minimum Rear Yard: (30% of Lot Depth)	Not Calculated	No Change
Accessory Building Side Yard Setback: (When located in the side yard)	20'	30.9'
Accessory Building Rear Yard Setback:	10'	>60'
Accessory Building Maximum Area:	720 SF	260 SF
Greenspace:	65% = 18,257SF	19,353 = 68.9%

Address	Lot Area	Lot Coverage	Ordinance Limit	% max used
2710 Verona Ter	28,088	3,261	6,540	49.86%
2730 Verona Ter	30,379	3,197	6,906	46.29%
2720 Verona Ter	29,439	4,403	6,757	65.16%
2700 Verona Ter	25,553	2,942	6,124	48.04%
2601 Verona Rd	33,043	3,984	7,322	54.41%
			Average	52.76%
			50% Increase	79.13%
2710 Verona Terrace	28,338	3,780	6,540	57.8%
Allowable Lot Coverage as reduced by 150% Rule			5,175	73.0%

#3 Monty & Christina Montgomery*

5600 State Line Road

The Montgomerys are proposing to resurface their existing pool deck, expand the existing patio, and add an outdoor kitchen and fire pit.

Outdoor kitchens are substantial construction matters as defined by Code section 5-103.75 and was noticed as such.

Summary of Property:

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

Summary of Project:

The pool is an existing non-conforming use because it is less than 20 feet from the rear or side property line. The Montgomerys are proposing to replace the existing concrete deck with a new paver deck. They also intend to extend the patio around the pool to the north. Due to the slope of the property a new retaining wall will be added at the northern edge of the patio. The wall will be approximately 3.5 feet tall. The pool equipment will be located to the north of this new wall.

The outdoor kitchen is attached to the house and consists of a stone counter with a built-in grill. A fire pit is located at the northwest corner of the pool in a new seating area. This is a portable unit.

Ordinance Compliance:

The project is in violation of Code Section 5-120 G which requires accessory structures have a minimum side yard setback of 10 feet. The pool equipment is located 4 feet from the side property line. **A variance of 6 feet is required.** Please note, the existing pool equipment was located 4 feet off the property line near this location.

The project is further in violation of Code Section 5-120 H which requires pool decks have a minimum side yard setback of 20 feet. As proposed, the new pool deck is 4 feet off of the property line. **A variance of 16 feet is required.** Please note that an official survey is pending and may alter the exact variance dimension.

The project is further in violation of Code Section 5-121 D which requires pool decks have a minimum rear yard setback of 20 feet. However, Code Section 5-128.C.1 allows the replacement of certain existing nonconforming structures without a variance from the Board of Zoning Appeals as long as the area in variance is not expanding. An official survey is pending that will indicate whether the new pool deck is coming any closer to the rear property line than the existing pool deck.

Design Guideline Review:

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

* Multiple variances are required.
April 28, 2020

The Reicherter-Jellisons are proposing a new 2-story home with a 5,091 sq. ft. footprint. The footprint consists of 2,875 sq. ft. of first floor space, a 1,200 sq. ft. 4-car garage, and 1,016 sq. ft. of covered porches. An additional 2,875 sq. ft. are proposed on the second floor. The project includes a circle driveway and full tennis court.

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
- Any Special Frontages: None

Summary of Project:

The main mass of the house is two-stories using a horizontal massing style. The main mass is flanked on the left by a single-story wing. The garage is part of the main house as it is under the same primary roof structure; however, a breezeway separates the garage from the house. The house is sided primarily with lap siding. Field stone is being indicated for inset areas and exposed foundations. Due to the slope of the property, a large amount of the rear foundation is exposed.

The new first floor elevation is approximately the same as the previous house. The main floor sits approximately 2 feet lower than the home to the right and approximately 6 inches higher than the home to the left. The main ridge is approximately 2 feet higher than the home to the right and approximately 2 feet higher than the home to the left. Both adjacent homes are also 2-story with comparable eave lines.

Windows are a combination of fixed and casements, all with minimal muntin bars. At the front of the house, windows stack from the first to second floor. The window arrangement remains fairly formal at the sides and rear. All of the windows have extensive trim including cast stone sills at windows in walls clad with stone.

The roof is standing seam with most having a 9/12 pitch. An eyebrow roof is proposed at the second floor line. These roofs will have a 4/12 pitch.

A concrete driveway is proposed at 12 feet wide at the entrance and does not significantly widen near the house. The internal green spaces is 80 feet wide and 40 feet deep.

At the rear of the house, a large sport court is proposed. A stone clad retaining wall will encircle the entire court to create a level playing area. Please note, the sport court encroaches into the floodplain so KDHE and the U.S. Army Corps of Engineers will be required to review the project.

The AC Units and generator are proposed at the right (north) side of the house. No enclosure, other than topography, is proposed.

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 95'-10" feet wide (64%), the main mass is wider than recommended, however this is not uncommon with horizontal massing styles because the side wings are incorporated into the main mass, the ARB might find this acceptable. This section goes on to suggest that the depth of the main mass should be 25% of the lot width. This recommendation has been met.

Subsection B suggests that front wings have a width clearly less than the main mass with the total of all wings being less than 50% of the main mass width. This recommendation has been met.

Subsection G recommends that circle driveways have a minimum of 80 feet between curb cuts and the interior green should be no less than 40 feet deep. 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 not been met.**

Additions to the Design Guidelines, adopted on March 9, 2020, recommend that LS-5 properties have a minimum of 65% greenspace. As proposed, only 57% greenspace has been provided. **This recommendation has not been met.**

PRP Recommendation:

The PRP are still evaluating this project.

Lot Information	
Zoning:	R-1(25)/LS-5
Lot Area:	39,314 SF
Lot Width:	149'

Ordinance	Allowable/Required by Ord	Proposed
Maximum Height:	35'	33.75 Above Average Grade
Minimum Front Yard:	50'	50'
Minimum Side Yard (Left):	22.35'	24.3'
Minimum Side Yard (Right):	22.35'	22.7'
Minimum Rear Yard: (30%)	105'	>150'
Minimum Greenspace:	65% (25,554 SF)	57% (22,504 SF)

Address	Lot Area	Existing Lot Coverage	LC by Ordinance	% max used
6716 Cherokee Lane	39,314	2,035	8,261	24.63%
6700 Cherokee Lane	30,571	2,378	6,936	34.28%
6708 Cherokee Lane	34,576	5,136	7,556	67.97%
6728 Cherokee Lane	38,530	3,497	8,147	42.93%
6709 Cherokee Lane	30,623	3,758	6,945	54.11%
6715 Cherokee Lane	26,170	5,487	6,226	88.13%
6727 Cherokee Lane	23,478	3,163	5,774	54.78%
			Average	52.41%
			50% Increase	78.61%
6716 Cherokee Lane	39,314	Proposed: 5,091	8,261	61.62%
Recommended Lot Coverage Limit as reduced by 150% Rule:			6,494	78.39%