

# ARCHITECTURAL REVIEW BOARD AGENDA

May 12, 2020

3:00 p.m.

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

#1	<b>James Vader</b> 2800 W. 69 <sup>th</sup> Street	Replace A/C unit
#2	<b>Joann Schwarberg</b> 3501 W. 63 <sup>rd</sup> Street	New horizontal fence
#3	<b>Katherine &amp; Bob Coughlin</b> 2223 W. 63 <sup>rd</sup> Street	New rear patio
#4	<b>Ryan &amp; Molly Sprott</b> 6550 Wenonga Road	New circle driveway
#5	<b>Spencer Jones *</b> 6508 Belinder Avenue	Add A/C unit
#6	<b>Monty &amp; Christina Montgomery</b> 5600 State Line Rd	Resurface pool deck; patio expansion with outdoor kitchen and fire pit <i>Continued from April 28<sup>th</sup> ARB mtg</i>

\* 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 James Vader**

**2800 West 69<sup>th</sup> Street**

Mr. Vader is proposing to replace an existing non-compliant air conditioner with a new unit in the same location.

**Summary of Property:**

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

**Summary of Project:**

The existing/proposed A/C unit is located on the right (east) side of the house behind an existing fence.

**Ordinance Compliance:**

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

**Design Guideline Review:**

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 proposed A/C Unit is located 8 feet from the side property line. A variance of 2 feet is required. 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.

**#2 Joann Schwarberg**

**3501 West 63<sup>rd</sup> Street**

Ms. Schwarberg is proposing a small fenced enclosure in her side yard.

**Summary of Property:**

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

**Summary of Project:**

The proposed enclosure sits in the right side yard and is set 18 feet back from the front of the house. The fence is a horizontal style, standing 64 inches tall and constructed of cedar.

**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 Katherine & Bob Coughlin**

**2223 West 63<sup>rd</sup> Street**

The Coughlins are proposing a new stamped, colored concrete patio 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 proposed patio will extend out from the back of the house 14.2 feet to be 25 feet from the rear property line. The patio is a rectangular shape with a small circular extension. The finished surface is a natural grey color with a random ashlar pattern.

**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 Sprotts are proposing a new circle driveway,

**Summary of Property:**

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

**Summary of Project:**

The proposed concrete driveway will replace the existing asphalt driveway and modify the driveway to be a circle drive. The Sprotts are requesting the option to include an 8” wide brick paver edge.

As part of the project, three trees will be removed.

**Ordinance Compliance:**

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

Subsection G recommends circle driveway have a inner green no less than 80 feet wide and 40 feet deep. These recommendations have been met.

The Design Guideline supplement, published on March 9, 2020, recommends that LS-3 lots have a minimum greenspace area of 65%. As proposed, the property is only maintaining 58.4% greenspace. **Recommendation has not been met.**

**Design Guideline Review:**

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

**#5 Spencer Jones\***

**6508 Belinder Avenue**

Mr. Jones is proposing to add a second A/C unit next to an existing non-conforming unit.

**Summary of Property:**

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

**Summary of Project:**

The existing/proposed A/C units are located on the left (south) side of the house near the rear of the house.

**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 proposed A/C unit is located approximately 8 feet from the side property line. (An exact measurement has not been provided.) **A variance of approximately 2 feet is required.**

**Design Guideline Review:**

There are no conflicts with the Design Guidelines.

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\* A variance is required.



**#6 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. *The project was continued from the April 28<sup>th</sup> meeting so that the outdoor kitchen layout and AC placement could be redesigned. The BZA did grant the Montgomerys a variance to expand the rear patio to be in line with the existing pool deck.*

**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 H which requires pool decks have a minimum side yard setback of 20 feet. As proposed, the new patio/pool deck will be 10 feet off of the property line. **A variance of 10 feet was granted by the BZA.**

**Design Guideline Review:**

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