

# ARCHITECTURAL REVIEW BOARD AGENDA

August 4, 2020

3:00 p.m.

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

## #1 CONSENT AGENDA

- A. Tom Bauer – 6439 Ensley Lane Replace driveway, front walk, and equipment pads
- B. David & Lisa Skolnick – 6923 Belinder Avenue Replace front windows
- C. Tom & Teresa Walsh – 2101 W 59<sup>th</sup> Street Eave extension over door

## #2 Jeff & Dee Dee Cooper

5650 Mission Drive

Replace window

## #3 Chuck & Wendy Zoog

1910 W 69<sup>th</sup> Terrace

Changes to previously approved project

## #4 Ted & Peggy Murray

2700 Verona Terrace

New outdoor kitchen

## #5 Justin & Sarah Brown

6501 Sagamore Road

Screened patio and outdoor kitchen

## #6 Niles & Lindsay Jager \*

6920 Overhill Road

Metal roof over existing arbor

## #7 Tom & Nikki Meier

2321 Guilford Lane

Garage addition and new front portico

## #8 Andy Wolff

2200 Tomahawk Road

Replace and enlarge patio and paver deck

## #9 Ryan & Lindsay Sullivan

6610 Wenonga Terrace

Pool house addition  
*Continued from July 21<sup>st</sup> ARB mtg*

## #10 ~~Joe & Jeanne Brandmeyer~~

~~6600 Wenonga Road~~ CONT'D TO AUG 18<sup>TH</sup>

New residence

## #11 ~~Adam & Michelle Colombo~~

~~6515 Belinder Avenue~~ CONT'D TO AUG 18<sup>TH</sup>

New residence

## #12 Paul Reicherter & Jessica Jellison

~~6716 Cherokee Lane~~ CONT'D TO SEP 1<sup>ST</sup>

New residence

\*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. Tom Bauer

6439 Ensley Lane

The Bauers are proposing to replace their existing driveway, front walk and equipment pads.

#### Summary of Property:

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

#### Summary of Project:

All of the various items are being replaced in kind, with the following exceptions: The driveway will be reinstalled with brick borders, a side parking area will be added next to the existing driveway, the front walkway will be moved 2 feet west into the front yard, and the front porch will be topped with brick.

The revised walkway is not dimensioned, but would be limited to 5 feet wide to avoid a variance.

#### Ordinance Compliance:

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

#### Design Guideline Review:

Section 2.7.2 B 2 on page 103 of the Design Guidelines suggests that driveways should not exceed 12 foot in width within 30 feet of the curb. The Bauer's driveway is approximately 12 feet at the curb, but gradually widens as it approaches the house. At approximately 30 feet from the curb, the side bump-out starts and widens the driveway 10 approximately 25 feet at the house.

**B. David & Lisa Skolnick**

**6923 Belinder Avenue**

The Skolnicks are proposing to replace two windows at the front of their home.

**Summary of Property:**

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

**Summary of Project:**

Both of the existing windows are a pair of clear-view casements. The Skolnicks are proposing to replace each window with a single clear-view casement.

**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. Tom & Teresa Walsh**

**2101 West 59<sup>th</sup> Street**

The Walshes are proposing an eave extension at the east side of their home

**Summary of Property:**

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

**Summary of Project:**

The eave extension is in keeping with the architectural style of the home and adds approximately 18 square feet of roofed area.

**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(25)/LS-5
Lot Area:	40,668 SF
Lot Width:	206'

Ordinance	Allowable/Required by Ord	Proposed
Maximum Lot Coverage:	8,473 SF	7,108 SF
Minimum Greenspace:	65% (26,434 SF)	No Change

## #2 Jeff & Dee Dee Cooper

5650 Mission Drive

The Coopers are proposing to replace a single window at the rear of their home.

### Summary of Property:

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

### Summary of Project:

The existing window is a pair of casement windows with leaded glass. The Coopers are proposing to replace the window with a fixed clear-view window in the same opening. Nearly all of the home's existing windows are double-hung with Colonial muntin patterns.

### 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 D. on page 96 of the Design Guidelines recommends that window style and muntin pattern be consistent throughout a house. **Discussion is recommended.**

**#3 Chuck & Wendy Zoog**

**1910 West 69<sup>th</sup> Terrace**

The Zoogs are returning to 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:**

The Zoogs are proposing to replace all of their existing windows. The back was previously approved with black frames. The front is proposed as white frames. All windows will have the same 6 light muntin pattern.

**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 D. on page 96 of the Design Guidelines recommends that window style and muntin pattern be consistent throughout a house. **Discussion is recommended.**

**#4 Ted & Peggy Murray**

**2700 Verona Terrace**

The Murrays are proposing a new outdoor kitchen on one of their existing patios.

Outdoor kitchens are substantial construction matters as defined by Code section 5-103.75 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 outdoor kitchen is a freestanding structure that consists of a stone wall, wood cabinets, and a stainless steel grill. The cabinets will be topped with a stone countertop.

**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 Browns are proposing a new screened patio and an outdoor kitchen.

Outdoor kitchens are substantial construction matters as defined by Code section 5-103.75 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 screened patio is located at the rear of the house near the center of the property. The porch has a minimal structure and is enclosed on two sides by retractable screens. The remaining side includes a stone fireplace. The roof is a low slope membrane roof that ties into an existing similar roof.

The outdoor kitchen is located behind the new fireplace. It is encircled by a low limestone wall that is topped with a cut stone countertop.

An existing non-conforming patio will be resurfaced as part of the project.

**Ordinance Compliance:**

The project is in violation of Code Section 5-120.D which requires, on lots less than 16,000 sq. ft. (LS-1), that patios have a minimum side yard setback of 15 feet. The existing patio to be resurfaced is approximately 13 feet from the side property line. 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.

**Design Guideline Review:**

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

Lot Information	
Zoning:	R-1(10)/LS-1
Lot Area:	11,132 SF
Lot Width:	80.43'

Ordinance	Allowable/Required by Ord	Proposed
Minimum Side Yard (Left):	10'	12.6' (existing)
Minimum Side Yard (Right):	10'	12.5' (existing)
Combined Side Yards: (25%)	20.1'	25.1'
Minimum Rear Yard: (20%)	27' (At closest point)	29'
Minimum Greenspace:	60% (6,679 SF)	7,308 SF (65.7%)

The Jagers are proposing a new standing-seam metal roof over an existing arbor.

**Summary of Property:**

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

**Summary of Project:**

The existing arbor is located at the rear of the house atop an elevated deck. The new roof will add slope to the arbor and tie into to the existing rear roof.

**Ordinance Compliance:**

The project is in violation of city code section 5-120 D which requires decks be located at least 20 feet from the side or rear property line. The existing deck and arbor are non-conforming structures. The new roof is also non-conforming being located 10'-2" from the side property line. **A variance of 9'-10" is required.**

**Design Guideline Review:**

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

\*Variance required.

The Meiers are proposing a garage addition and a new front portico.

**Summary of Property:**

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

**Summary of Project:**

The garage is proposed to extend 4 feet to the east. An existing standing seam metal roof eave will be reconstructed over the new garage addition. The new garage walls appear to be cedar shakes match the existing house. The plans call for wood brackets to be incorporated into the wall surface. It is not clear how that will work or how the wall will transition to the existing masonry wall at the front of the house. **Clarification is required.**

The new front porch is located at the center of the main mass and consists of a mansard style roof supported on columns.

As part of the project, the Meiers are requesting the option to infill the space between two dormers at the front of the house. The new walls would be set back from the front of the existing dormers. All materials and fenestration would match the dormers.

**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.

**#8 Andy Wolff**

**2200 Tomahawk Road**

The Wolffs are proposing to replace an existing patio and deck at the rear of their home with a new larger patio and paver deck.

**Summary of Property:**

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

**Summary of Project:**

The proposed patio and deck are located at the rear of the house. At the west end of the deck is a new paver patio that is located at the same height as the existing garage. Going east, the deck steps down on to a new paver patio that extends 12 feet to the east of the house. A new cedar privacy fence/wall is proposed at the corner of the patio. The height of the proposed fence has not been indicated. **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:**

Section 2.7.3 A on page 106 of the Design Guidelines recommends that LS 1 & 2 lots have a minimum greenspace of 60% of the lot area. The enlarged patio decreases the greenspace by 185 square feet. Taking it from 10,605 square feet to 10,420 square feet. Neither measurement meets the recommendation. **Design Guideline has not been met.**

Lot Information	
Zoning:	R-1(10)/LS-2
Lot Area:	17,822 SF

Ordinance	Allowable/Required by Ord	Proposed
Maximum Lot Coverage	4,767 SF	2,809 SF (No Change)
Minimum Greenspace:	60% (10,693 SF)	10,420 SF (58.5%)

The Sullivans are proposing an addition to their existing detached pool house.

This project was continued at the June 23<sup>rd</sup> ARB meeting so the project could be redesigned to eliminate the Design Guideline issues.

**Summary of Property:**

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

**Summary of Project:**

The Sullivans' existing pool house includes a terrace at the north side. They are proposing to extend the pool house over this terrace. The existing stone terrace wall will remain. All materials, detailing and fenestration matches the existing pool house.

**Ordinance Compliance:**

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

**Design Guideline Review:**

Section 2.4 on pages 64 through 67 of the Design Guidelines provides specific recommendations for the Neighborhood Estates character area.

Subsection E suggest that detached accessory buildings, located in the primary landscape area, be limited to 1 story with 10 foot eaves. As proposed, the eave height of the new addition is 13.6 feet. **This recommendation has not been met.**

Section 2.3 A on page 107 of the Design Guidelines recommends LS-4 lots maintain a minimum greenspace of 65%. As designed, the property will have 48.4% greenspace. **Discussion is recommended.**

Lot Information	
Zoning:	R-1(20)/LS-4
Lot Area:	28,188 SF
Lot Width:	124.67'

Ordinance	Allowable/Required by Ord	Proposed
Detached Accessory Building Maximum Height:	24'	20.5' (At neighbor's side)
Detached Accessory Building Minimum Side Yard:	10'	10'
Detached Accessory Building Maximum Area:	720SF (By DG)	541 SF
Minimum Greenspace:	65% (18,322 SF)	13,656 SF (48.4%)

The Brandmeyers are proposing a new 2-story home with a 4,743 sq. ft. footprint. The footprint consists of 3,492 sq. ft. of first floor space, a 995 sq. ft. 3-car garage, and 256 sq. ft. of covered porches. An additional 2,717 sq. ft. are proposed on the second floor.

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 with a strong central vertical mass. The main mass is flanked on both sides by 1 ½ story side wings. The house is sided primarily with stone. The main mass employs cut stone veneer while the wings have a rubble veneer.

The new first floor elevation is similar to the previous house. The main floor sits approximately even with the home to the right and approximately 3 feet lower than the home to the left. The main ridge is approximately 4.6 feet higher than the home to the right and approximately 2.3 feet higher than the home to the left.

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 remains formal on the sides and rear of the house.

The roof has slate shingles with most having a 15/12 pitch. Nearly every main ridge is capped with a flat roof area. The smaller dormers have copper barrel roofs. A large skylight is proposed at the center of the house.

A concrete driveway is proposed at 12 feet wide at the entrance and stays nearly the same width throughout. The AC unit is located on the southwest 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 35 feet wide (27%), the main mass is narrower than recommend. This section goes on to suggest that the depth of the main mass should be 25% of the lot width not to exceed 25 feet. The nature of the side wing relationships hides the depth of the main mass. Roof forms would suggest that the depth is approximately 30 feet deep which is less than 25% of the lot width but deeper than the recommended 25 feet. **Discussion is recommended.**

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. The rear wing presents itself having a large central rear wing that is slightly smaller than the main mass. This wing is flanked on both sides by additional sides/wings. **Discussion is recommended.**

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 2.7.1 F on page 99 through 100 provides recommendations concerning massing aberrations. As proposed, the house has blocky proportions that have been disguised by the layout and roof forms. **Discussion is recommended.**

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.

Section 2.7.3.A on page 106 recommends that LS-4 properties have a minimum of 65% 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. As proposed, the house touches the maximum height, comes within inches of the left side and rear setbacks, and nearly at the maximum for both lot coverage and greenspace. **Discussion is recommended.**

**PRP Recommendation:**

See the attached Professional Review Panel recommendation.

Lot Information	
Zoning:	R-1(20)/LS-4
Lot Area:	27,751
Lot Width:	129'

Ordinance	Allowable/Required by Ord	Proposed
Maximum Height:	35'	34'
Minimum Front Yard:	75'	75'
Minimum Side Yard (Left):	15% = 19.4'	20.5'
Minimum Side Yard (Right):	15% = 19.4'	20.1'
Minimum Rear Yard: (30%)	64' (At closest point)	65.5'
Minimum Greenspace:	65% (18,038 SF)	18,286 SF = 66.7%

Address	Lot Area	Existing Lot Coverage	LC by Ordinance	% max used
6600 Wenonga Rd	27,751	2,597	6,485	40.05%
6632 Wenonga Rd	40,903	4,788	8,492	56.38%
6550 Wenonga Rd	23,612	3,901	5,797	67.30%

6548 Wenonga Rd	24,751	2,877	5,989	48.03%
6549 Wenonga Rd	35,390	3,724	7,679	48.49%
6551 Wenonga Rd	25,249	3,428	6,073	56.45%
6601 Wenonga Rd	32,377	2,415	7,219	33.45%
			Average	50.02%
			50% Increase	75.03%
6600 Wenonga Rd	27,751	Proposed: 4,743	6,485	72.72%
Recommended Lot Coverage as reduced by 150% Rule:			4,866	97.0%

## #11 Adam & Michelle Colombo

6515 Belinder Avenue

The Colombos are proposing a new 1-story home with a 5,363 sq. ft. footprint. The footprint consists of 3,728 sq. ft. of first floor living space, an 899 sq. ft. 3-car garage, and 544 sq. ft. of covered porches. An additional 1,373 sq. ft. of unfinished spaces is included in the footprint. The project includes a swimming pool and an auto-court driveway.

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 one story with a central vertical mass. The main mass is flanked on both sides by one story side wings. The house is sided primarily with brick and has a stone base and water table.

The new first floor elevation is less than one foot higher than the previous house. The main floor sits approximately 2 feet higher than the right and approximately even with the home to the left. The main ridge is approximately 5.6 feet higher than the home to the right and approximately 3.3 feet higher than the home to the left.

Windows are a combination of clear-view fixed and casements. Several horizontal clearstory windows are indicated as well.

The roof is standing seam metal throughout and utilizes several roof pitches. The dominate roof pitch is 15:12 at all of the gables.

A concrete driveway is proposed at 12 feet wide at the entrance and widens into an auto-court near the house. A significant hammerhead is indicate at the rear of the garage.

The AC units and generator are located in a mechanical yard behind the garage.

The house forms a U shape in plan. The pool is proposed at the center of the lot partially inside the U. It is surrounded on all sides by a new terrace. A retaining wall is proposed at the southeast corner.

### 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 60 feet wide (41%), 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 not to exceed 25 feet. At 33 feet deep, the depth of the main mass is less than 25% of the lot width, but over the 25 foot recommended maximum. **Discussion is recommended.**

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 to 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-6 properties have a minimum of 70% greenspace. **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.

**PRP Recommendation:**

The Professional Review Panel has not yet completed their review.

Lot Information	
Zoning:	R-1(30)/LS-6
Lot Area:	44,547 SF
Lot Width:	145'

Ordinance	Allowable/Required by Ord	Proposed
Maximum Height:	35'	29.5'
Minimum Front Yard:	100'	100'
Minimum Side Yard (Left):	15% = 21.75'	28.25'
Minimum Side Yard (Right):	15% = 21.75'	21.75'
Minimum Rear Yard: (30%)	91.5' (At closest point)	122.25'
Minimum Greenspace:	70% (31,183 SF)	31,057 = 69.72%

Address	Lot Area	Existing Lot Coverage	LC by Ordinance	% max used
6515 Belinder Ave	44,547	4,403	9,011	48.86%
6501 Belinder Ave	40,586	4,133	8,446	48.93%
6509 Belinder Ave	40,582	5,995	8,446	70.98%
6525 Belinder Ave	36,610	4,414	7,862	56.14%
6535 Belinder Ave	35,006	3,905	7,621	51.24%
6601 Belinder Ave	43,825	3,332	8,909	37.40%
			Average	52.26%
			50% Increase	78.39%
6515 Belinder Ave	44,547	Proposed: 5,363	9,011	59.52%
Recommended Lot Coverage as reduced by 150% Rule:			7,064	75.92%

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. The project was continued at the May 12<sup>th</sup> and June 9<sup>th</sup> meetings so that revised drawings could be reviewed by the Professional Review Panel. Those drawings have not been submitted.

**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 Professional Review Panel has not yet completed their review.

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%