

# ARCHITECTURAL REVIEW BOARD AGENDA

May 5, 2026

3:00 p.m.

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

## #1 Consent Agenda

- A) Larry & Gabrielle Beam – 3205 Tomahawk Road Window and door modifications
- B) Bob & Devan Hartnett – 2445 W 67<sup>th</sup> Street Replacing 14 windows

## #2 R&B Restore LLC

6455 Overbrook Road

Replacing all windows on home

## #3 James & Allison Waters

3030 W 69<sup>th</sup> Street

New screened porch / Converting old screened porch / Resurface pool deck

## #4 Francis & Kathleen Bednar

2817 Tomahawk Circle

Dormer / Skylights

## #5 Brett & Joanna Posten\*

6612 Willow Lane

Firepit / Patio

## #6 Ronald & Kristin Palmen\*

2001 W 61<sup>st</sup> Street

Replacing patio / New extension

## #7 Andrew Gordon\*

6142 Mission Drive

Replacing patio

## #8 Jeffrey & Christina Johnson\*

6512 High Drive

Renovations to the existing patio

\*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 Consent Agenda**

### **A. Larry & Gabrielle Beam**

**3205 Tomahawk Road**

The Beams are proposing an interior remodel that includes new windows and a door 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 proposed door is a sliding patio door in an existing opening. Two new windows are proposed to replace two larger picture 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.

**B. Bob & Devan Hartnett**

**2445 W 67<sup>th</sup> Street**

The Hartnetts are proposing to replace 14 windows.

**Summary of Property:**

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

**Summary of Project:**

All of the proposed windows match the size of the existing windows. The new muntin pattern features larger panes.

**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 owners are proposing an interior remodel that includes replacing all existing windows and relocating several on the south and east sides of the house.

**Summary of Property:**

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

**Summary of Project:**

All the proposed windows are clear-view double-hung or picture windows.

A new railing is proposed for the exterior rear stairs.

**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.D.1 on page 96 of the Design Guidelines provides specific recommendations for windows and doors. This section suggests that the windows have muntin patterns that match the house's style. This style of house would typically have muntin bars, so **this recommendation has not been met.**

### #3 James & Allison Waters

3030 W 69<sup>th</sup> Street

The Waters are proposing to add a new screened-in porch to the side of their house. They are also proposing to convert an existing screened-in porch into a sunroom. The project also includes resurfacing an existing pool deck and walkway.

Multiple windows and doors are being replaced throughout the house. They are proposing to replace the existing driveway.

#### Summary of Property:

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

#### Summary of Project:

The existing asphalt driveway is being replaced in the same configuration. The new driveway will be concrete with a brick border.

The proposed screened-in porch is located on the east (right) side of the house and will be a prominent feature at the front. The structure has a flat roof that will be an occupied roof deck. The remainder of the porch is simple screens with posts. The rear of the porch has one solid wall with a framed fireplace. The proposed siding matches the main house.

The existing screened-in porch, which is being converted to a sunroom, is in a rear wing. It has a flat roof that will connect the new screened-in porch roof deck. New casement windows are proposed at the rear and side elevations. A new side entry door is proposed on the east side.

They are proposing to overlay the concrete pool deck with travertine. A small section of new paving is proposed near the converted sunroom.

The garage doors are being replaced with new carriage-style doors.

#### 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 recommends that all windows on the home have the same general style throughout the house. The house is a mix of casement and double-hung windows. The proposed windows follow that same pattern.

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(20)/LS-3
Lot Area:	21,048 sf
Lot Width:	119'

Ordinance/Design Guideline	Allowable/Required	Provided
Minimum Side Yard (Left):	10'	10.6'
Minimum Side Yard (Right):	10'	25.1'
Minimum Combined Side Yards:	30% = 35.7'	35.7'
Minimum Rear Yard: (At closest point)	20%	No Change
Patio Minimum Side Yard:	20'	No Change
Patio Minimum Rear Yard:	20'	No Change
Maximum Lot Coverage:	5,353 sf	3,051 sf
Minimum Greenspace:	65% = 13,681 sf	14,326 sf = 65.1%

**#4 Francis & Kathleen Bednar**

**2817 Tomahawk Circle**

The Bednars are proposing a dormer and multiple skylights at the rear of their house.

**Summary of Property:**

- Character Area: Neighborhood Estates
- Location of Common Green Space: Front
- Any Special Frontages: No

**Summary of Project:**

The Bednars are proposing a new shed dormer at the rear of their house. The dormer ridge aligns with the roof ridge where it is being installed. The dormer is sided to match the main house. A new skylight is in the center of the dormer.

A second skylight is proposed along the side of the house, near two existing skylights.

**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 F** recommends that dormers be scaled as modest accessories to the roof they adorn. They should not be entire rooms with their own roofs or “wings” sitting on the roof. The proposed front dormer is the size of a full room with a roof structure that extends above the main ridge of the house. **This recommendation has not been met.**

The Postens are proposing a fire pit and patio in their rear yard.

**Summary of Property:**

- Character Area: Neighborhood Estates
- Location of Common Green Space: Front
- Any Special Frontages: No

**Summary of Project:**

The Postens are proposing a fire pit and patio in the rear corner of their property. The patio consists of a large round pad encircled with stones. There is no information on the construction of the fire pit.

**Clarification is required.**

**Ordinance Compliance:**

The project violates City Code Section 5-120. D. that requires patios on LS-2 lots to have a minimum side yard setback of 20 feet and a rear yard setback of 20 feet. **A variance of 7 feet is required at the side yard, and a variance of 9 feet is required at the rear yard.**

Greenspace Review	SF
Lot Area:	16,985
House Footprint:	-3,061
Driveway:	-812
Front Walkway:	-150
Patios:	-700
Proposed Fire Pit/Patio:	-285
<b>Remaining Greenspace:</b>	<b>11,977 = 70.52%</b>

**Design Guideline Review:**

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.

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\* Multiple variances are required from the Board of Zoning Appeals.

Lot Information	
Zoning:	R-1(10)/LS-2
Lot Area:	16,958 SF
Lot Width:	120'

Ordinance/Design Guideline	Allowed/Required	Provided
Patio Minimum Side Yard:	20'	13'
Patio Minimum Rear Yard:	20'	11'
Greenspace:	60% = 10,192 sf	11,977 sf = 70.52%

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
<b>EXCEPT NO STUDY REQUIRED IF:</b>	
1) replacing existing impervious surface in approximately same footprint, and	No
2) project will not decrease existing greenspace on site	No
Is there a documented drainage issue for this property?	
<b>Floodplain</b>	
Is any part of the property in the Floodplain?	No

*\*See the Mission Hills website for drainage study requirements – [www.missionhillsks.gov](http://www.missionhillsks.gov)*

*\*The Architectural Review Board may require the drainage study be submitted before they act on the proposed project.*

#6 Ronald & Kristin Palmen\*

2001 W 61<sup>st</sup> Street

The Palmens are proposing to replace their existing patio and extend it along the side of the house. A new ornamental fence is proposed along the patio side. An additional section of fence is to be replaced.

Summary of Property:

- Character Area: Neighborhood Estates
- Location of Common Green Space: Front
- Any Special Frontages: No

Summary of Project:

The existing patio is located at the rear of the house and extends to the side property line. The new extension extends along the side of the house up to an existing pair of brick pillars. The patio surface is proposed as bluestone.

A new decorative fence is proposed between the new patio and the neighbor’s driveway.

The fence replacement is along the west side of the property. A steel picket fence is proposed.

Ordinance Compliance:

The project violates City Code Section 5-120. D. that requires patios on LS-3, 4, and 5 lots to have a minimum side yard setback of 20 feet and a rear yard setback of 20 feet. **A variance of 19 feet is required at the side setback.** Please note this is an existing condition. The proposed extension is located 3 feet from the side property line.

Greenspace Review	SF
Lot Area:	21,602
House Footprint:	-1,800
Driveway:	-1,400
Patios:	-1,400
<b>Remaining Greenspace:</b>	<b>17,002 = 78.71%</b>

Design Guideline Review:

Section 2.7.3. A on page 106 recommends that. LS-3, 4, and 5 properties have a greenspace of at least 65% of the lot area. This recommendation has been met.

Lot Information	
Zoning:	R-1(20)/LS-3
Lot Area:	21,602 SF
Lot Width:	98.2'

Ordinance/Design Guideline	Allowed/Required	Provided
Patio Minimum Side Yard:	20'	1'
Patio Minimum Rear Yard:	20'	>127'
Greenspace:	65% = 14,041 sf	17,002 sf = 78.71%

\* A variance is required from the Board of Zoning Appeals.

Mr. Gordan is proposing to replace his existing patio at the southeast side of his home.

**Summary of Property:**

- Character Area: Neighborhood Estates
- Location of Common Green Space: Front, Side, & Rear
- Any Special Frontages: No

**Summary of Project:**

The existing patio is located on the southeast corner of the house. It covers the entire side yard and connects to a retaining wall that roughly follows the property line. A portion of the patio will extend over the property line onto the neighboring property. The existing patio stair steps to the northeast of a retaining wall. Mr. Gordon is proposing to increase the height of the retaining wall to approximately 4 feet above the adjacent grade to allow the new patio to be installed level. A new stair is proposed along the side retaining wall to provide access to the rear yard. The retaining walls and stairs are all to match the existing property.

Another patio and a driveway extension are indicated on the site plan. These are projects that will be submitted on a future date.

**Ordinance Compliance:**

The project violates City Code Section 5-120. D. that requires patios on LS-3, 4, and 5 lots to have a minimum side yard setback of 20 feet and a rear yard setback of 20 feet. **A variance of 20 feet is required at the side setback.** Please note this is an existing condition, and both the existing and proposed patios extend over the property line.

**Design Guideline Review:**

The Design Guidelines generally suggest that all projects meet Mission Hills zoning requirements.

**Discussion is recommended.**

Please note, there is no change to the existing greenspace.

Lot Information	
Zoning:	R-1(20)/LS-3
Lot Area:	21,602 SF
Lot Width:	98.2'

Ordinance/Design Guideline	Allowed/Required	Provided
Patio Minimum Side Yard:	20'	0' (Approx 2 feet over)
Patio Minimum Rear Yard:	20'	>50'

\* A variance is required from the Board of Zoning Appeals

**#8 Jeffrey & Christina Johnson\***

**6512 High Drive**

The Johnsons are proposing renovations to their existing patio that includes returning a large amount to greenspace.

**Summary of Property:**

- Character Area: Traditional Neighborhood
- Location of Common Green Space: Front
- Any Special Frontages: No

**Summary of Project:**

The Johnsons are proposing to replace their existing brick patio with a new brick patio. A large portion of the patio is being returned to greenspace. A new railed planter is proposed behind the new patio. The planter is flanked on both sides by paver walkways set in gravel.

**Ordinance Compliance:**

The project violates City Code Section 5-120. D. that requires patios on LS-1 lots to have a minimum side yard setback of 15 feet. **A variance of 5 feet is required.** Please note that this is an existing condition.

Greenspace Review	SF
Lot Area:	10,080
House Footprint:	-1,650
Detached Garage:	-415
Driveway:	-1,514
Front Walkway:	-100
Patios:	-450
Gravel Area:	-255
Site Walls:	-25
<b>Remaining Greenspace:</b>	<b>5,671 = 56.26%</b>

**Design Guideline Review:**

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 not been met.**

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\* A variance is required from the Board of Zoning Appeals.

Lot Information	
Zoning:	R-1(10)/LS-1
Lot Area:	10,080 SF
Lot Width:	65'

Ordinance/Design Guideline	Allowed/Required	Provided
Patio Minimum Side Yard:	15'	10'
Patio Minimum Rear Yard:	15'	32'
Greenspace:	60% = 6,048 sf	5,671 sf = 56.26%

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 result in less greenspace than recommended by the Design Guidelines?	Yes
<b>EXCEPT NO STUDY REQUIRED IF:</b>	
1) replacing existing impervious surface in approximately same footprint, and	Yes
2) project will not decrease existing greenspace on site	Yes
Is there a documented drainage issue for this property?	No
<b>Floodplain</b>	
Is any part of the property in the Floodplain?	No

*\*See the Mission Hills website for drainage study requirements – [www.missionhillsks.gov](http://www.missionhillsks.gov)*

*\*The Architectural Review Board may require the drainage study be submitted before they act on the proposed project.*