

CITY OF MISSION

KANSAS

To: Mission Planning Commission

From: Danielle Murray, City Planner

Date: October 11, 2016

Re: Case # 16-08 Setback Waiver for Front Porch at 6016 Reeds Rd, Mission, KS

Staff received a building permit application for property located at 6016 Reed Road owned by Marjorie and Robert Schmitt for the addition of a covered front porch. Upon review it was determined that the front porch would not meet the required 30' front setback. According to Section 410.010.D the front setback may be reduced to twenty (20) feet, allowing up to 10 feet of projection into the front yard, if the following conditions below are met. Staff has included the relevant facts for each.



1. The setback reduction is for an attached living area or covered porch to the principal structure, not including the garage, which does not exceed a total of one hundred twenty (120) square feet of above grade finished livable space.

The proposed project is for a 120 square foot covered porch. The porch will project into the front yard 7 feet leaving approximately 23 feet of open space to the property line and 34 feet to the back of curb. The requested projection is 10 feet or less. No additional variances are being requested.

2. The exterior materials of the proposed living area or porch are consistent or complementary in color, texture and quality with those visible at the front of the dwelling.

The proposed materials include wood framing and support posts, composite decking, asphalt composition shingles, and a roofline to match the existing house. Handrails will be wood, composite material or metal as selected by the homeowner. The existing home is of a federal colonial revival style architecture marked by a stately front entry door frame and balanced window displays. The proposed porch is an extension of this entryway and in keeping with the architectural style is oriented symmetrically on the front face of the home. The First Suburbs Coalition Idea Book does not address this specific architectural style but does include the Cape Cod which is a close relative. Attached is the idea book section dealing with general design issues.

3. The roof and design of the proposed living area or porch is properly proportioned to and integrated with the dwelling.

The existing roof is a gable roof. The proposed porch will be similar with a slightly less steep slope.

4. Plans are approved by the Planning Commission.

This memo and the attached plans are submitted for the Commission's review.

5. The structure does not adversely affect drainage on the lot or neighboring properties.

The addition of the porch will not significantly impact drainage on the lot. The maximum total lot coverage allowed in this district is 35%. The current house and outbuilding on the site have a lot coverage of 13%. The addition of the porch will result in a new lot coverage of 15%.

Staff Recommendation

The Planning Commission should conduct its design review and make a motion to either approve, approve with conditions, or disapprove the submitted plans. Staff believes the proposed porch design meets all of the requirements of the code and qualifies for a front setback reduction as requested.

Proposed Motions

I move to (approve) the submitted plans for case #16-08 a covered porch at 6016 Reeds Road

(approve with the following conditions; disapprove the submitted plans for the following reason(s))