

MINUTES
Planning and Zoning Commission & Architectural Board of Review
City of Willoughby Hills, Ohio

May 19, 2016

CALL TO ORDER 7:00 P.M

PRESENT: Vice Chairman John Lillich, Mayor Robert Weger, Christopher Hallum,
Jonathan Irvine and Michael Tyler

ALSO PRESENT: Building Commissioner Fred Wyss, BZA Rep Frank Cihula
and Clerk Katherine Lloyd

MOTION: Michael Tyler moved to approve the absence of Christopher Smith,
Seconded by Christopher Hallum
Roll call: Ayes Unanimous
Motion passes: 5/0

Correspondence:

Letter dated 5/3/16 from Conservation Program Manager, Cleveland Metroparks, Isaac D. Smith RE:
Application for proposed Similar Use – 36100 Chardon Rd.

Disposition of Minutes

Meeting of May 5, 2016

Minutes of May 5, 2016 will be reviewed at our next meeting.

ARCHITECTURAL BOARD OF REVIEW

Public Portion opened at 7:52 P.M.

No Public Input

Public Portion closed at 7:52 P.M.

1.) Gary & Karen Marsh

32315 White Rd. – Inground Swimming Pool – PPN: 31-A-005-G 038-0

Plans stamped received in Building Department 5/9/16

Plans reviewed by Building Department 5/16/16

Present: Gary & Karen Marsh (owner) and Al Gulliford

Owner/Representative Comments:

- We ripped out an aboveground pool with a large warped deck. It will be replaced by a smaller, 12x28-foot lined inground pool.
- We will change the style of the backyard to fit the pool.

City Engineer's Comments (DiFranco):

None

Board Comments

(Lillich) The layout shows a dotted line going around the perimeter. Is that where you will have the fence? *Yes, it will be a 4-foot aluminum fence but along the side of the house that faces the freeway, we would like to install an 8-foot wood fence to act as a barrier with the house next door and to block*

view of the water tower, transformers and a cell system. It will come through the water pump containment area. Neighbors will have no access to that area. Brochures distributed to Board.

(Tyler) Is the fence going up at same time as pool? Yes. A temporary snow fence will go around it until a permanent fence is put up.

(Wyss) The Board cannot approve 8-foot fence. It would have to go for a variance. There was a 10-foot fence before but it is gone now. Bring your proposal for the 8-foot fence. I will have to reject it. Then you can go for a variance. A 6-foot fence will not block the 'eyesores'.

MOTION: Michael Tyler moved to approve the Inground Swimming Pool at 32315 White Rd. with the contingency that there will be a fence.

Seconded by Chris Hallum

Voice Vote: Ayes Unanimous

Motion Passes: 5/0

2.) James L. Tomaric

Contractor: Owner

2871 Lamplight Ln. – Addition & Front Porch - PPN 31-A-006-M-00-019-0

Plans stamped received in Building Department 5/11/16

Plans reviewed by Building Department 5/16/16

Present: Jim Tomaric

Owner/Representative Comments:

- Proposal to build a porch on the front of the house on an existing stoop. The house is a Western Reserve colonial with a brick façade in the middle. The original plans had a porch on that stoop. I took the porch off. The slap still exists; it goes all the way to the basement. We want to put the porch back on. Project the brick and the porch at same time
- Sunroom in back will have a flat roof. The design is very similar to what is being built on the front. Right now there are 9 feet of doors. The addition will make it 4 doors wide.
- Fence will match the existing aluminum fence at the back of the property.
- It will all match.

City Engineer's Comments (DiFranco):

None

Board Comments

(Lillich) On the aerial, setbacks are noted on your home and the adjoining properties. You match that pretty well. The old setback went to the corner of the house. Now it will go to the corner of the porch. There is not much change. It looks like it will be right in line with everyone else.

(Wyss) GIS is not accurate, but it is inaccurate for all the houses on the street. I measure all of the houses. You could use 1133.04(a)(2) lot face differentiation +/- 5 feet. Also, 1121.08 is another equivalency because it is a nonconforming structure. The porch was there. The steps go beyond what they are building with the overhang.

(Lillich) Not changing anything. The setback matches with everyone else.

(Wyss) The steps are part of the structure. They have been there since the original porch and house were built. He is not making the structure any less nonconforming.

MOTION: Chris Hallum moved to approve the Addition & Front Porch at 2871 Lamplight Ln. as submitted.

Seconded by Michael Tyler

Voice Vote: Ayes Unanimous

Motion Passes: 5/0

3.) Nottingham Baptist Church

Contractor: Stewart Signs

2921 Bishop Rd. – Church Sign - PPN 31-A-008-F-00-021-0

Plans received in Building Department 5/13/16

Plans reviewed by Building Department 5/13/16

Present: David Chapman, pastor

Owner/Representative Comments:

- Sign is software generated sign controlled from inside the office. LED digital is more effective, versatile and attractive. It will be two sided and perpendicular to the road in same place as the old sign.
- It will replace the current deteriorated sign which has been there since about 1985.
- Name of the church at the top is stationary. It does not change.

City Engineer's Comments (DiFranco):

None

Board Comments

(Hallum) My concern is how the neighbors would feel about a lighted sign.

(Lillich) Do you plan any hours when the sign would be off? *It is programmable. That has not been discussed yet. We have neighbors but they are a distance away because of the frontage.* If it were a problem, you could handle it. *Yes.*

(Wyss) The neighboring house is vacant and there are the woods. Existing standards for a digital sign is no change greater than 8 seconds. Code prohibits scrolling, moving and animation.

(Tyler) How big and how far off the ground is the existing sign? *Current sign is about 4 feet high. The new sign will be a little higher, maximum height according to Code.*

(Lillich) Do you plan any landscape plantings around the sign? *Yes.*

(Hallum) What happens if thing change.

(Cihula) It will be 'grandfathered'.

(Lillich) When I drive by, I do not have time to read them.

(Chapman) Having the digital sign will get rid of the cumbersome temporary sign set out for occasional scheduled events.

MOTION: Michael Tyler moved to approve the Church Sign at 2921 Bishop Rd. contingent that it meets the current sign standards

Seconded by Chris Hallum

Voice Vote: Ayes Unanimous

Motion Passes: 5/0

4.) Thomas Hocevar

Contractor: Rick Hayward

31849 White Rd. – Rebuild Roof - PPN 31-A-005-G-00-011-0

Plans stamped received in Building Department 5/16/16

Plans reviewed by Building Department 5/16/16

Present: Tom Hocevar

Owner/Representative Comments:

This is my childhood home. (Aerial distributed). I am trying to rebuild the house little bit at a time.

Barn has not been in use. There was a shop on the lower level with storage upstairs. A roofing contractor found that the roof had eroded to the point that it is not salvageable. Structure has been

guttled down to the block. (Photo shown). The rest of the structure is sound but will need cosmetics over the next couple years. Budget allows only one project per year. The main floor will be used for picnics and gatherings. It will resemble the aerial but will add a dormer for light. Materials will match the house but the wood portion above will have shake siding. Barn will have a cupola. Colors will blend with the house.

City Engineer's Comments (DiFranco):

None

Board Comments

(Lillich) It looks like the barn is 60% behind the house. *It is off to the side toward the west.*

(Wyss) You can't see it in the summer time.

(Hocevar) In the future, I will apply to repair concrete, install a bathroom and a sewer tie in. Right now it is vulnerable to the weather. The tarp only helps so much

MOTION: Chris Hallum moved to approve the roof project at 31849 White Rd.
Seconded by Mayor Weger
Voice Vote: Ayes Unanimous
Motion Passes: 5/0

PLANNING COMMISSION

No Pending Business

UNFINISHED BUSINESS

None

NEW BUSINESS

None

MAYOR'S REPORT

None

COUNCIL REPRESENTATIVE'S REPORT (Hallum)

None

BUILDING COMMISSIONER'S REPORT

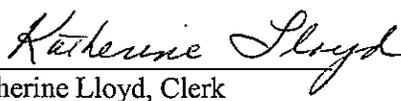
None

CHAIRMAN'S REPORT

None

MOTION: Christopher Hallum moved to adjourn
Seconded by Michael Tyler
Voice Vote: Ayes Unanimous
Motion Passes 5/0

Meeting Adjourned at 7:38 P.M.


Katherine Lloyd, Clerk


Chairman

Date Approved 2 JUN 2016