

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

March 5, 2015

CALL TO ORDER 7:00 P.M

PRESENT: Chairman Christopher Smith, Vice Chairman John Lillich,
Mayor Robert Weger, Council Representative David Fiebig,
Charlotte Schryer, Joseph Zawatski and Jonathon Irvine

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

Correspondence:

- Memo dated February 17, 2015 from Frank Cihula RE: Draft of Appeal for March 10, 2015 BZA meeting.
- Memo dated February 19, 2015 from Frank Cihula RE: Stark Firehouse.

Disposition of Minutes

Meeting of February 19, 2015

MOTION: John Lillich moved to approve the Minutes of February 19, 2015 as corrected.
Seconded by Joseph Zawatski.
Roll call: Ayes Unanimous
Motion passes 7/0.

ARCHITECTURAL BOARD OF REVIEW

Public Portion opened at 7:02 P.M.

Frank Cihula, Willoughby Hills BZA Chairman

In the packets, there is correspondence from me. One of them has a Permanent Parcel Number (PPN) shown as 32. That is a typo. It should be 34.

Public Portion closed at 7:03 P.M.

1.) Jay Wright

Contractor: Tesar Construction

34102 Chardon (House) & 34080 Chardon (Property) – Shed & Patio Roof

– PPN 31-A-006-D-00-034-0

Plans stamped received in Building Department 2/27/2015

Plans reviewed by Building Department 3/2/2015

Present: Marco Znidarsic (Tesar Construction)

Owner/Representative Comments:

Patio Roof:

- We plan to extend the roof over the patio so it is a covered patio. It will flow with the rooflines.
- Photos showed where the roof will be attached.
- Material samples were shown

Shed: I believe we will need a variance for the shed.

- Photos of where the shed will go were not possible because of all the piled up snow.
- Topographical picture shows where the shed will go.
- Site plan for the variance indicates intended location of the shed.

City Engineer's Comments (DiFranco):

None

Board Comments

(Smith) There really are two items here: First, a roof is being added over a patio. Second is adding a shed. *(Znidarsic) He approached for the shed. I did some legwork and found that I will need to apply for a variance. I did not know what the setback was from the back and the side. The main issue is lot coverage. You are probably already over the 60% coverage. You will have to go for variance. If we have to cut anything down as trees go on Greenspace, we will plant. We talked with Jay [Wright]. If we cut one down, we will plan five trees. He had to cut down a big tree last year that was dying. He plans to replace it with another tree in the same spot. We have talked about a whole row of arborvitae along the property line in the back.*

(Lillich) There is a note on the site plan that says, "Remove asphalt. Rearrange parking". Is that to compensate for the loss of coverage?

(Wyss) That is my note. If they were to do that, there would be no problem with lot coverage. Commercial Code calls for a 10-foot imaginary clearance for fire. The old Code in Willoughby Hills was used when these two buildings were built. They made it a 2-hour fire wall. Then it could go to a zero clearance on the lot line. The new Building Code trumps that now. If you go less than 10 feet, you need to get a deed restriction on the property next door. I re-placed the shed 10 feet and up against the existing concrete. If they plan to put a planting bed between the concrete and the shed, they would have to either take some concrete out or they are encroaching on the 10-foot imaginary clearance. They could make this side of the shed fire-resistant. That resolves the clearance. But we still have the 60% coverage to address. Using Section 1115 was suggested but it clearly says it is for a development. This project does not qualify.

(Schryer) Can you tell us about the materials you brought? Is it the roofing for the shed and the roof? *This standard black roofing by Landmark is on the house now. This is a sample of the existing siding on the house. What color is it? Oxford blue. The name of the shingles is Moiré black by Landmark.*

(Schryer) This still has to go to a variance?

(Wyss) Unless you want to commit to taking some of the asphalt out? The approval could be contingent on either a variance or the owner gives back some green space.

(Smith) Perhaps the BZA could give you a variance to leave the parking and just build the shed.

Earlier today, I spoke with Wright about the greenspace. He said that if we do that, it would take away parking spaces. They already have a parking problem. He would rather plant more trees, to get as many as he can from the back of the building to all across the property line. You could suggest that to the BZA as an alternative to the 60%.

(Schryer) Parking is a huge premium in that area. *If we try to replicate parking area, they get their deliveries through this area. If was blocked in anyway, it impedes their business.*

(Lillich) You are alright with moving the shed over against the concrete? *We could put some plants in front of the shed and next to the concrete, as long as we keep the 10 feet. The buildings are not straight with the property line. They veer a little bit. It gets wider as it goes to the back. The concrete might not be parallel. Polaris placed pins to show the front and back and where the shed would be. Pins and flags are under the snow. I think there is enough room.*

(Smith) Will there be gutters or downspouts on that? *Yes, it's on the drawing. It will probably wrap around the corner to the back of the property. He wants to keep those posts inside the fence.*

(Lillich) We are talking about two items. One could be held up pending the Appeals court. The other could be approved and they go ahead with it. Do we make a motion for each?

(Smith) Are you doing everything at the same time? *The plan is to build the shed so we can store the stuff from the patio. Would it hurt you if we make one motion? No, if I have to go through the process that is what we have to do.*

MOTION: John Lillich moved to approve the Shed & Patio Roof at 34102 Chardon (House) & 34080 Chardon (Property) as submitted pending the resolution of the lot coverage problem and the shed issue.

Seconded by David Fiebig

Voice Vote: Ayes Unanimous

Motion Passes 7/0

Additional Discussion:

(Wyss) If he decided to put in pervious pavers, he would only have to put in 300 square feet. *Where would we put it? Anywhere there is hardscape. It would have to be installed according to spec.*

PLANNING COMMISSION

Public Portion opened at 7:20 P.M.

No Public input

Public Portion closed at 7:20 P.M.

No Pending Business

UNFINISHED BUSINESS

None

NEW BUSINESS

None

MAYOR'S REPORT

None

COUNCIL REPRESENTATIVE'S REPORT (Fiebig)

None

BUILDING COMMISSIONER'S REPORT

Dunkin Donuts: Mr. Patel came in and paid the rest of the fees. We are ready to issue the zoning permit.

CHAIRMAN'S REPORT

RESOLUTION 2015-1

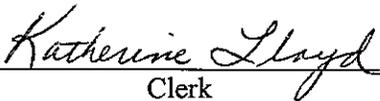
A RESOLUTION COMMENDING CHARLOTTE SCHRYER FOR HER MANY YEARS OF DEDICATED SERVICE AS CHAIRMAN OF THE ARCHITECTURAL BOARD OF REVIEW AND PLANNING COMMISSION OF THE CITY OF WILLOUGHBY HILLS.

MOTION: John Lillich moved that the Board adopt Resolution 2015-1.
Seconded by Joseph Zawatski
Roll call: Ayes unanimous.
Motion passes 6 Ayes and 1 Abstention (Schryer)

Presentation of Resolution 2015-1 and a Gift from the Board.
Charlotte Schryer thanked the Board.

MOTION: David Fiebig moved to adjourn
Seconded by John Lillich
Voice Vote: Ayes Unanimous
Motion Passes 7/0

Adjourned at 7:24 P.M.



Clerk



Chairman

Date Approved 4-16-15