

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

August 16, 2012

CALL TO ORDER: 7:00 pm

PRESENT: Chairman Charlotte Schryer, Vice Chairman John Lillich, Council Representative Nancy Fellows, Madeleine Smith and John Davis

ABSENT: Mayor Robert Weger and James Michalski

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

MOTION: John Lillich moved to excuse Mayor Robert Weger and James Michalski
Seconded by Madeleine Smith
Roll call: 5 Ayes Unanimous
Motion Passes

Disposition of Minutes Meeting of August 2, 2012

MOTION: John Lillich moved to approve the minutes of the August 2, 2012 as submitted.
Seconded by Madeleine Smith
Roll call: 5 Ayes Unanimous
Motion Passes

ARCHITECTURAL BOARD OF REVIEW

Public Portion opened 7:05 P.M.

None

Public portion closed 7:05 P.M.

(Wyss) The correct address of the project to be reviewed this evening is 2880 Fowler. Corrections will need to be made to the Agenda and to the Minutes.

1. Joe Conti

Contractor: Blossom Homes LLC

2880 Fowler – New Residential Dwelling – PPN: 31-A-006-H-00-019-0

Plans stamped received by Building Department 6-30-12

Plans stamped reviewed by Building Department 7-13-12

Plans received by CT Consultants 5-31-12

Plans approved by Ct Consultants 6-15-12

Present: Joseph Conti (owner) for Tony Kucia, with Blossom Homes Construction who could not be here tonight.

(Schryer) The City Architect William Gallagher is out of town but he left a list of comments. There is a copy for the applicant.

Owner/Representative Comments

- This is a new construction house. There will be a portion on the front with manufactured stone by Ledgestone. The color is Autumn Buckeye.
- There will also be a plaster stucco finish on the front in Pebblestone clay color.
- The siding and trim will be in the same matching Pebblestone clay products; color is called Clay.
- The shakes on the front will be white.
- Sides of the house will have double 4 vinyl siding in the Pebblestone clay color.
- Dimensional shingles by GAF Elk Timberline in weathered wood color will pick up the colors in the stone.
- The windows are white.
- Garage doors will be a matching clay color.
- The Azek trim around the windows will be white. All the windows through the house will be cased and trimmed out with white coil

City Architect's Comments

- 1.) Identify stone water table material. Provide matching stone or sandstone units. *The capstone on the water table will be the same matching material from the manufacturer.*
- 2.) Return stone veneer around left and right corners on Front Elevation. Distance to be a minimum of two feet. *It probably is not shown clearly on the drawing. We will do what is needed.*
(Schryer) You can give this sheet to your contractor. It needs to be shown.
(Wyss) (We have done a minimum of one foot. *We can do the two feet.*
- 3.) The 1x4 Front Elevation window trim is a non-traditional design element. Consider providing a continuous fascia board along the entire second front elevation and at the projected windows. Eliminate heater at the Laundry Room window.
(Wyss) The upper fascia could be a wood trim. He could coil that. *Okay.*
- 4.) Identify front stoop column type. A 4x4 wood post is not acceptable. Consider a pre-cast type of cased post with base and capital trim. Provide a matching half column against the wall. *They will be structural 10-inch round white columns with decorative post caps on top and bottom.*
(Schryer) Notations are made on the Building Department copy.
(Smith) Does the matching half column still apply if we are talking round columns?
(Schryer) The round columns would be enough.
(Wyss) The stone detail wrapping around there will also be decorative.
- 5.) Wall section indicates a concrete foundation. Provide brick veneer or stained brick pattern on concrete wall. *We will use the same stone to face the foundation.*
(Wyss) The foundation company will need to 'bench it'. They can recess it about two inches to accommodate the stone.
- 6.) Provide gable end features on Left and Right Elevations. A three feet diameter circular unit is suggested. *That makes sense. You see that side of the house as you come down the street. I would like to have the shakes proportionately in both peaks as a decorative feature, rather than adding the unit. They will be vinyl to keep maintenance low.*

7.) Consider adding windows to the Three Car Garage and Kitchen Nook to give design interest to the Right Elevation. *Adding windows in the garage and the breakfast nook is no problem. We may want to add a patio or deck behind the garage in the future.*

Board Comments

(Lillich) The Building Commissioner will need revised drawings showing the changes.

(Wyss) I just need elevation changes showing the windows and shake that I can add to the construction packets. *Okay.*

(Fellows) If you add a window in the breakfast nook, would you have wall space inside to put any cabinets? It is a wooded lot next to the house. *I would like to discuss this further with my wife.*

(Schryer) The Board would have no problem if you do not add that window. You have the shake and are balancing out the windows.

(Wyss) They have already added windows on the left side at our suggestion.

(Smith) The stone wrapped around from the front side will add detail also.

(Schryer) A wrap of two feet may be a bit much if you are adding the sake and balancing out the windows. *There will also be stone on the foundation which has been raised up a foot as suggested by CT Consultants.*

(Wyss) The whole house was raised to provide more grade and drainage.

(Conti) We may need to balance out the sides more with all the additions.

(Schryer) With the size of the stone, the wrap probably cannot be less than a foot anyway.

(Schryer) I have a few final questions. Do we have septic approval? *It is on sewer.* What about Lake County Soil & Water? *It is okay.* When the next set of plans comes back, your name and address must be on each sheet. *We will.*

(Wyss) We will need two sets, one for the file and one for the contractor.

(Schryer) Have all of the questions with CT Consultants have been resolved? *Yes.*

(Schryer) Will the roof on bay window be shingled? *Yes.*

MOTION: John Lillich moved to approve the submitted plans for the new house at **2880 Fowler** as submitted with the notation that the applicant has agreed to return the stone veneer around the right and left corners; he will use round manufactured columns on the front stoop; the above grade foundation will have a continuation of the stone all around the house; he will provide shake shingles in the right and left gable peaks; and he will add two windows to garage.

Seconded by Madeleine Smith

Roll call: 5 Ayes Unanimous

Motion Passes

PLANNING COMMISSION

Public Portion opened at 7:35 P.M.

None

Public portion closed at 7:35 P.M.

No Pending Business

UNFINISHED BUSINESS

None

NEW BUSINESS

None

COUNCIL REPRESENTATIVE'S REPORT

None

BUILDING COMMISSIONER'S REPORT

None

CHAIRMAN'S REPORT

None

MEMBER'S REPORT:

None

MOTION: John Lillich moved to adjourn.
Seconded by John Davis
Voice Vote: 5 Ayes Unanimous
Motion Passes

Adjourned at 7:36 pm.

Katherine Lloyd
Clerk

Charlotte Schuyler
Chairman
October 4, 2012
Date