

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

September 4, 2014

CALL TO ORDER 7:00 P.M

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

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

ABSENT: Vice Chairman John Lillich

Our new member, Jonathon Irvine was sworn in and joins the Board tonight.

MOTION: David Fiebig moved to excuse the absence of John Lillich for tonight's meeting.
Seconded by Mayor Weger
Voice Vote: Ayes Unanimous
Motion Passes 6/0

Correspondence:

Letter dated August 22, 2014 from Board of Building and Zoning Appeals RE: 2014-4 for 29205 White Rd.

Disposition of Minutes Meeting of August 21, 2014

MOTION: Christopher Smith moved to accept the Minutes of August 21, 2014 as presented.
Seconded by David Fiebig
Voice Vote: 3 Ayes and 3 Abstentions (Weger, Zawatski, Irvine)
Motion Passes

ARCHITECTURAL BOARD OF REVIEW

Public Portion opened at 7:03 P.M.

No Public input

Public Portion closed at 7:03 P.M.

1. Lois A. Mitch

Contractor: N/A

2567 Dodd Rd. – Porch Addition- PPN: 31-A-010-A-00-016-0

Plans stamped received in Building Department 8/26/14

Plans reviewed by Building Department 8/26/14

Present: Ray Vincent and Lois Mitch

Owner/Representative Comments:

- They plan a lean-to roof to be attached to the upper and coming down to cover the 5-foot 8-inch deck in bad and icy weather. It will come up 10 feet into the higher part of the roof so it will look like the original. It will have 2x4 and 2x6 framing.
- I explain it better than I show it on the plans. Samples of materials and colors shown.
- 4x6 twelve-footers for the uprights up to the top and have it come from here onto the 4x6's with a 2x6 double header on the front and run all 2x6 16-on-center across.
- Existing house gutter will be moved and re-attached to the outer edge of the lean-to roof.
- All materials will match. We have extra shingles from house roof. Siding is the same color. There will be no change in colors or materials.

City Engineer's Comments:

None

Board Comments

(Schryer) The railing will be replaced? *The existing deck railing will be re-attached to the 4x6 uprights. It will still be an open porch. It looks like the porch goes beyond the corner of the house. The roof will stop at the post at the corner of the house. The side porch will still be open.*

(Fiebig) There is a mark on the post that looks like a question mark. *That is a hook for plants. How far up are you going from the existing gutter? 5 feet up so I can build a knee wall up to the 2x6. That way I can close off the house with the siding and fascia. It will be shingled, have a drip edge and then covered totally with ice guard. There will be a little knee wall underneath so it is straight.*

(Smith) How low will the eave be once you come out that far? *It will be 7 feet 8 inches out to the double header from the edge of the porch.*

(Schryer) You can match the brown trim? *Yes. What about the shingles? We still have leftover hunter green shingles from replacing the roof two years ago.*

(Schryer) Fred, is there enough information on the drawing to discern all of this?

(Wyss) We will work continue to work with them to get the rest of it. Before we issue the permit, I will make sure we know about the siding continuation on the gable ends. There are a couple things that are missing on the drawings, i.e. plywood on the roof, ice guard, shingles, etc.

(Smith) It gets tricky when there is a 4:12 pitch that intersects with a 2:12 pitch? The triangle on the side could look strange. *That is what I do not want. I can't put it on paper.*

(Fiebig) You will eliminate some of the vinyl siding and go further back.

(Wyss) He has talked to me enough that I have confidence that he knows what we want in the final product. It is just conveying it on paper. It has come a long way. We have seen this before. The Board would need to trust me.

(Schryer) Architecturally, not much is changing. The roof is coming out further. Everything will match.

(Fiebig) Does the gutter on the right side go out on a splash block? I don't see a downspout. *It comes down in an elbow and into a perforated drain in the ground.*

(Wyss) this house is in the flood plain on Dodd Road. The deck on the house already exists. This would not be considered an encroachment. It would not affect the neighbors. It is just some extra posts. The bottom of the posts would be in the BFE of the flood plain.

MOTION: David Fiebig moved to approve the Porch Addition at 2567 Dodd Rd. as submitted.
Seconded by Joseph Zawatski
Voice Vote: Ayes Unanimous
Motion Passes 6/0

2. Lindy Ritchie

Contractor: Anthony Nero

29205 White Rd – Garage Addition - PPN: 31-A-007-F-00-003-0

Plans stamped received in Building Department 8/23/14

Plans reviewed by Building Department 8/26/14

Present: Anthony J. Nero and Lindy Ritchie

Owner/Representative Comments:

- Photos of the existing house were shown.
- The house will have new vinyl siding, trim and wrap; new gutters and downspouts; new windows, new 30-year 3-dimensional shingles on roof; chimney will be repaired and tuck pointed; new garage door, new entry doors including man door; shutters, a new asphalt over concrete driveway, new concrete steps in front of home, new grass and landscaping with pine trees and shrubs; and, in the future, a deck in the back off the sunroom. Applicant provided list.
- Everything on the garage addition will match the updated house.

City Engineer's Comments:

None

Board Comments

(Schryer) It will be fabulous, a huge change, but the drawing themselves do not show what you plan to do. One drawing does have the ridge vent on it but it doesn't show the style of garage door, how much trim will be around the windows, or the style of the front door. Do you have samples? *All trim will be extra wide. It does not show in drawing but we will put in an overhang on the front and back of house and wrap that as well. The Anderson and Pella windows are already in. We plan a neutral color scheme to blend with neighbors with linen and white trim. The four panel garage door will be aluminum. It will have two windows. I did not know these had to be one the drawing or I would have had him do it.*

(Schryer) I know the drawings were reviewed but they are not signed. Is there anything else you need, Fred?

(Wyss) From a Code standpoint, he included everything I need, except how he plans to heat the addition, which we discussed tonight. The architect included a statement 'heated according to Code'. If the Board wants him to come back to show what he plans architecturally, I would like to give him a permit so he can start foundation work due to scheduling of the masons. The architect's plan does not show those details. *We will use one of three shades of beige-brow [shown] to be trimmed in linen and white [concept picture shown].*

(Fiebig) The drawing does not show much detail but the existing house does not have much detail. He has shown examples and pictures. We could specify requirements.

(Smith) I don't think we should set precedent, even though I believe he will do what he has said.

(Weger) We could give a permit for the masonry work and have him come back with drawings showing all the proposed plans.

(Fiebig) Be ready to present your complete color plans with the updated drawings.

(Schryer) The drawing need to be updated but you can also include that concept picture.

(Wyss) We can postpone architectural review and approval while allowing the foundation to get started because that will not change. *If I have it ready in a week, I can come back.*

(Schryer) Everything needs to be to the Building Department a week before the meeting. It needs to be reviewed before it goes on the Agenda.

(Smith) I made notes on these plans that you can give the architect.

(Wyss) There is one Code issue with the second floor joists.

MOTION: David Fiebig moved to postpone the **Garage Addition at 29205 White Rd.** with a Phased-In approval of the plans with the architectural to come, which will allow the foundation to get started.
Seconded by Mayor Weger
Voice Vote: Ayes Unanimous
Motion Passes 6/0

3. Scott & Jennifer Walunis
Contractor: Scott Walunis
3000 Worrell Rd – Garage Addition & Enclosed Breezeway - PPN: 31-A-001-A-00-001-0
Plans stamped received in Building Department 8/27/14
Plans reviewed by Building Department 9/2/14

Present: Scott & Jennifer Walunis

Owner/Representative Comments:

- Photos of existing house distributed.
- Plan to add a 3rd bay onto the garage with a larger overhead door
- Breezeway will be enclosed and turned into a mudroom and modify the side entrance to the house.
- We already have a permit for the roof. It is torn off.
- We will get a permit to tear off the siding and replace it.
- We have two new garage doors. Then we will add the third garage and door.

City Engineer's Comments:

None

Board Comments

(Schryer) Because it faces out on a corner lot, architecturally we have concern about a very large space with no windows or features. *We would be willing to put in windows but want safety and security. The lot is wooded. There would not be much visibility from Rogers Road.*

(Smith) Perhaps you could add windows higher on the wall? *I am open to a fixed window like a clerestory that would also bring in light.*

(Wyss) There are inexpensive windows.

(Schryer) Windows would need to match to the rest of the house. *We could do double pane double hung windows but it is a work bay with not much room. Fixed windows would be better. Let me restate, windows need to be trimmed out to match to the rest of the house. The windows could be higher. How are the rest of the windows trimmed? We are putting on Prodigy siding with insulation. The new window casings will be wider than the current 2 ½ inch trim. They may be picture framed. Do the same thing to the end windows.*

(Smith) Will the other garage door match the carriage style garage doors? *They will all match. All the trim and garage doors will be white. Green siding will be the wider profile. It will match the shed. Shingles will be 355 pound Presidential shake.*

(Smith) Muntins will be the same all around the house? *Yes. What is the reason for the angle? I don't want to cut down more trees.*

(Fiebig) This is all wooded. Windows up high for light could match the garage door.

MOTION: Christopher Smith moved to approve the **Garage Addition & Enclosed Breezeway at 3000 Worrell Rd.** as submitted with addition of windows on north side of garage
Seconded by Joseph Zawatski
Voice Vote: Ayes Unanimous
Motion Passes 6/0

PLANNING COMMISSION

Public Portion opened at 7:46 P.M.

No Public Input

Public Portion closed at 7:46 P.M.

No Pending Business

UNFINISHED BUSINESS

None

NEW BUSINESS

Chairman Schryer distributed information about the upcoming APA Workshop on Friday, October 24th in Westlake, Ohio. It would be good if the new members could go. More information is available online. We would like to register in time for the Early Bird discount deadline of October 1st. Let Frank Cihula know by the September 18th PCABR meeting. We usually carpool.

MAYOR'S REPORT

None

COUNCIL REPRESENTATIVE'S REPORT (Fiebig)

None

BUILDING COMMISSIONER'S REPORT

Tankage in the front of property at Fowler Drive has been removed. DeMilta took the concrete for free. They also paid for the trucking and the machine. They will be checking under the rear of the property

CHAIRMAN'S REPORT

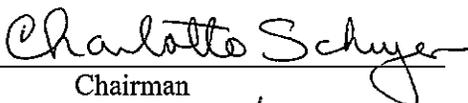
Theresa Baptie, the Recreation Commission clerk is here tonight. She is the new alternate clerk for the PCABR.

MOTION: David Fiebig moved to adjourn.
Seconded by Mayor Weger
Voice Vote: Ayes Unanimous
Motion Passes 6/0

Adjourned at 7:54 P.M.



Clerk



Chairman

Date Approved 9/18/14