

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

**July 5, 2012**

**CALL TO ORDER:** 7:00 pm

**PRESENT:** Vice Chairman John Lillich, Council Representative Nancy Fellows,  
Mayor Robert Weger, Madeleine Smith (arrived 7:10 P.M.) and John Davis

**ABSENT:** Chairman Charlotte Schryer and James Michalski

**ALSO PRESENT:** City Architect William Gallagher, BZA Representative Frank Cihula  
and Clerk Katherine Lloyd

Council Representative Nancy Fellows was here in place of Council Representative David Fiebig

**MOTION:** Mayor Weger moved to excuse Charlotte Schryer, James Michalski and Madeleine Smith for this evening's meeting.  
Seconded by John Davis  
Roll call: Ayes Unanimous  
**Motion Passes 4/0**

**Correspondence**

- Letter dated June 28, 2012 from Board of Building and Zoning Appeals of the City of Willoughby Hills to Property Owner Re: Case No. 2012-2 Variance for Side Setback.
- Letter dated June 28, 2012 from Board of Building and Zoning Appeals of the City of Willoughby Hills to Property Owner Re: Case No. 2012-3 Height of Fence

**Disposition of Minutes** – Meeting of June 7, 2012

**MOTION:** John Davis moved to approve the minutes of the June 7, 2012 as submitted.  
Seconded by Mayor Weger  
Roll call: Ayes Unanimous  
**Motion Passes 3 Ayes and 1 Abstention (Fellows)**

**ARCHITECTURAL BOARD OF REVIEW**

Public Portion opened 7:04 P.M.

**Frank Cihula, Dixon Road**

The Charter requires four affirmative votes for Architectural Board of Review approval. Abstentions do not count.

**Public portion closed 7:05 P.M.**

1. Joe Grcar

Contractor: Owner

**2391 River's Edge Dr (S/L 37) – New Home – PPN: 31-A-017-C-00-037-0**

Plans stamped received by Building Department 6-18-12

Plans stamped reviewed by Building Department 6-26-12

Plans received by CT Consultants 6-22-12

Plans stamped approved by Ct Consultants 6-27-12

**Present: Joe Grcar**

**Owner/Representative Comments:**

- We sold our other home and plan to build another one.
- It will be a three bedroom ranch with a walk-out basement and 6-car garage.
- Siding on the front and right elevation will be a harvest wheat color.
- The shingles will be weathered wood color.
- There will be brick below grade and on the front as an accent. Color is French Country Gray.
- Stone color on the front and right elevation is Sienna Weather Ledge
- There will be two and a half 3-inch boards around the windows. I forgot to draw it on the plans

**City Architect's Comments:**

- We have questions about finishes. You will put the board around the windows? *Yes, we will.*
- What is the color of your windows, trim, gutter boards? *They will be a tan Driftwood. Shutters are dark brown.* What is the style of the shutters? *Board and Batten.*
- It is a great design with a lot of windows. You have returns on the stone, perimeters and the all the details we are concerned about, especially on a corner lot. *It is an original design. It should complement the lot very well.*
- The Prairie style windows are different on different elevations. The two exposed side of the house have the grills? *Yes, we like the grill as an accent but in the rear we like a clear window for the view.*

**Madeleine Smith arrived at 7:10 P.M.**

**Board Comments:**

Brief discussion with Mrs. Smith re: details of the plans.

No Board Comments.

**MOTION:** Mayor Weger moved to approve the New Home on 2391 River's Edge Dr as presented

Seconded by John Davis

Roll call: Ayes unanimous

**Motion passes: 5/0.**

2. Don and Laura Pistor

Contractor: N/A

**36712 Beech Hills Drive – Addition to House & Garage – PPN: 31-A-011-F-00-003-0**

Plans stamped received by Building Department 6-19-12

Plans stamped reviewed by Building Department 6-29-12

**Present:** Joe Calderwood, architect

**Owner/Representative Comments:**

- The house is a rectangle ranch. A master bedroom will be added to the back right corner.

- There is a detached two-car garage behind the house. We are planning a third-car addition. [Photographs distributed]
- The drawing for the garage shows a slight jog on the west side. We would like to square off that side so it would be approved flush. (Lillich) *The garage is 13 feet from the lot line. The jog is 13.33 feet because of the angle of the garage.* Yes. The Building Department has indicated that they would approve up to 10 feet from the lot line. (Lillich) They are still with the original approval? (Wyss) *Yes.* We would like that included in the approval.
- Everything on the garage (shingles, siding) will be re-imaged to match the house.
- Everything on the addition (shingles, siding, windows, trim) will match the existing house.

**City Architect's Comments:**

- What is the likelihood of matching the shingles and siding? What are the materials and colors? *The garage will match the light maple cream color vinyl siding on the existing house. Shingles will be a Burnt Sienna color from Landmark. Shingles on the house were just replaced.*
- The shingles being relatively new would still be manufactured. How old is the siding? What would happen if you cannot match it? (Owner from audience) *The siding is about 15 years old. Right now the garage has a 7-inch lap; the house has a 5-inch lap. We would go with something as close as possible in color and lap width and depth. We don't want it to look like an addition. Have the contractor bring the materials to match to the original.* (Calderwood) *Siding on the existing garage will be replaced so the addition will match. The color and material will be seamless all around.*
- Will you be able to match the existing garage door? *The garage door will also be replaced. So both doors will be new and will match. Yes.*
- If you get the right siding, these additions will be a nice complement to the house.

**Board Comments:**

None

**MOTION:** Madeleine Smith moved to accept the plan for the House and Garage additions at 36712 Beech Hills Drive as presented taking in consideration the provision the additional few inches in size in the garage addition on the west side setback.  
Seconded by John Davis  
Roll call: Ayes unanimous  
**Motion passes: 5/0.**

**John Lillich asked to excuse himself temporarily because he is the third applicant. He asked the Board to appoint John Davis as temporary vice chairman.**

**MOTION:** Mayor Weger moved to temporarily excuse John Lillich and accept John Davis as temporary vice chairman during review of the next project.  
Seconded by Madeleine Smith  
Roll call: Ayes unanimous  
**Motion passes: 5/0.**

3. John M. Lillich

Contractor: James Dominick

**37830 Milann Drive – Demolish & Replace Garage – PPN: 31-A-009-A-00-06-0**

Plans stamped received by Building Department 6-21-12

Plans stamped reviewed by Building Department 6-29-12

**Present:** John M. Lillich

**Owner/Representative Comments:**

- It is a 50-year old garage which has seen better days. We also need more room.
- Photos of the existing garage with views from the back yard and from both neighbors were passed around.
- We will build a pole barn with carriage style garage doors with hasps and buck. The building will use T-111 siding with a board-and-batten look.
- There will be a cupola on top which it not yet shown on the plans. [picture of cupola shown]. The cupola will be made of wood with a copper roof.
- There will be a second floor storage area. There will be a 3x5 door on the second floor on the side yard. It looks like a door facing the neighbors but it is just detail to break up the blank wall.
- Color will match the house color of oxford brown. House has 3-tab Certainteed shingles. Garage will have the same so it will match. Identical shingles were put on my 9x13 tool shed two years ago. The contractor said that the house shingles were in very good condition.

(Davis) Will the new garage have the same footprint as the old one? It will moved 4 feet forward and 1 foot to the left to accommodate a 10-12 inch overhang and the 15-foot side yard clearance.

**City Architect's Comments:**

- You have a steep roof which should blend well with the house. *The peak should just about match the house.*
- What is the side yard setback? *Requirement is 15 feet. It will be 16 feet.* So it is not a zoning issue.
- What type of trim accents or colors do you plan? *No shutters are planned at this time but we might consider them and planters. The house is monochromatic.* You will be matching the house. Have you considered an accent color for the loft door?
- This is a nice, simple design. It will be an asset to the community.

**Board Comments:**

(Smith) It is a beautiful plan.

**MOTION:** Mayor Weger moved to approve the plans to Demolish & Replace Garage at 37830 Milann Drive as submitted.  
Seconded by Madeleine Smith  
Roll call: Ayes unanimous  
**Motion passes: 4/0.**

**Lillich resumed his position as vice chairman.**

**PLANNING COMMISSION**

**Public Portion opened at 7:31 P.M.**

None

**Public portion closed at 7:31 P.M.**

**UNFINISHED BUSINESS**

None

**NEW BUSINESS**

None

**MAYOR'S REPORT**

None

**COUNCIL REPRESENTATIVE'S REPORT**

The Master Plan was passed by Council on June 28, 2012.

**BUILDING COMMISSIONER'S REPORT**

None

**CHAIRMAN'S REPORT**

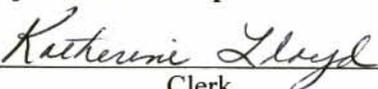
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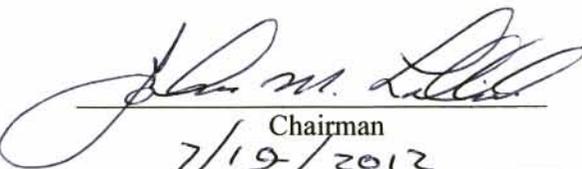
**MEMBER'S REPORT:**

There will be an Opening at the Gallery on Friday, July 6, 2012 from 7-9 P.M. with refreshments. Five artists will display prints and graphic images using traditional techniques.

**MOTION:** Madeleine Smith moved to adjourn.  
Seconded by Mayor Weger  
**Voice Vote: 5 Ayes Unanimous**  
**Motion Passes**

**Adjourned at 7:35 pm.**

  
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Clerk

  
\_\_\_\_\_  
Chairman  
7/19/2012  
\_\_\_\_\_  
Date