

MINUTES
Planning and Zoning Commission & Architectural Board of Review
City of Willoughby Hills, Ohio
December 17, 2009

CALL TO ORDER: 7:00 P.M.

PRESENT: Chairman Charlotte Schryer, Vice Chairman James Michalski,
Mayor Robert Weger, Council Representative David Reichelt,
John Lillich, Madeleine Smith and John Davis

ALSO PRESENT: City Architect, William Gallagher; Building Commissioner, Fred Wyss and
BZA Representative, Frank Cihula and Clerk Katherine Lloyd

The Chairman corrected the first two items on the Agenda. The addresses were reversed. Item three on the Agenda cancelled for this evening. The Planning Commission item is also cancelled for the same reason.

Disposition of Minutes: Meeting of December 3, 2009

MOTION: John Lillich moved to accept the minutes of December 3, 2009 as presented.
Seconded by John Davis
Roll Call: 6 Ayes and 1 Abstention (Madeleine Smith)
Motion Passes

ARCHITECTURAL BOARD OF REVIEW

Public Portion opened 7:03 P.M.

None

Public portion closed 7:03 P.M.

1. Mark & Mary Beth Castell
Contractor: P. Perrino Custom Homes
2400 River's Edge – Ranch Home – PPN: 31-A-017-C-00-001-0
Plans stamped received in Building Department 12/1/09
Plans stamped approved by Building Department 12/7/09
Plans received by CT Consultants 12/3/09
Plans approved by CT Consultants 12/9/09

Present: Pat Perrino, Perrino Builders

Owner/Representative Comments:

- It is a ranch home with stone in the front; it is a mixture of siding and stone. The color of the stone is County Line Dry Stack by Prestige Stone. The siding is vertical. It does have some shakes in the top. The color is Scallop.
- Roof will have 30-year black dimensional shingles by Landmark.

City Architect's Comments:

- There are quoins and a pattern of stone work. Is that actual thickness or is it an applied material? *That is the actual thickness of cultured stone. The quoins will be applied; they are like the flat part of a hearth stone. The quoins will be grayish like sandstone. The stone pattern has gray and brown. It will be a little lighter than the field to create some accent? Yes. Are you projecting them*

so there is some thickness to it? *There will be some thickness to it. It will look dimensional with diversity.* We would like to see them packed out so there is at least a half inch difference between the quoins and the stone. If they are the same thickness, it will be a flat surface. *I will try.* Good, we are looking for detail.

- What are the materials for the entrance way? *We will use Azek and hearty plank, painted.* So it is a panelized system with flat boards and synthetic trim boards? *Yes.*
- We are looking for trim and detail on all sides. Can you detail it more? *The all-vinyl Pella windows come with about 2 1/2- inch detail. They have a bigger detail than the other houses on the street.*
- On the side elevation (garage), the single transom window on top is different from the rest of the house. Would you consider putting transom windows on the bedrooms next to it in order to tie the elevation together? *We could do that. It would be the same height.*
- There are muntins on the front elevation, but this is a corner lot. It might look like the front is on River Road which is also on River's Edge Drive. *We could add muntins to that.* So you will add muntins to the River Rd. side to match the style of the River's Edge side? *Yes.*
- This is a nicely detailed house and we are getting everything we have suggested so far. *A lot of the other homes are up now so you can see them.*

Board Comments:

No Comments

MOTION: David Reichelt moved to approve the additions and alterations at 2400 River's Edge as submitted including the comments from the architect.

Seconded by John Lillich

Roll Call: Ayes Unanimous

Motion Passes

2. Carl Ferencak

William A. & Toshle Sederholm (owners to be)

Contractor: Thomas H. Truitt

29484 White Road – New House – PPN: 31-A-005-D-00-014-0

Plans stamped received in Building Department 12/11/09

Plans approved by Building Department 12/14/09

Plans received by CT Consultants 12/11/09

Plans approved by CT Consultants 12/14/09

Present: Bill Sederholm (home owner-to-be) and Tom Truitt, contractor.

(Schryer) The site plan has not been approved yet. They do not own the lot. There is a memo in the packet about their purchase agreement which has an interesting addendum to it. They are requesting to have the plan approved before they can get their loan. As a rule, we do not approve homes when they do not own the property. If the Board does decide to approve the house, it would need to be with the conditions that the site plan and anything else that pertains to the zoning code be approved before they get their permit. We do not have all the information we need. Even the house could change. The approval would only be by the Architectural Board of Review on the architectural of the house.

Owner/Representative Comments:

- Does the problem with the site plan have to do with the amount of time for review or is it something else?

(Wyss) It is not in compliance because the owner of the property is not the person who is here before the Board today.

There is flood plain in the front of the property which may involve Protected Areas. We have not gotten a ruling back from the City Engineer on that yet. There could be a waiver. There is a provision in Protected Areas regarding disturbance of soils which needs to be addressed. *Does the letter from the County address that?*

(Schryer) The letter from the County is about drainage, not flood plain.

- It is a ranch home. On the base, we will use a PVC Nailite brick in the Used Red color with some variations. It looks like natural brick. It will be above the foundation.
- The 35-year architectural shingles by Pinnacle will be a pewter color. It is a dark shingle.
- The 4-inch vinyl lap siding color will be a Harvard slate color.
- They will use casement and picture windows. On the three-season porch, there will be sliding windows. They are vinyl window with argon gas. They will all look alike.

City Architect's Comments:

- What color are the shakes on the gable end? *It will be complementary to the siding. No big contrast. The trim is white as are the columns in the front and the railings. The decking material in the front is a vinyl. The back deck material is a composite, probably a Trex.*
- The railing systems will be a PVC system in the front and the back? *Yes, it will be vinyl in the front and composite in the back.*
- What is the material of the lattice work on the back (south elevation)? *Vinyl. Good, we want something more permanent that will not gray out.*
- We want to see trim boards around the windows to give them more dimension and detail. *Most of the new construction windows have an integral j-channel so the siding fits right in. You want something beyond that? Yes, because the j-channel ends up being a flat termination between the edge of the window and the siding. We want to see thickness and material to give it more depth and composition. Okay. Is this the front or the perimeter? All four sides. We look at 360 degree architecture. Some of the doors and windows are close enough together that there could be a problem getting anything wide in between, like the three-season room. At flat board in between will unify the opening. Okay.*
- The 6:12 roof height gives it presence. But the large gabled ends look stark. It would look better with an architectural feature like a fyphon or something decorative, especially in the north and west elevation at the peak. The house is simple; an architectural element would give detail and interest. *Okay.*
- What is the material of the entrance columns? *I believe they will be round columns. It will probably be fiberglass. We would like to see detail on the crown and base. Good.*
- What is the style of the overhead garage doors? *I am considering having three doors instead of two. I am looking at something with character rather than flat. A flush or carriage or prairie style door might work better than an embossed door to reflect the style of the house. There could be windows above or arched windows.*
- If we get the right details, it will be a very elegant little house

Board Comments:

(Schryer) We need to ask the home owner about trimming out the windows because it makes a big difference. (Sederholm) *There is the concern about the windows being too close. It is hard to see on the drawing.*

(Lillich) If you put the board between them, it pulls them into one unit.

(Reichel) Is this located on the corner lot? *No, it is lot 14.*

(Michalski) This may be a drafting issue, but the top of the basement casement windows is at the floor elevation. The windows need to come down.

(Gallagher) It does not show room for the header or sill board. *There is not an issue because the wall is actually a balloon-framed wall. The window in the basement room will be virtually at the ceiling. The window size is 4 feet by 4 feet to provide the egress. The floor joists would still frame into the*

studs. How are the floor joists supported? *It is a wood foundation of the east walls and the west walls are balloon-framed.* The floor joists run perpendicular. The window is shown in line with the floor line.

(Michalski) It is a drafting issue. They need to come down. *I guess you are correct.*

(Gallagher) Right now you do not have the egress requirements. *The egress requirement is on the east-west wall. We will meet them. We may have to cut a window well.*

(Michalski) You may need a window well or change the grade

(Gallagher) Will there be a mortar joint applied in between the applied veneer along the foundation walls? *That is vinyl siding.* How will it be nailed? It is screwed on. It is only nailed at the top and at the ‘j’ where it connects? *Yes.* It is nailed every 18 inches. *Yes, they also interlock.* So that is the finish; there is nothing applied.

(Michalski) Are gutters and downspouts required?

(Gallagher) They reduce splash and dirt and have an aesthetic purpose. Are there gutters and downspouts? *Yes.*

(Wyss) The square footage of the house, the placement and the setbacks are in compliance with the zoning ordinance. The only issue at this point is satisfying the Protected Areas ordinance with whatever provisions are necessary. It is the head of one of the Euclid Creek tributaries that starts across the street on Rockefeller and continues in front of this house. The driveway development and grading would be a concern to Protect Areas.

(Schryer) The elevations would need to be re-done and resubmitted because the windows are not correct.

(Lillich) If they need a waiver for the Protect Area, they need to come back anyway.

(Reichelt) Since you are using the basement for bedrooms, what else are you doing to protect the living quarters besides the sump pump? Because of the soils and the water table in that area, there is potential for flooding. *The engineer who did the site plan said we are 12 inches above the 100-year flood plain for the floor level of the basement. We will be running a drain to daylight.* You have that much elevation? *There is a continuous grade up to the basement. That also could be part of the issue on the windows. The lot slopes down from east to west and from south to north. There will be more exposed foundation on the west side. We may bring the siding down so it is the same all around for the appearance .It is actually below grade.*

MOTION: James Michalski moved to approve the house at 29484 White Road. This is strictly an architectural review and approval. It does not eliminate the home owner from applying for or receiving the correct site plan approvals and /or residential zoning issues that may develop as a result of those applications. From an architectural standpoint based on the comments of the architect, the home owner/builder will include trim boards on all windows on all elevations. The homeowner will use a treatment on the gable peaks with either a fyphon or some other decorative architectural feature as suggested by the architect. The home owner will use 8-inch round columns with an appropriate base and crown detail for the columns. The home owner will choose garage doors with architectural features and detail rather than a flat panel. Because of the issues with the windows, the architectural elevations need to be re-done and resubmitted to the Building Department.
Seconded by David Reichelt in its entirety.

Discussion:

(Smith) Do we need to mention that the applicant is considering three garage doors rather than just two garage doors?

(Schryer) It should be on the new drawings the way you will build it.

(Truitt) Are the fyphons on the large gable on the front and on the large gable on the west side? *They go on the two large gables on the south (back) and west that have the 6:12 pitch. There is enough detail on the front with the shakes.*

(Cihula) There is a house with an all-wood foundation that was built on Dodd Rd. It required a variance. The BZA stipulated that 1) all interior surfaces of the treated wood be covered with ½-inch drywall and that 2) a permanent sign be placed under the electric meter stating that the house has an all-wood foundation. In event of fire, the drywall could still be breached. The fire department would see the sign when they shut off the electricity. They need to know that the foundation could burn on that house.

Roll Call: Ayes Unanimous

Motion Passes

Additional Discussion:

(Lillich) There probably should be a sign under the electric meter.

(Wyss) I can notify the Fire Department. They have files on every structure in the city. Wood foundations are in the Building Code now. All of the provisions of this plan are in compliance with the Code. The requirement for the sump pump is in there as well. The sump pump is required because of the wood foundation.

(Sederholm) How do we resolve the last zoning issue? The loan is a combined loan for the lot and the house.

(Schryer) They told us that you needed an Architectural Board of Review approval. The document says the whole plan needs to be approved. I think it is impossible to approve the entire project until you own it. The ABR has accomplished their part of the project which is the architectural. You need to work with the Building Commissioner and the Law Director from this point.

(Wyss) The ABR approval should satisfy the contingency. You can't get a building permit without a site approval.

(Sederholm) I am concerned about the zoning issue and the Protected Areas.

3. Griffin Realty Ltd.

Contractor:

**28890 Chardon Road – Building Addition Proposed Preliminary & Proposed Final –
PPN: 31-A-008-G-00-036-0**

Plans stamped received in Building Department 12/7/09

Plans reviewed by Building Department 11/24/09

The project is cancelled for this evening. The engineer is out of town.

PLANNING COMMISSION

No Public Portion due to cancellation of project.

1. Griffin Realty Ltd.

Contractor:

**28890 Chardon Road – Building Addition Proposed Preliminary & Proposed Final –
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Plans stamped received in Building Department 12/7/09

Plans reviewed by Building Department 11/24/09

The project is cancelled for this evening. The engineer is out of town.

MASTER PLAN

There will be no Master Plan or Master Plan Public Portion for this evening.

UNFINISHED BUSINESS

None

NEW BUSINESS

None

MAYOR'S REPORT

None

COUNCIL REPRESENTATIVE'S REPORT

1. Thank you to Mr. Parrino for the nice homes he is building and his contribution to the city. Thank you also for letting us know about the article that The Plain Dealer will be doing on the Pine Valley subdivision because of all the homes going up.

2. The Sign Ordinance was reviewed by the Planning and Zoning Committee of Council. There were some changes that need to be documented. It then needs to be resubmitted to the PC/ABR.

BUILDING COMMISSIONER'S REPORT

None

CHAIRMAN'S REPORT

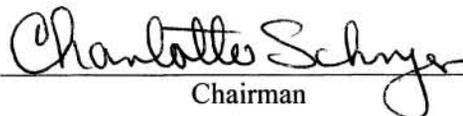
None

MOTION: David Reichelt moved to adjourn.
Seconded by Mayor Weger
Voice Vote: Ayes unanimous
Motion Passes

Adjourned at 7:56 P.M



Clerk



Chairman

Date Approved Jan 7, 2010