

3 Ayes – 0 Nays
APPROVED

DESIGN AND CONSTRUCTION BOARD OF REVIEW
MEETING MINUTES
NOVEMBER 18, 2019

This application is approved for design and review concept. Upon checking with the Building Department for all Zoning and Building Code requirements, a permit may be issued.

Mrs. Brandt recused herself from reviewing the following submittal:

3. DENNIS AND SHARON DONNELLY Additions
2772 Country Club Blvd.

Present: Jill Brandt, Architect
Dennis and Sharon Donnelly, Homeowners

- Variances were received for this project for front setback, lot coverage and for a circular driveway for safety reasons
- Extended overhang over the front entry and a new front dormer
- Exterior materials were discussed. New siding an grey stone; new front porch and two additions on the back
- Board complimented applicants on material choices and design

Mr. Tomsik moved to approve the additions as presented. Mr. Larsen seconded.

2 Ayes – 0 Nays
APPROVED

This application is approved for design and review concept. Upon checking with the Building Department for all Zoning and Building Code requirements, a permit may be issued.

4. ROCKY RIVER PRESERVATION PARTNERS (700 Lake Project) Pre-Preliminary Review
22732 Lake Road, et al. Multi-Family and Townhouse
Development

Present: Alexandra Yonkov, Brickhaus Partners
Mark Giessen, Architect

- Ms. Yonkov explained that they have brought forward the entire project package that includes the things that Planning Commission wanted to see further developed. At the last Design Board meeting they discussed the rear elevations of the townhomes, the entry to the development and the entry to the condo building.
- The amenity deck detail is now being presented to this Board and will be presented to the Planning Commission at their meeting tomorrow evening (November 19, 2019)
- Architect Giessen reviewed the materials for the townhomes. Fiber cement will be used above the garage level of the rear of the townhomes which will be jointed in the exact same size and pattern they are using on the cast stone. It will be painted the

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- exact color of the cast stone. Cast stone will be wrapped around from the front, to the sides and to the lower level of the rear (garage) elevation and the garage doors will have cast stone on either side of them. There will be a fiber cement infill in a small piece on either side of the darker toned garage doors.
- More discussion was had on the design of the rear (garage) elevation of the townhomes. Mr. Larsen said he wants assurance that the fiber cement material on the back that the applicant is claiming will exactly match the cast stone in every way, will actually do so.
 - Regarding the entry to the development, Mr. Giessen said that they tried to further delineate the entry experience by using landscaping and lighting, along with a sign. The lighting technique on the entry, the sidewalk walkways, and along Lake Rd. was introduced by Mr. Giessen. There will be lighting of the landscaping for a glow effect. His goal is to achieve a bit of a glow along the base of the building. Wall sconces will give a bit of vertical light, as well. Stone pavers will be installed at the entry area to provide an introduction to the development.

The meeting adjourned at 5:45 pm.

Respectfully submitted,

Jim Larsen, Chairman

Jill Brandt, Member

Michael Tomsik, Member