

**MEETING MINUTES
DESIGN AND CONSTRUCTION BOARD OF REVIEW
MONDAY, NOVEMBER 6, 2023**

A meeting of the Design and Construction Board of Review was held at 5:00 PM in Council Chambers of Rocky River City Hall, with the following members present:

Jim Larsen, Chairman
Tom Evans, Member
Steven Jennings, Member

1. LEO NAIL SPA Wall Sign
19800 Detroit Rd.

Present: Maan Youseff, Sign Contractor

- New business in former Venetian Nail Spa space at Beachcliff Market Square
- Adding text “Leo” and the new logo to the sign – these will be Black during the day and white at night
- Existing “Nail Spa” text to stay – this is backlit
- Board discussed that these are essentially 2 different types of signs and they won’t feel the same at night when lit and the existing “Nail Spa” text is faded

Mr. Larsen moved to approve the sign with the color of the glows of the top and bottom rows of the sign to match and to paint the “Nail Spa” text black to match “Leo.” Mr. Evans seconded.

3 Ayes – 0 Nays
APPROVED (as noted)

2. FLAGSTAR BANK Signage
22255 Center Ridge Rd.

Present: Jim Briola, Sign Contractor

- Monument sign face replacement ad paint sign base black
- Wall sign discussed
- Board complimented sign package

Mr. Evan moved to approve the signage as submitted. Mr. Jennings seconded.

3 Ayes – 0 Nays
APPROVED

3. **PARKER'S OLD SCHOOL PIZZA**
19071 Detroit Rd.

Signage

Present: Mark Branovich, Sign Contractor

- Space is former Flip Side space
- 3 signs will be replaced; door vinyl, storefront wall sign and wall sign on tower facing Detroit Rd.
- Gooseneck lighting to remain
- Signs are slightly smaller than the Flipside signs were
- Discussion was had regarding the black frame on the rear sign and whether just the circle logo on the rear wall would look better

Mr. Larsen moved to approve the signage as discussed. The sign facing Detroit Rd. to be trimmed so that text and graphics do not extend beyond the black background. Mr. Jennings seconded.

3 Ayes – 0 Nays
APPROVED

4. **ROUNDSTONE**
19621 Lake Rd.

Signage, Pergolas, Minor Door
Modifications

Present: Denver Brooker, Vocon Architects and Mark Conzelman, Developer

- Modifications were explained – the addition of three small third floor small sun-shade structures on the terrace fronting Lake Rd.
- Board agrees these are a better alternative than umbrellas on the terrace
- Additional modification includes a rear door to exit the building directly onto the patio
- Signage package was discussed; signage will not be illuminated
- Revision to address sign by adding an additional post to it was suggested
- Wall sign needs to be centered on the canopy; applicant assured it will be
- Suggestion was made to provide wood look slats to match the soffits of the canopy

Mr. Larsen moved to approve the package as discussed. Mr. Evans seconded.

3 Ayes – 0 Nays
APPROVED (as noted)

5. **KEVIN & LINDA LANGE** Front Porch
21716 Kenwood Ave.

Present: Tammy Graff, Hurst Design and
Linda Lange, Homeowner

- Remove existing porch stoop and add a black metal roof
- Square posts with caps and bases
- Board noted the improvement this will make to the front façade

Mr. Larsen moved to approve the front porch as presented. Mr. Evans seconded.

3 Ayes – 0 Nays
APPROVED

6. **MARK & EMILY MALLOY** Addition
1373 Homeland Dr.

Present: Jill Brandt, Architect and Emily Malloy, Homeowner

- 2-story addition in rear of home for larger kitchen and master suite
- Roof structure was discussed
- Materials to match existing; shake siding in front
- Board stressed the fact that the siding must match existing

Mr. Larsen moved to approve the addition with the new siding to match the existing. Mr. Jennings seconded.

3 Ayes – 0 Nays
APPROVED

7. **JOHN AND MEGAN ZARLENGA** 2-Story Addition and Attached Garage
20511 Morewood Pkwy.

Present: Jill Brandt, Architect and John Zarlenga, Homeowner

- Two story addition to maintain the tudor look/design
- Board requested that the diagonals be removed on the front façade
- Drafting error was discovered; elevations were discussed in relation to the drafting error

Mr. Evans moved to approve the addition provided the diagonals are removed from the front façade. Mr. Jennings seconded.

3 Ayes – 0 Nays
APPROVED (as noted)

8. **DANIEL SCHAIU**
21060 Aberdeen Rd.

Sunroom Addition and Back Porch

Present: Daniel Schaiu, Homeowner

- Variance was received for side setback on sunroom
- Windows and siding to match existing
- Roof structure was discussed
- Board agrees the plans are nicely detailed

Mr. Evans moved to approve the project as presented. Mr. Jennings seconded.

5 Ayes – 0 Nays
APPROVED

The meeting adjourned at 6:10 pm.

Respectfully submitted,

Jim Larsen, Chairman

Tom Evans, Member

Steven Jennings, Member

