

Design and Construction Board of Review
Meeting Minutes
April 15, 2024

A meeting of the Design and Construction Board of Review was held at 5:00 PM at the Rocky River Senior Center, with the following members present:

Tom Evans, Member
Kiera Szytec, Member

1. **MIKE MESSINA** Rooftop Pergola
700 Lake Condominium Building
Suite 500

Present: Michael Messina, Homeowner
John Carney of Rocky River Preservation Partners
and HOA President

- 1,000 sq. ft. rooftop for a 32' x 18' aluminum powder coated pergola with planters along the railing. Pergola is an alternative to using umbrellas; pergola will be painted to match the building color
- Color sample of building and pergola was presented
- Planter boxes will be same color as building and pergola
- Existing railing is black
- Mr. Carney explained that this proposal will be the standard design and materials for any other pergola that is proposed for a this building in the future.
- Pergola to be held down with weights; flower boxes to be filled with dirt and sprinkler system will water them
- Flower boxes to be 26" tall and 18-20" deep along south and west side of the rooftop

Mrs. Szytec moved to approve the pergola as presented. Engineering detail such as wind load specs to be submitted to Building Department for review and approval. Mr. Evans seconded.

2 Ayes – 0 Nays
Approved

Subject to the above requirements, 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.

2. CR DEVELOPMENT II LLC

22603 Center Ridge Rd.

Monument Sign

Present: Jack Doheny, Krueger Group

- Brick base will match the red brick on the building
- ORRIS logo was discussed
- Base will have a sandstone cap on it
- Sign panel to be PVC, painted black to match the building window trim
- Sign will serve both properties, which will be completed in two phases
- Address on sign to have a landscape light
- Address to also be above the door on the building
- Applicant said they are increasing number size to 6".
- The sign design and materials are complimentary to the building. Board expressed concern that the address on the sign is too small to easily read.

Mrs. Szytec moved to approve the monument sign as presented. Mr. Evans 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.

3. JOHN McDERMOTT

Addition

19543 Laurel Ave.

Present: Brandon Young, Architect

- Rebuilding second story addition for a primary suite on the second floor
- Increasing stair landing on first floor and adding a den and powder room and enlarging the kitchen
- Footprint will be 2' deeper into the backyard than existing
- New garage and carport will replace the existing on same footprint
- New windows, siding, roofing and bay window will extend to the second floor on the front elevation
- Hardy board and batten on the front elevation and vinyl

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- siding in the back
- Board agrees this improves the home's character and cleans up the existing rooflines
- Board requests a brick cap be installed along the line where they cut the brick to begin the siding

Mrs. Szytec moved to approve the addition as presented, with the addition of a cap being installed on the brick where it is cut for a finished edge. Mr. Evans seconded.

2 Ayes – 0 Nays
APPROVED

Subject to the above requirements, 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. **SHAWNA WALTER**
3315 Higley Rd.

New Front Porch

Present: John Faile, Architect

- New front porch to be installed with railing
- Dormers to be installed over porch roof
- New columns and front door with side lights to be installed
- Materials and colors were discussed
- Board recommends white columns, white dormers, white window and rake trim and white gutters
- White railing will make the porch "pop"

Mr. Evans moved to approve the new front porch and dormers with white railings and white columns, as discussed. Mrs. Szytec seconded.

2 Ayes – 0 Nays
Approved

Subject to the above requirements, 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.

5. **TARIQ NAEEM**
20801 Avalon Dr.

Second-Story Addition

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Present: Scott Kerrick, Architect

- Variance was received to construct on same footprint as existing non-conforming residence
- Addition will be tucked into the existing dormer to enlarge the closet in the primary suite
- Board agrees this minor addition is nice in form and material

Mr. Evans moved to approve the second-story addition as presented. Mrs. Szytec 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.

6. **J. McLAUGHLIN**
19041 Detroit Rd.

Signage and Awning

Present: Dale Greider, Arkinetics

- New women's clothing store
- Project includes new blade sign and awning. Door to be painted navy blue and navy blue window box planter will be added
- Board hesitated about having one blue awning on the street when all other awnings are green
- Applicant brought an option that includes a green awning
- Board prefers the green awning choice to match the other awnings on the street

Mrs. Szytec moved to approve the signage and awning with awning to be green instead of navy blue. Mr. Evans seconded.

2 Ayes – 0 Nays
Approved

Subject to the above requirements, 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.

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7. **KATE VOLZER**
3901 Linden Rd.

Additions

Present: David Maddux, Architect

- Existing home is a split level on a corner lot with white vinyl siding
- Adding 100 sq. ft. to front for a larger living room area with a second story above it
- All materials to match existing
- Rear addition is sunroom with a porch above it

Mrs. Szytec moved to approve the additions as presented. Mr. Evans 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.

The meeting adjourned at 6:25 pm.

Respectfully submitted,

Thomas Evans, Chairman

Kiera Szytec, Member