

Design and Construction Board of Review
Meeting Minutes
February 18, 2025

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

Tom Evans, Member
Kiera Szytec, Member
Steve Jennings, Member

1. Marimargaret Ries
21527 Kenwood Dr

Covered Patio with Fireplace

Presenting – Steve Keiper – Evergreen Woodcraft, 2140 Remsen Rd., Medina, OH

- Tabled at the January 21st meeting
- Brought in the landscaping plans but with some major changes
- The covered patio is now detached from the house and on the westside of the property, not the eastside anymore
- The details do not change much in terms of dimensions and materials
- There are already existing evergreens between the patio and the neighbor but there will be even more added
- Moved away from the corner and buffering questions have been addressed
- The board clarified with Mr. Reich the building requirements now that the patio is detached, he saw no issues

Mr. Jennings motioned to approve as submitted. Mrs. Szytec seconded.

3 Ayes – 0 Nays
Approved

2. Stephen and Abbey Spiro
20182 Mercedes Ave

**2 Story Addition with Basement
Foundation and Kitchen Remodel**

Presenting – Tracy Schwark – Brady 3, PO Box 499, Avon, OH

- 2 story rear addition
- Great room, dinette, extend kitchen, and master suite on second floor
- Exterior materials are going to match existing materials, vinyl siding and asphalt shingles
- Will tooth-in the new siding with the existing siding, same manufacturer
- Remove the existing deck to make room for addition

- Homeowners are undecided on whether they want a patio or deck at the rear of this new addition
- Aluminum-clad double hung Pella windows with grilles
- Tearing down the existing addition
- The Board clarifies the site plans

Mr. Evans motioned to approve as submitted. Mrs. Szytec seconded.

3. JoJake, LLC

2763 Devon Hill Rd

**Demolition of Existing Home and
Construction of a New Home**

Presenting – Levy Nguyen – Tryal, 3111 W. Price Ave., Tampa, FL

- Materials are Nichiha fiber cement siding, smooth white stucco, slate grey metal roof, and Pro-Fit Modera stone
- Black Pella Windows
- Garage doors match the Nichiha
- Mrs. Szytec stated that there are a lot of roof lines
- The board is concerned that it may be a little busy
- The stone piers on the façade should be removed or altered, they are different measurements and don't serve a purpose
- The inconsistent proportions of the piers make it busy and less attractive to look at
- Treat the stone as a base or a water table
- Mr. Jennings brings up trying to meet the roof lines on the westside of the property together, might be hard to do but Mr. Nguyen said he would look to see if there was a way to close that gap
- The wood trim piece that runs around the building causes awkward conditions where it meets the garage and the kitchen windows on the east elevation
- The stone is successful in the entry way because the stone meets that volume, and the stone is successful in the second story section because it meets that volume
- The stone corners that transition to stucco may look precellular because the stone protrudes from the side of the building
- Since the garage is closest to the street, it might make sense for that to be the most stone; makes it richer and more pronounced
- The Board said that the trim pieces and where materials meet is a little awkward
- The design needs to be intentional, make sure it doesn't look like an "oops"

Mr. Evans motioned to table based on The Board's comments. Mr. Jennings seconded.

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The meeting adjourned at 5:50 pm.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Thomas Evans", written over a horizontal line.

Thomas Evans, Chairman

A handwritten signature in black ink, appearing to read "Kiera Szytec", written over a horizontal line.

Kiera Szytec, Member

A handwritten signature in black ink, appearing to read "Steve Jennings", written over a horizontal line.

Steve Jennings, Member