

Design and Construction Board of Review
Meeting Minutes
March 3, 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. JoJake, LLC

2763 Devon Hill Rd

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

Presenting – Vince Monachino – Oster Services, 17415 Northwood Ave. Suite 100,
Lakewood, OH

- Tabled at the February 18th meeting
- Mr. Evans stated that most of the comments have been addressed
- All the materials are the same, the Board likes the materials
- Mr. Jennings agrees that most of the comments have been addressed, however, the horizontal band that runs along the house still looks off to him
- The horizontal band used to run along the top of the windows, except at the kitchen, where the windows are taller, now the band runs above the windows and has a gap in between
- Mr. Monachino stated that the band being moved up fixed the issue at the garage with the band, it now runs directly into the roof line
- Mr. Evans stated that he appreciated the changes, the garage looks better and now is more functional with the water table, the roof line is simpler
- Mr. Evans does agree that there are pros and cons to leaving the band where it is or bringing it back down
- Mr. Evans liked the band to be higher than lower out of the two options
- Mrs. Szytec was okay with the band being higher than lower
- The Board looks at the previous submission to compare, the agreement was the band being placed at the higher location
- Mrs. Szytec's only concern was where the water table ended at the man door on the garage
- Mr. Jennings thought it was better to stop it at the door rather than randomly
- Mrs. Szytec also wanted to make sure that the footers, especially the garage, were frost protected; Mr. Monachino ensured that they would be

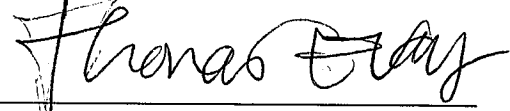
Mr. Jennings motioned to approve as submitted. Mrs. Szytec seconded.

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3 Ayes – 0 Nays
Approved

The meeting adjourned at 5:20 pm.

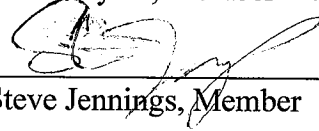
Respectfully submitted,

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

Thomas Evans, Chairman

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

Kiera Szytec, Member

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

Steve Jennings, Member