

Design and Construction Board of Review
Meeting Minutes
April 8, 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:

Kiera Szytec, Member
Steve Jennings, Member
Christina Schmitz, Member

1. Pamela Bobst swore in new member Christina Schmitz
2. Mrs. Szytec motioned to appoint Steve Jennings as chairman. Mrs. Schmitz seconded.

3 Ayes – 0 Nays
Approved

3. Peter Quinlan & Rebecca Roemer
1740 Wright Ave.

Dormer Bathroom Addition

Present – Peter Quinlan, Homeowner

- Resubmission from the March 17th meeting
- Mr. Quinlan said in the previous meeting that he was told to setback the dormer, but nowhere in the code does it say that. It just says the mean average height of the home must be 25 feet, which they comply with
- Existing shutters have been removed
- Keeping existing white windows
- Redoing side patio and balcony – same footprint
- Dark charcoal horizontal Hardie siding
- Painting the door blue
- The Board would like to see the dormer setback by the thickness of the brick
- The Board would also like the current eave to be visible
- Some sort of trim piece where the brick and siding meet to create the illusion of a dormer
- The roof on the addition will be metal
- The Board wants clarification that the siding will be horizontal and not vertical like shown in the plans, Mr. Quinlan said it would

Mrs. Szytec motioned to approve with the condition that the siding be horizontal and that there be a trim piece between the brick and siding to give the look of a dormer. Mr. Jennings seconded.

3 Ayes – 0 Nays
Approved

4. Erik and Sarah Warren
21350 Maplewood Ave.

Two-story rear addition

Present – Jeremy Lake, Architect

- Addition on the back of the house
- Matching all the existing materials, the brick water table will continue and be painted to match, and the same siding up to match the existing
- Same windowsill height
- The addition is where the existing dormer is, creating a new dormer that ties into the existing dormer to let natural light in the attic space
- The attic space is not living space
- Cannot get rid of the dormer because of the stairs to the attic
- The Board wonders why the addition doesn't run the whole length of the house, Mr. Lake said because of the garage and the homeowner's request

Mrs. Szytec motioned to approve as submitted. Mrs. Schmitz seconded.

3 Ayes – 0 Nays
Approved

5. John and Tana Carney
19488 Beach Cliff Blvd

New Single Family House

Present – Mike McGettrick, Architect

- Mr. McGettrick said homeowners want an age-in-place home, and there is an elevator on all floors
- All spaces will be wheelchair accessible
- Hardie Stagger Shake - accent – lighter coastal green
- Hardie Plank Siding - base – cream
- Brick is a glazed cream color – darker than the trim but not as dark as rendering
- The water table stops before the garage and does not go to the rear of the house
- Water table should go along the front of the garage since it is closest to the street
- The Board would also like less roof materials, especially the southeastern corner
- The Board thinks the rendering brick is too dark; they would like to see a lighter color – warmer rather than cool
- More classical design; keep it that way

Mrs. Szytec motioned to approve with the condition that there is some consistency in roof materials, continuing the water table around the face of the garage, and a brick color that is closer to the siding's cream color. Mrs. Schmitz seconded.

3 Ayes – 0 Nays
Approved

6. Canepa Orthodontics
20024 Detroit Rd.

Replacement of existing signs

Present – Mark Bailin, Sign Company

- Same sign area, just changing the design
- All flush text
- The Board would like to see the street sign lowered a little to make the address visible from the road
- The street sign is not internally illuminated
- The wall sign is currently illuminated and will stay that way

Mr. Jennings motioned to approve with the condition that the sign be lowered to make the address visible. Mrs. Schmitz seconded.

3 Ayes – 0 Nays
Approved

**7. Cleveland Clinic Medical
Outpatient Center**
19800 Detroit Rd.

Replacement of existing signs

Present – Tom Yankovich, Sign Company

- Replacement panels on existing signs
- The Detroit side will be a flat panel
- Aluminum break on each
- White satin finish, with Cleveland Clinic brand colors
- The Northeast side will be removed completely
- The front sign is double-sided
- The main sign in the back is single-sided
- The Board said the one sign has a black line running through it; that should be consistent on the other sign

Mrs. Szytec motioned to approve with the condition that the black line be consistent on both signs. Mr. Jennings seconded.

3 Ayes – 0 Nays
Approved

8. River Plaza
21818 Center Ridge Rd

**Modification of existing monument
sign**

Present – Chuck Zingale, Sign Company

- Remove the black backing

- Paint the existing retainer
- There will be other tenants to occupy spaces
- Doing the same thing on both sides
- Field color is going to be white, like some of the other tenants

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

3 Ayes – 0 Nays
Approved

9. Conley Residence
19458 Riverwood Ave.

Two-story rear addition

Withdrawn

10. Bihuniak Residence
181 Buckingham Rd.

Garage addition

Present – Jill Brandt, Architect

- Knocking down the whole garage and rebuilding
- Roof will come back to the dormer
- Already got a variance for the setbacks
- Filling in the corner and matching the roof pitch
- Materials to match the existing shake siding, asphalt shingles, and stucco and trim
- Brick base to match the existing
- Brackets on garage overhang
- The Board thinks the windows on the garage should be the same size on both the first and second floors

Mrs. Schmitz motioned to approve with the condition that the windows on the garage are the same size on both the first and second floors. Mrs. Szytec seconded.

3 Ayes – 0 Nays
Approved

11. Stickler Residence
19440 Frazier Dr.

Garage reconstruction

Withdrawn

12. Young Design Studio
19126 Old Detroit Rd.

Awning over building frontage

Present – Maggie Young, Architect
Chuck Conley, Contractor

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- The Board would like to see the post material match the trim material
- Keep as much brick as possible
- Hardie or fiber cement building material would be better than the proposed stone
- Brick on bottom of posts
- Bulk up the posts
- What are they going to do with the signage
- Awning should start under existing brick
- The material of the awning should be asphalt or metal – it can resemble slate, just not the material that was proposed

Mr. Jennings to table based on comments from the Board. The Board agreed.

The meeting adjourned at 6:45 pm.

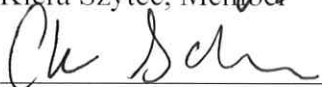
Respectfully submitted,



Steve Jennings, Chairman



Kiera Szytec, Member



Christina Schmitz, Member

