

Design and Construction Board of Review
Meeting Minutes
June 2, 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:

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

1. Paul Alex	Front and corner side yard fence
18429 High Pkwy	review

Present – Paul Alex, Homeowner

- They got 4 variances for the fence, the main issue the property has is that there is no backyard
- The fence will not be on any side that touches the neighbor – between the driveway and the walkway up to the house
- Landscaping in front of the fence to lessen its impact
- Black ornamental 4' fence
- Mr. Minek said that the Board of Building and Zoning Appeals granted a 3' setback, and the Building Commissioner is trying to see if they can get 2' – for the Board to look at it from both angles
- The Board said that they would prefer the 3' setback rather than the 2' setback
- The Board is also concerned about possible sightlines at the intersection – Mr. Alex said he could do lower landscaping in the corner to improve visibility
- The 2' it might be tight

Mrs. Szytec motioned to approve at the 3' with lower landscaping and plantings at the corner for better sight lines for traffic. Mr. Jennings seconded.

3 Ayes – 0 Nays
Approved

2. Slate Interior Studio	Signage and Exterior Paint
3100 Wooster Ave	

Present – Bridget Hrdlicka, Business Owner
Sean Nugent, Business Partner

- Two buildings, the smaller one will be Bridget's – the other will have a tenant, they are not sure who yet, but that building will be renovated as well
- They are going to paint the building black and add a simple sign

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- The roof will get redone and be black
- The signage will be acrylic
- No illumination internally with the signage, but there is existing soffit lighting
- Mr. Jennings doesn't like the black on black
- But Mrs. Szytec and Mrs. Schmitz like the black on black
- Mrs. Hrdlicka said the idea is to have a black exterior and a white interior
- The board thinks the soffit lighting should be centered around the signage – the current rendering has it off-centered – Mr. Nugent said that can be moved
- It will be a matte finish

Mrs. Schmitz motioned to approve with the recommendation of studying the soffit lighting to center it with the signage. Mr. Szytec seconded.

2 Ayes – 1 Nays (Jennings)

Approved

3. Maison Maison

Storefront renovation

19126 Old Detroit Rd

Present – Maggie Young, Designer
Chuck Conley, Contractor

- Second time coming before the board – listened to their comments
- Patterned brickwork exposed on the building by moving the awning down
- Brought the sides in a little bit to keep the stonework on the corners exposed
- The materials under the awning will remain the same
- Beefed up the posts and studied reducing the overall quantity of posts
- Add a brick face to the posts and paint them to match the building
- The board feels these changes help keep the character of the building
- Bringing the awning down helps to not interfere with the adjacent building, and it is lined up with the piers
- The awning will also be asphalt
- The board asked about their decision for how far the awning should overhang and if there is enough clearance with the posts to open the doors
- Mrs. Young said that 6' is just the rule of thumb. The door that would be affected by the post is not used, but even if it were, there would still be enough clearance – not ideal, but doable
- The board likes the changes and appreciates them listening to their comments

Mr. Jennings motioned to approve as submitted, with the condition that plans are

submitted without the notes from the previous submittal. Mrs. Szytec seconded.

3 Ayes – 0 Nays
Approved

4. William Todd Seabrook
20360 Parkview Ave

New garage

Present – William Todd Seabrook, Homeowner

- Building a new garage – bigger than the one he currently has – extending it backwards
- The garage he has is original, from the 1940s
- It will be brick to match the existing house
- The old garage will be demolished and rebuilt on the same footprint, just farther back
- Asphalt roof to match
- Already bought new garage doors for the existing garage and will use those existing doors
- The man door will match the garage door color
- The board feels the garage roof pitch should match the home pitch as closely as possible
- The proposed roof is a hip roof, and the board feels that it doesn't match the style of the home
- They feel a gable roof with siding to match the siding on the rear of his home would be better than a hip roof – if he wanted to brick up, he could do that as well
- To do brick, they would need steel lintels, and since it's two separate garage doors instead of one double door, it makes it more manageable
- The lighting should goosenecks above each g

Mrs. Szytec motioned to approve with the conditions that it is a gable roof and not a hip roof. There is no need for a window on the side elevation of the neighbor. Either brick the gable or use a siding to match the existing siding. With the suggestion of matching the front door lighting. Mr. Jennings seconded.

3 Ayes – 0 Nays
Approved

5. Tom Galla

1190 Woodside Dr

Corner side yard fence review

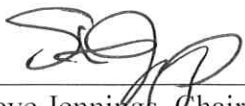
Present – Tom Galla, Homeowner

- Full renovation of his yard – did his patio and landscaping, now the fence
- On the North portion of the fence is 5'-2" away from the sidewalk, and the south portion is 3'-7" – Mr. Galla did this to keep parallel to the house
- Needs a variance for the setback and the height of the fence
- Order about 100 plants, and only 15 plants are left to plant
- The front of his lot is on Endsley, so this would make it the corner side yard
- The board would like to see the fence parallel to the sidewalk – Mr. Galla said landscaping would grow and hide that it is not parallel
- The board likes his landscaping and thinks it's very well thought out
- If the fence is in the landscaping, the squareness in his backyard is not as important
- When it's parallel at the 5'-2", it makes the walkway up to the house feel more welcoming because there is more breathing room
- The designer of the yard said that keeping the fence square with the house would make it look better
- The board said keeping the landscaping square, but changing the fence is okay – they are not proposing changes to the landscaping
- The board said, since this should typically go to BZA first, they will make recommendations and not vote on the project

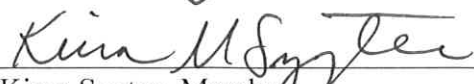
The board agreed they were okay with the fence at the 48" height, but they would like to see it parallel with the sidewalk, and BZA will determine the setback. They would be okay with it closer, if need be, but will let the BZA decide that.

The meeting adjourned at 5:51 pm.

Respectfully submitted,



Steve Jennings, Chairman



Kiera Szytec, Member



Christina Schmitz, Member