

Design and Construction Board of Review
Meeting Minutes
June 16, 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. Todd Sciano

Front porch addition

20252 Westhaven Ln.

Present- Jason Chatel, TCJ Premier Properties

- Front porch addition and awning over garage
- Replacing the siding with a greyish/blue vinyl siding
- New garage and front doors
- Retaining windows and roof
- Black shutters – may blend with the siding, find something with more contrast
- The front porch's posts will be wrapped in white aluminum trim coil
- The Board thinks the siding on the gable of the porch should be white – AZEK may have something that would look more finished than siding
- Vinyl soffit under the garage awning

Mrs. Szytec motioned to approve with the recommendation that they investigate the shutter color and a white AZEK material in lieu of the siding at the gable of the front porch. Mr. Jennings seconded.

3 Ayes – 0 Nays

Approved

2. Metro Health

Sign review

20575 Center Ridge Rd.

Present- John Benedict, Brilliant Sign
Ann Schafer, Metro Health

- Sign replacements – similar to the old ones – logos and verbiage changes
- Aluminum face coverings
- Double-sided
- Awning sign will be the aluminum color
- Monument sign will be white to match the other tenants – already backlit

Design and Construction Board of Review
Meeting Minutes
June 16, 2025

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

3 Ayes – 0 Nays
Approved

3. Stitch & Mane **Sign review**
19777 Center Ridge Rd.

Present- Scott Thompson, Heritage Sign and Lighting

- Channel letters on a raceway for the wall sign
- Will have a tenant sign on the monument sign out front
- Internally illuminated
- Signage will be completely new, nothing salvaged from the previous sign
- The raceway will match the brick
- The monument tenant signage background should match the other tenants

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

3 Ayes – 0 Nays
Approved

4. Bash Residence **Fence review**
1100 Elmwood Rd.

Present- Kevin Bash, Homeowner

- 25% transparent, 5' tall cedar fence
- Landscaping between the fence and the sidewalk
- More native plants

Mr. Jennings motioned to approve with the condition that there is landscaping that runs the length of the fence, but be mindful not to obstruct both the sidewalk and the view from the neighbor's driveway. Mrs. Szytec seconded.

3 Ayes – 0 Nays
Approved

5. Goulart Residence **Rear porch addition**
91 Kensington Dr.

Design and Construction Board of Review
Meeting Minutes
June 16, 2025

Present- Joseph Lombardo, Contractor

- Homeowners would like to cover the existing brick patio they have
- It will be 13' deep and stop just short of the retaining wall
- There are some discrepancies between the drawing and the proposed plans
- Clear stain knotty pine on the ceiling
- Wants to keep the height high enough so the owner can see out the window without obstructions
- The Board thinks the idea is nice, but thinks he is going to run into problems with the execution of the plan – will probably need to do a gabled or hip roof
- The doors that lead into the house may not be covered by the porch itself – the Board would like that verified
- Push the porch out as far as possible – will lose the lighting out there – can add some underneath the porch
- Mr. Lombardo said he'd like to go a little higher to keep the view for the homeowner, and there will still be a center post
- Columns will match the dark brown of the existing house
- Cedar siding
- All exposed wood will be covered with metal
- Shingles to match
- The porch should be full width, and the columns match the existing columns – a hip roof, because it would tie into the existing roof angles much better

Mr. Jennings motioned to table this item. Mrs. Szytec seconded.

3 Ayes – 0 Nays

Tabled

6. Barbicas Residence

Second-story addition

242 Arundel Rd.

Present- Jill Brandt, Brandt Architecture

- Covering part of the existing patio with a second-story addition
- Matching materials and roof pitch of the pervious addition
- 200 square foot addition
- Beadboard on the underside of the addition – lighting will be there too
- The windows and the doors will be shifted to the left to make more space for the kitchen
- Overhang at the entry door

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

3 Ayes – 0 Nays

Approved

7. Holzheimer-Varanese Residence
257 Arundel Rd.

Exterior remodel: new exterior materials, rear patio, and landscaping

Present- Jackie Varanese, Homeowner

- Remove existing vinyl siding and replace it with a Tudor style on the front elevation – stucco with wood trim – Hardie has something for that
- Turret is underutilized, so they want to stone it
- Stone underneath the windows and around the garage door
- Tudor style on the front, but the sides and rear will have a Hardie Board Lap siding
- New pavers in the front
- Currently, two front doors; want to change the current double door to a single door and make the focal point the door that is in the turret
- Replacing all of the windows and doors – the windows will be brown/bronze on the exterior and white on the interior
- It will be a real stone veneer on the turret, in front of the garage, the bay window on the front of the house, and it turns the corner on the garage slightly
- Take the wood rear patio down and just add pavers – it will be shifted over a little bit to offer more privacy
- The Board liked the sketch more than the computer rendering
- Removing the windows on the turret, and the Board liked those side windows in the drawing
- Square off the window on the second floor of the turret
- There is a mismatch of architectural styles between the existing Dutch colonial and the proposed Tudor style
- The Board did not like the stucco coming down to grade, and where the stucco meets the siding on the north side should be a softer transition
- Soffit and trim will be changed out
- New shed and hip roof on the rear of the house
- The Board feels they should follow the style of the house more in the sketch than in the computer rendering – they are keeping parts of the old that don't match the style they are trying to achieve

Design and Construction Board of Review
Meeting Minutes
June 16, 2025

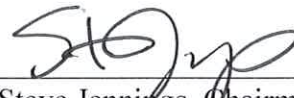
Mrs. Schmitz motioned to approve with the condition that the second-floor window on the turret be rectangular and to investigate the north entrance's awning. Mr. Jennings seconded.

2 Ayes – 1 Nays (Szytec)

Approved

The meeting adjourned at 6:15 pm.

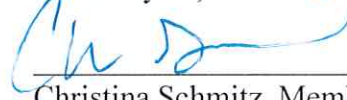
Respectfully submitted,



Steve Jennings, Chairman



Kiera Szytec, Member



Christina Schmitz, Member