

Design and Construction Board of Review
Meeting Minutes
August 4, 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. River Kids Dentistry
21590 Center Ridge Rd

Sign review

Present – Jim Briola, North Coast Signage

- Channel letter set on the front of building
- New monument sign to replace the old
- The plans showed signage on the both the front and side elevation; they are aware that it is not permitted on the side elevation – they will only have the wall signage on the front of the building
- The monument sign is 8 square feet larger than what is allowed, and they will shrink it to fit within the 30 square feet code requirement
- The posts of the existing monument sign will remain
- The height of the monument sign fell within the code requirements
- The future tenant sign should match the rest of the sign, not the blue color, until the space is filled
- The blue material will be the same material as the rest of the sign – it is not raised
- The Board asked if there would be a cap on the posts of the monument sign – Mr. Briola said it would match the new signage – same solid color
- Raised lettering on the monument sign – PVC
- Back panel will be Aluma Corr – acrylic base on aluminum laminate that is colored
- The sign on the building is illuminated, and there is no illumination in the monument sign
- Posts should be the same color as the sign panel, and they should be flush and monolithic and not look like a sandwich of old and new

Mrs. Szytec motioned to approve with the condition that the monument sign is shrunk to comply with the development code. Mr. Jennings seconded.

3 Ayes – 0 Nays
Approved

2. Keller Residence

Rear deck and pergola

3847 Kings Mill Rd

Present – Elizabeth Keller, Homeowner

- Replacing the existing deck – a smaller footprint than before
- Taking the steps off the front
- The decking will be a tanzite material – it is a composite with ground stone
- Partially covered (< 40% of the total deck)
- The sides of the covered portion will be similar to what was there before – instead of wood, it will be metal and aluminum
- The railing and walls (privacy screening) will be black, the flooring will be light grey slate, and the trim will be a slightly darker grey driftwood
- Charcoal steel roof – standing seam
- The railing will match between open and covered

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

3 Ayes – 0 Nays
Approved

3. Cleveland Yachting Club

**New guardhouse/ entry drive
improvements**

200 Yacht Club Dr

Present – Jim Wallis, Perspectus Architecture

- Showed a rendering of the proposed clubhouse renovations for context
- Tight on space – need extra space for the entry and exit drives – the building cannot be as large as it was
- Matching the materials that they are using everywhere else – gas dock and eventually the clubhouse
- Want to keep it as simple as possible and consistent with the rest of the campus
- Replacing light fixtures – having consistency around the campus
- Adding bollards around the front
- Will come back in the future with a signage package – maybe integrated with an entry feature – not at that point yet
- The front porch is useful – people sit out there to greet visitors

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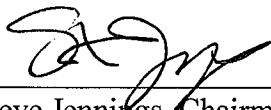
- The Board would like to see consistency in the slope of the hip roof of the guardhouse and the hip roof on the clubhouse – the slope of the guardhouse roof could be steeper to match
- Gutter color and fascia color to match the roof
- Wood soffit to match the gas dock building – The Board asked if that was going to line up with the soldier course – Mr. Wallis said no, it's on the bottom of the soffit of the porch and the overhang of the roof around it – it will be the soldier course then a tan Hardie board plank soffit and then the underside will be the wood

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

3 Ayes – 0 Nays
Approved

The meeting adjourned at 5:30 pm.

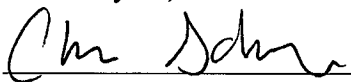
Respectfully submitted,



Steve Jennings, Chairman



Kiera Szytec, Member



Christina Schmitz, Member