

Design and Construction Board of Review
Meeting Minutes
September 15, 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
Christina Schmitz, Member

1. CPAP EquipSource
20575 Center Ridge Rd

Window signage

Present – Miguel Semidey, CPAP EquipSource

- Vinyl graphic
- North signage is permitted – not the west
- Matches with branding
- The sign will have a white background
- Center all the text in the upper part of the windows

Mrs. Schmitz motioned to approve with the condition that the text is centered on the window. The text on the north side of the window is all that is permitted; the west side is not allowed. Mrs. Szytec seconded.

2 Ayes – 0 Nays
Approved

2. Weinberger Residence
21515 Avalon Dr

New covered front porch

Present – Matthew Yedlick, CJY Construction

- Have an existing front porch, uncovered, and they want to cover it – maintain the existing foundation and landscaping will stay – just adding the roof
- Black metal roof and black gutters with a wood tongue and groove ceiling
- Wrapping the beams and posts in PVC – not sure if it will be white or black
- The existing downspouts will either go through the roof of the porch or spill onto the roof since gutters will be on the new porch with new downspouts
- The Board said the columns should have some sort of articulation – trim pieces on the base and top of the columns – should be white to match existing fascia and soffit

Mrs. Szytec motioned to approve with the condition that the columns have added detailing at the capital and the base. The columns will match the color of the fascia and soffit that is already there. Mrs. Schmitz seconded.

2 Ayes – 0 Nays
Approved

3. Mediate Residence
21246 Maplewood Ave

Rear single-story addition: New screened-in porch, mudroom, and powder room. Enclosing the second-story porch for a new laundry room

Present – Chuck McGettrick, Architect
Andrea Mediate, Homeowner

- Rear addition – mostly on the first floor – screened-in porch enclosed on the second floor
- New front portico – Mrs. Schmitz had concerns with its design – Mrs. Szytec said it may look odd in 2D but okay in 3D
- Matching existing vinyl siding
- New asphalt roof to match
- AZEK trim around the house – the portico's columns will be wrapped in AZEK – square columns
- The divisions in columns closely match the divisions in the screened porch
- Brick foundation will be painted white to match
- PVC railing in the rear of the house
- The windows will be white to match – the rear windows don't have grids, the front does

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

2 Ayes – 0 Nays
Approved

4. Ferber Residence
21702 Lake Rd

Rear two-story addition: New kitchen, dinette, mudroom, powder room, and laundry room on first floor. New master suite on the second floor

Present – TJ McManaman, Homeowner's Friend
Brooke Ferber, Homeowner

- The addition will step down – align with the landing level
- Hardie Board on the addition – matching the existing cream color
- Will have to take some brick off the rear of the home – will tie that into the foundation/base of the addition
- Reroof and rework the attic – take the shed roof off and peak the roof
- No false chimney
- Matching the existing ornate gutters, the existing colors and trim, and the existing windows

- The rear door should have glass in it

Mrs. Schmitz motioned to approve with the conditions that there is no false chimney and glass be added to the rear door of the addition. Mrs. Szytec seconded.

2 Ayes – 0 Nays
Approved

5. Romanelli Residence
21259 Snowflower Dr

New single-family residence

Present – Tim Bennett, Bennett Builders and Remodelers

- 3,000 sqft + single family residences
- Vinyl lap siding with vinyl shake accents on the gables – all white
- Rear covered porch on grade – the concrete will be a stamped brick finish
- Black asphalt roof, black doors, and white windows
- The window above the garage looks low – the window should be bigger or taller – to match the other windows and minimize the large gable
- The fireplace should be lowered to the foundation – instead of floating
- It matches the massing and style of the neighboring homes
- The roofline of the porch on the east side of the front door seems overly complicated for no reason – not gaining much by doing that – keep consistent roof, and if you want the front door to stand out, then you could do a gable

Mrs. Szytec motioned to approve with the condition that the fireplace is lowered to the foundation and the comment to study the window above the garage, making it taller and limiting the wall-to-window ratio. Mrs. Schmitz seconded.

2 Ayes – 0 Nays
Approved

6. Optima Dermatology
3100 Wooster Rd

Exterior renovations – no signage

Present – Jim Ptacek, Larsen Architects

- Mr. Ptacek passed around a new set of plans, ones that have a lighter grey than what was originally submitted – owners wanted the lighter grey
- Modernizing the aesthetics
- They do not need the front entrance, and since it is not the handicapped-accessible side, they are going to remove it and cover it up
- This is not about signage – but they wanted to demonstrate where it is planned to go – they know they have to come back for that
- Nichiha will wrap around the southeast corner, where the door and signage will be, and then also on the south elevation, where there is currently a change of materials on the existing building

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- The roof will be painted a darker color
- The little building is black already on this building – the lighter grey is a nice offset
- The Board would like a transition trim between the Nichiha and the brick – Nichiha has a system for that – want a finished look
- Will have to hold the Nichiha above grade a couple of inches
- The datum line at the existing door since it's flat, and add a masonry band at the bottom and paint it the light grey to match
- Soffit should be black to match the roof – new replacement lights with black trim
- Windows will remain
- The Board likes the lighter grey color – should be an eggshell finish
- Lighting along the whole Nichiha would be fine, it could highlight the corner and the entrance
- Landscaping or planters out in front of the old door along Wooster Road – there is a lot of concrete, would be nice to minimize that

Mrs. Szytec motioned to approve with the conditions that there is a trim transition between the Nichiha and the brick, it should match the Nichiha, and be a part of their system. Also, find the datum line at the door and have grey masonry below. Mrs. Schmitz seconded.

2 Ayes – 0 Nays
Approved

The meeting adjourned at 6:15 pm.

Respectfully submitted,


Kiera Szytec, Member


Christina Schmitz, Member