

Design and Construction Board of Review
Meeting Minutes
December 1, 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. Kempton Residence
20891 Avalon Dr

First-floor addition and garage rework

Present – Hallie Bowe, New Leaf Home Design

- Removed the dormer on the backside and matched the roof pitch of the addition to the pitch of the existing house
- Provided additional information about front-facing garage doors in the neighborhood – some precedent for front-facing garage doors
- Created schematic landscape plans showing the intention of screening the driveway in front of the house
- Centered the garage door
- Leaning towards a dark color for the garage door to match the color of the shutters, with windows towards the top of the door
- Mrs. Szytec recommended not doing a dark color, so it doesn't bring a lot of attention to the door and blends in more with the stone – the other members said it could go either way for them
- Final landscape plan should be submitted

Mr. Jennings motioned to approve with the comment of investigating the color of the garage door. Mrs. Schmitz seconded.

3 Ayes – 0 Nays
APPROVED

2. Crawford Residence
19502 Telbir Ave

New single-family residence

Present – Jill Brandt, Brandt Architecture
Craig and Tanya Crawford, Homeowners

- Keep in scale with the neighborhood – beautiful front porches, pleasant roof lines, and lovely brackets

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- Stepping down at the attached garage
- Set back the laundry room and added a reverse gable to break up that wall
- Fence along the Rockland side of the house
- Vinyl siding – a combination of shake and lap
- Mrs. Szytec said the reverse gable should match the rest of the gables on the house – Mrs. Brandt said that is the intention
- Mrs. Schmitz said the porch in front of the office seems unusable, being 4 feet wide, and asked if they considered expanding the office to that space – Mrs. Crawford said they feel like the porch is usable
- Mrs. Schmitz asked if they considered keeping the roof the same over the mudroom and then turning the gable over the garage – Mrs. Brandt said they did not because they like the elevation from the rear
- Mrs. Szytec said the windows of the garage should match the window size on the side of the house
- Mr. Jennings asked why the garage is rear-facing instead of facing Rockland – Mrs. Brandt said that is to keep the garage door from facing the street and they do not have much space from the right-of-way so there is not enough space to park for guests
- Mr. Crawford said they were thinking of adding flower boxes and shutters to the home
- Trellis or skirt board under the porch
- Mrs. Crawford said they are looking at doing a cupola above the garage
- Mr. Jennings said they can lower the roof height above the mudroom to break up the long roof line above the garage

Mrs. Schmitz motioned to approve with the condition that they lower the roof over the mudroom, match the window size in the garage with the kitchen window, and the reverse gable to match the other gables on the home. Mrs. Szytec seconded.

3 Ayes – 0 Nays
APPROVED

3. RiverRock Apartments, LLC
18997 & 18975 Hilliard Blvd

**Modification of a Previously Approved
demolition of two existing carports and
the construction of one larger carport**

Present – Christina Schmitz, Architect
Andrew Deerhake, Property Owner

- Masonry is too expensive

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- Poured concrete for both the retaining wall and carport – dyed a dark brown
- Concrete will go up 3 feet, then stick framing above
- Vertical vinyl siding
- Existing building is a yellow brick – siding to be a savannah wicker color
- Bronze trim, doors, posts, and downspouts
- Homes in the rear are at a higher elevation, so they will not see the concrete
- Mrs. Szytec recommends bringing the footer up so the steel posts aren't to grade and getting corroded from the salt – Mrs. Schmitz is not sure there is enough room for it, but they will run it past the contractor

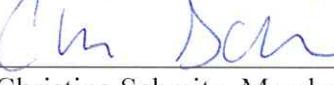
Mr. Jennings motioned to approve as submitted. Mrs. Szytec seconded.

2 Ayes – 1 Abstain (Schmitz)
APPROVED

The meeting adjourned at 5:40 pm.

Respectfully submitted,


Steve Jennings, Chairman


Kiera Szytec, Member

Christina Schmitz, Member