

Design and Construction Board of Review
Meeting Minutes
January 5, 2026

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. Optima Dermatology
3100 Wooster Rd

Sign Review

Present – Maan Yousef, AllSigns & Designs

- The Board said the sign looks big, especially for how close to the road it is – it is within the size requirement
- Internally illuminated
- No raceway – individually flush-mounted

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

3 Ayes – 0 Nays
APPROVED

2. Wealth Enhancement
19111 Detroit Rd. Ste. 100

Sign Review

Present – Maan Yousef, AllSigns & Designs

- Replacing current boxes – already illuminated
- Updating to the current tenant – no new construction or reconstruction

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

3 Ayes – 0 Nays
APPROVED

3. Limber-Moore Residence
3356 Goldengate Ave

Two-story garage addition

Present – Ross Andrysko, Brandt Architecture
Kathleen Moore, Homeowner

- Demolishing the existing garage and rebuilding with a family room above it
- Will paint the house a more cohesive color – have not decided on a color
- Most likely remove the shutters

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- Replacing one window for egress reasons – all windows will remain
- Keeping the awnings above the windows – will not add to the addition
- The Board said to align the shake siding atop the windows to match the existing
- The Board said to match the trim and corner details
- Eliminating the chimney on the south side of the home – it's not functional
- The canopy over the garage will cover both the garage door and the man door
- The brick base will match
- Will price out rehabbing the chimney on the north side and/or the front stairs
- Will remove the rear deck – that will be phase 2 of the project

Mrs. Schmitz motioned to approve with the conditions that the shake side aligns with the top of the windows to match the existing, and the corner detailing matches the existing trim. Mrs. Szytec seconded.

3 Ayes – 0 Nays
APPROVED

4. Lofts on Linda
19911 Lake Rd

Pre-Preliminary Review
Demolition of the existing building and
construction of a new two-story building.

Present – Nicholas Faehnle, DS Architecture
Gabrielle Benson, DS Architecture

- Two-story wood frame brick multi-family building
- Semi-private gym on the first floor – need a membership and a coach with you there at all times
- Residential is meant for long-stay clients/employees of Roundstone and is meant to feel like part of the campus
- The building is placed toward the south of the property, along the railroad – the client preferred the views of the railroad – less of an impact on neighboring houses – creates a street view from Linda Street
- Parking is to the north of the building, closer to the neighboring residential area
- The Board thinks there is a lot of parking and wondered if there could be more green space – it is within the maximum allowed
- The grade is below the train tracks – there is a tree line between the building and the tracks – the Board said to keep in mind that the train will look taller, it will shake the building, and it will be loud
- Planning Commission preferred the smaller-scale development that is proposed, opposed to the larger development that is permitted per code
- The Board likes the greenspace; however, it is all to one side – currently, the drive aisle leads to the handicapped parking spaces, and they could try to incorporate greenery in those parking spaces
- The Board would like a sidewalk from the street to the building along the drive aisle – the City will check to see if there is a code requirement for it as well

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- The Board would like the address signage to be visible from the street – they are okay with the gym not having signage
- Unit 1 has a first-floor private spa/sauna/locker room
- Unit 1 is the only unit that can access the building from the garage; the other three have to walk out of the garage and to the front lobby – The Board does not like that; they want the units to be able to access the building through the garage. They can reconfigure the doors in that area to achieve that
- Using the same brick and metal chevron panels as Roundstone
- Marvin windows – all casements that are 3'-4" off the ground so they can fully open
- Windows on the second story are 3' wide by 5'-4" tall, and the first floor is 3' wide by 7'-6" tall
- More industrial style – brick coursing to accentuate the floor lines and a canopy with tie rods
- Cornice detail that will be a metal panel that wraps, similar to what was done at Roundstone – much smaller scale
- Terraces will have glass and metal railings
- No parapet on the south elevation, it will be a gutter – building will shed north to south to the gutter and then round to downspouts at the edges of the building
- Lighting package and landscaping will match Roundstone
- The mechanical units will be on the ground towards the southwest corner of the building – two large ground-mounted units with landscaping around them – there will be mini-splits for the units as well
- The Board said on the first floor of the north elevation, the blank wall should articulate the look of a window if a window cannot go into that space
- Mr. Faehnle said on the west elevation, the client would like to change the windows to be shorter due to an interior change and then incorporate a brick detail to keep the same soldier courses as the other windows – the Board does not like that change since it is a totally different language than the other windows
- The Board said you have to make the interior architecture work with the exterior architecture – the windows would not match the rest of the building – if you want the program of what's inside your read from the exterior you would have a completely different architecture
- The man doors and garage doors should be black
- Soldier courses should be over the garage door to match
- The Board said to investigate the symmetry of the middle of the building
- The Board said the building is close, just needs some tweaking

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The meeting adjourned at 6:15 pm.


Respectfully submitted,



Steve Jennings, Chairman



Kiera Szytec, Member



Christina Schmitz, Member