

Design and Construction Board of Review
Meeting Minutes
March 2, 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. Fritz Residence **Rear two-story addition**
922 Morewood Pkwy

Present – Michael DeMarco, Architect
Eric Fritz, Homeowner

- Added detailing to the second-floor porch area
- Filled out the railing on the sun porch
- Added trim to the canopy
- Panelized railing under the covered porch
- Reworked and added windows on the south elevation
- The Board said frosted glass or blinds on the door of the bathroom
- The Board appreciates the updates

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

3 Ayes – 0 Nays
APPROVED

2. Adsuar Residence **Front yard fence**
380 Elmwood Rd

Present – Natalie Adsuar, Homeowner

- Ornamental front yard fence that will match the neighbor’s fence – fence is to be on the street side of the mulch bed of the trees – will run parallel to the street and not the trees
- Mrs. Szytec said she opposes front-yard fences
- Gate across the driveway and the front walkway – open inwards for safety
- The Board said a landscape plan should be submitted – Mr. Minek said the homeowner had nothing specific in mind and was open to suggestions
- The Board said the landscaping should be half the height of the fence – ornamental with a mixture of plant species
- The landscape plan should be submitted and reviewed administratively

5. Serrienne Residence

Bathroom addition

20019 Laurel Ave

Present – Katie Serrienne, Homeowner
Mike Masterson, Contractor

- Bathroom addition at the front of the house
- Matching the aluminum siding, shingles, and trim
- The Board would like to see a window in the bathroom – understands the difficulties in doing so – landscaping will be important to screen the blank wall
- Brick foundation to match and will transition to siding
- Setback a foot from the front of the house
- The Board likes how the roof will be taller than the existing one

Mrs. Schmitz motioned to approve as submitted, with the addition of landscaping in front of the addition. Mrs. Szytec seconded.

3 Ayes – 0 Nays
APPROVED

6. Cliff Towers

Pool house

2089 Wooster Rd

Present – Mackenzie Sooy, Architect

- Removing and replacing the existing pool
- Pool house and pump room will move above ground – currently underground
- Brick to match the existing cliff tower building with a standing seam roof
- The Board thinks the doors should be close to brick color
- The Board thinks the roof should be darker – maintenance-wise – more of a bronze color
- Fence will be to code and be in the same place it is now – The Board would like it to be nicer than the chain-link – more decorative fence, and in a darker color to match the roof
- Landscaping will only be grass at this point

Mrs. Szytec motioned to approve with the conditions that the doors match the brick color, the roof be a darker brown color, and the fence be more ornamental and in a darker color that matches the roof. Mrs. Schmitz seconded.

3 Ayes – 0 Nays
APPROVED

7. Compass Self Storage
19901 Center Ridge Rd

Signage and storefront painting

Present – Doug Lamison, Compass Self Storage
Mike McIngtyre, Compass Self Storage
Linda Nichols, LAAD Sign & Lighting

- Paint the brick blue and add new signage
- Internally illuminated signage
- The blue is the brand blue
- Monument sign blue will be as close to as possible to the blue on the building
- The Board would not like to see the brick painted blue
- Mrs. Nichols said they could eliminate a raceway and add a blue backer and mount the sign to that – The Board said that could be an option to at least get their brand blue

Mr. Jennings motioned to table. Mrs. Schmitz seconded.

3 Ayes – 0 Nays
TABLED

8. ONE Constructive Services
21190 Center Ridge Rd

Storefront renovation

Present – Sean Nguent, Buyer of the Subject Property
Jeremy Smith, Architect

- Façade restoration – replacing all of the corrugated metal at the top and also replacing all of the storefronts
- Additional enclosure on the east elevation where there is an “awkward second storefront”
- Nichiha fiber cement panels for the wood accent on the façade and canopy
- New white soffit – Nichiha or possibly something else
- Staining the base to be grey
- The storefronts will be replaced with black frames
- The existing red brick will remain
- The Board asked about signage – it will be addressed separately
- Adding railing along the drive aisle on the east elevation
- Solid panels above the doors for the addresses

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- The door on the east elevation will match the rest of the storefronts – renderings show possibly a solid door
- Brick on the east elevation will remain where the brick is – rendering did not include that window
- The awning in the rear will remain
- The Board likes the improvements

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

3 Ayes – 0 Nays
APPROVED

The meeting adjourned at 6:00 pm.

Respectfully submitted,



Steve Jennings, Chairman



Kiera Szytec, Member



Christina Schmitz, Member