

Design and Construction Board of Review
Meeting Minutes
April 20, 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. BE Pilates **Awning signage review**
19109 Old Detroit Rd

Present – Gus Kopp, The Awning Company

- New covers for their awnings – same fabric – just new graphics
- Keeping the stripes on the one awning
- Matching with the neighboring building
- There are two buildings – one north and one south of the street
- The Board said wayfinding may be important to navigate between the two buildings

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

3 Ayes – 0 Nays
APPROVED

2. Crave Cookies **Sign review**
19350 Detroit Rd

Present – Dave Budge, WXZ Development

- Lighting fixtures are the same as W Gallery
- The Board likes the signage
- The signage matches their corporate colors
- Mr. Minek told Mr. Budge the west elevation signage needs to be shrunk to match the 40% requirement

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

3 Ayes – 0 Nays
APPROVED

3. Optima Dermatology **Sign review**
3100 Wooster Rd

WITHDRAWN

4. Playa Bowls
19575 Detroit Rd

**Sign review and storefront
renovation**

Present – Sean Reali, Business Owner

- They want to match Woodhouse Spa as closely as possible – composite, low-maintenance material
- Fence around the drive-thru area to create an outdoor seating area – the Board likes the fence
- Replacing drive-thru window with simple pane
- The composite wood will not continue on east elevation
- Overhang for the existing drive-thru will remain as is
- The signage will be internally illuminated
- Branding signage on the lower level, which is why it is not individual letters
- The Board would like to see planters and flowers in the outdoor seating area to soften the fencing – Mr. Reali said they will do that
- The Board said that it would be nice if the composite wood went around the corner – but not required since it's not as visible – could ask the landlord

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

3 Ayes – 0 Nays
APPROVED

5. Baldwin Residence
20041 Riverwood Ave

Second-floor balcony

WITHDRAWN

6. Manderfield Residence
19880 Roslyn Rd

Third-floor balcony

Present – Terry Jardonek, Contractor

- Mrs. Szytec said the home is a Dutch Colonial, yet the railing is extremely modern – Mrs. Schmitz said the railing is light and airy, so it goes away
- The railing will sit directly on the parapet
- Decking will be placed on the roof – light grey composite decking material
- The posts will be black in color
- The Board said to continue the railing along the gable side of the deck – the east/southeast side – the Building Code may not require it, but a kid or someone else could climb up over that
- Cables will be stainless steel in color
- The Board said it would be better without a top railing as long as it is structurally sound

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Mrs. Szytec motioned to approve with the conditions that there is no top railing, if it is structurally acceptable, and to provide the railing system along all three sides of the balcony and return to any dormers or bump outs for safety. Mrs. Schmitz seconded.

2 Ayes – 0 Nays
APPROVED

7. Hunt Residence **New front stoop**
1193 Woodside Dr

Present – Kathy Hunt, Homeowner
Dave Oehlstrom, Oehlstrom Exteriors

- Changing the front entrance of the home – arched stoop
- Fypon style on either side of the door and Fypon brackets
- Fypon is a paintable styrofoam – not structural
- The arch will be right under the cantilever – the roof itself will extend 20 inches past the cantilever
- AZEK beaded soffit
- The outer parts will be all AZEK as well – all the facias
- Balusters will be Fypon as well
- Wall sconce lights will turn into a ceiling light
- Mr. Jennings wishes the bottom of the shingles lined up with the overhang – Mr. Oehlstrom said that is the look the homeowner wanted – Mr. Jennings said he thinks the roof is too low
- 4/12 roof pitch – The Board said to make the roof as steep as possible
- 3-foot shed roof on side door with a ceiling light built in

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

3 Ayes – 0 Nays
APPROVED

8. Durkin Residence **Rear two-story addition**
20875 Endsley Ave

Present – Jennifer Durkin, Homeowner
Patrick Durkin, Homeowner
Mike McGettrick, Architect

- Deeper addition on the first floor to help age in place – full bathroom and a Murphy bed in the great room
- Smaller addition on the second floor
- Matching cedar shake and asphalt roof
- Fixing the splotchy paint on the front – all the siding will look the same
- Two doors in the mudroom – one is for the entry hall, and the rear door is to let the dogs out with a canopy over it

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- Mrs. Szytec asked if the peak over the door on the east elevation could match the peak over the back door – Mr. McGettrick said they could do that
- Mrs. Szytec said the eave height on the second floor does not match the other eave heights – Mr. McGettrick said they need clearance in the room
- The windows on the first floor of the west elevation should be a little bigger
- Mr. Jennings asked if they could remove the faux existing roofline – Mr. McGettrick said they could do that or connect the

Mr. Jennings motioned to approve with the conditions that they investigate either eliminating the rig board or adjusting it, and that all siding, including the existing, matches in shade and color. Mrs. Szytec seconded.

3 Ayes – 0 Nays
APPROVED

9. Hennies Residence
19749 Telbir Ave

Rear two-story addition

Present – Brian Hennies, Homeowner and Architect

- Two-story addition on the rear of the house
- Adding a walk-in closet, master bedroom, and bathroom on the second floor
- Mudroom, living room, and covered patio on the first floor
- Waterproofing and insulating the basement
- New driveway and address the flooding in the rear yard
- New condenser, hot water tank, and furnace
- New asphalt roofing on the entire house – similar color to the existing
- Matching existing siding and brick water table
- White trims, columns, and fascias to match existing
- Rear wall offset matches the bedroom and closet break – helps remove the flatness of the rear wall – Mrs. Szytec said it looks too modern for the home
- The eave heights do not line up – the current house has low ceilings with the ceiling corners missing
- The Board said to beef up the columns on the rear so they look more substantial
- The Board said a window could be added at the end of the walkway in the closet on the west elevation
- Mrs. Szytec said he could make a small peak over the portion of the rear addition that comes out farther – Mrs. Schmitz said they could have the soffit show the reveal as well and be really modern with it
- Mrs. Schmitz asked if they had thought about adding the other siding material on the addition that is on the existing house – Mr. Hennies said they did, they just wanted it simpler on the back, and since the eave heights don't match, it may not look the best
- Mrs. Szytec said the window headers are at 7 feet, so they could bring the roof down and not interfere with the ceiling height, except at the corners – Mr. Hennies said that is what they are trying to get away from
- Mrs. Szytec said they should bring the eave points down to match the existing,

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they should add a small window in the closet, and study the rear elevation to either emphasize the different planes or flush it up

- Mrs. Schmitz and Mrs. Szytec said to match the proportion of the carport columns
- Mr. Jennings said that since the back wall is blank, the step out makes it less obtrusive – Mrs. Szytec said they could add windows then

Mr. Jennings motioned to approve with the conditions that they add a window in the closet to match the bathroom on the west elevation, increase the size of columns to be proportional to the carport, and study the other items that have been mentioned by the Board. Mrs. Schmitz seconded.

2 Ayes – 1 Nays (Szytec)

APPROVED

10. Drouhard Residence

Rear two-story addition

20695 Morewood Pkwy

Present – Allie Drouhard, Homeowner
Steve Schill, Architect

- Removing the existing small addition on the rear of the home, adding a master suite on the second floor, and a mudroom and family room on the first floor
- Matching existing materials, roof pitches, roof materials, and windows
- Front will remain as it is
- Vinyl siding to match the siding in the gable – color to match the stucco
- Matching roof pitch
- Windows will match the existing
- Horizontal trim will match the timber
- Brick foundation to match

Mr. Jennings motioned to approve with the condition that the siding will match the color of the stucco and the trim will match the timber on the front of the house. Mrs. Szytec seconded.

3 Ayes – 0 Nays

APPROVED

11. Romito Residence

Rear two-story addition

3765 Kings Post Pkwy

Present – Dan Margulies, Designer
Joe Romito, Homeowner

- Two-story rear addition with a sunroom and half bath on the first floor, and an expanded master bathroom/closet and a new laundry room on the second floor
- Matching the existing materials of the side of the house
- Matching the roof materials

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- The elevations windows are correct – renderings are not

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

3 Ayes – 0 Nays
APPROVED

12. Moore Residence

Rear two-story addition

340 Morewood Pkwy

Present – Dan Margulies, Designer

- New window in the bathroom
- Added a large covered porch – will be phase II of the project
- The Board said the roofline helps it a lot

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

3 Ayes – 0 Nays
APPROVED

13. Lovely Residence

Corner side yard fence

1961 Hampton Rd

WITHDRAWN

14. Moulden Residence

Front porch addition

18951 East Shoreland Ave

Present – Shannon Moulden, Homeowner
Brian Miller, Contractor

- Wants to build a front porch across the front of their house
- The current porch is loose and unsafe
- Mr. Miller said the plans were approved at the last meeting, other than adding columns on both sides of the door – why they came back to remove them so they would not be in the middle of the porch space
- The Board is okay with either having the columns at the corners of the porch or no columns at all – put them at the corners, and if it looks off, remove them

Mr. Jennings motioned to approve with the condition that they study the columns and either keep them as submitted or remove them completely. Mrs. Szytec seconded.

3 Ayes – 0 Nays
APPROVED

15. Hecker Residence
18943 Story Rd

Request for alteration of approved materials

Present – Connie Hecker, Homeowner

- Don't make 8-inch wood-grain aluminum siding – only make it in the flat style
- Siding color to match the stone
- The existing aluminum siding will be painted to match the new siding

Mr. Jennings motioned to approve with the condition that the new siding will match the stone, and the existing siding will be painted to match the new siding. Mrs. Szytec seconded.

3 Ayes – 0 Nays
APPROVED

16. Muyshondt and Visconsi Residence
61 Buckingham Rd

New single-family residence

Present – Antonia Marinucci, Architect
Anna-Katrina Strauss, Architectural Designer
Suzanne Muyshondt, Homeowner
Tony Visconsi, Resident

- Georgian colonial central hall style home, detached rear garage, and three stories above grade
- Mr. Minek said the BZA wanted the Design Review Board to look over this to examine whether the height and massing are appropriate for the neighborhood
- Mrs. Marinucci said there is also a lot coverage issue; they are at 27% with just the house and garage, but when they add the other covered features, that number climbs over what is allowed
- The Board does not mind the height of the garage; it's so negligible that they will let BZA decide – Mrs. Schmitz said she prefers the steeper slope – overall, the Board is good with the style of the garage
- The Board is okay with the style of the home; however, the massing is much larger than that of the neighbors
- Mrs. Szytec said the house is huge, the floor heights and depth of the house are driving that – the one good thing is the roof goes away from the street, which helps – it is much larger than the neighbors, whether it will dwarf the neighbors is hard to tell without them being rendered
- The Board said if it were on a larger lot, it wouldn't stand out as much – this is very close to the neighbors – the second-floor windows are almost at the neighbors' roofs
- Mr. Jennings said there could be more variation to the façade – more like the example photos shown
- Mrs. Szytec said the windows should be white if they want to keep with the

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Georgian style of home

- There will be no turnaround parking pad in front of the house
- Mrs. Schmitz said she likes the side door more than the front door – adding the side lights at the front door to match would be nice – Mrs. Szytec agreed
- Mrs. Schmitz said she prefers the siding in the gables to keep it lighter and give it some variation
- The Board said they do not have an issue with the garage or the lot coverage – they do have an issue with the height
- The Board said they could add more weight, design, and/or detailing on the front porch
- Cast stone portico, sandstone windowsills, and trim work around the windows – porte-cochere will be the same style as the portico
- Mrs. Marinucci said if they start to alter the pitch of the roof, it will look disproportionate – Mrs. Schmitz agreed and wondered if it could be shifted – Mr. Jennings wondered if they could take the gable over the side bump out and make that the main gable, and then have a low slope dormer on the rear
- Mr. Jennings said they may not change the volume, but if they change the design, it might reduce the impact
- Mrs. Muyshondt asked if they were to “chop” off the top of the roof and continue it flat at the top, what their opinions would be of that – The Board said they would have to see it rendered to see how that would look from the fronts and sides
- Mrs. Szytec and Mrs. Schmitz said she is okay with the high ceiling heights if they can make the height work – closer to the height of the existing house
- The Board would not support the variance for height as is
- The Board said they have no issue with the front portico or the porte-cochere setbacks

The Board did not vote on this item. The Board did not have an issue with the garage height or lot coverage; they did have a concern with the height of the home.

The meeting adjourned at 7:15 pm.

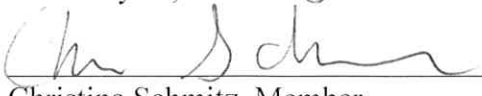
Respectfully submitted,



Steve Jennings, Chairman



Kiera Szytec, Member



Christina Schmitz, Member