

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

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**1. Optima Dermatology** **Sign review and roof screening**  
3100 Wooster Rd

Present – Maan Yousef, All Signs and Design  
Jim “JP” Ptacek, Larsen Architects

- Proposed signage on the southern wall – identical to the sign on the east wall
- Both signs are internally illuminated
- Needed a natural gas generator – putting on top of the roof
- Dark grey composite railing – roughly 32 inches tall
- Screening on all four sides, and it could be either climbed over, or the panels could be taken off to access it
- The Board said the screening material looks nice – okay without screening and would support a variance without one

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

3 Ayes – 0 Nays  
**APPROVED**

**2. Baldwin Residence** **Second-floor balcony**  
20041 Riverwood Ave

Present – Courtney Baldwin, Homeowner

- Single car garage attached to house with a flat roof – door to access that space, so they want that space to be enclosed
- Vinyl railing that will meet building code – either 36 or 42 inches in height

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

3 Ayes – 0 Nays  
**APPROVED**

**3. Muyshondt & Visconsi Residence**  
61 Buckingham Rd

**New single-family residence**

Present – Antonnia Marinucci, Architect  
Anna-Katrin Strauss, Architectural Designer  
Tony Visconsi, Resident  
Suzanne Muyshondt, Property Owner

- Overall ridgeline height down 4 feet – close to the existing home’s ridgeline
- Changed the roof to a hipped roof – with a flat portion at the highest point – which helps reduce the massing on the side as well
- Pulled in the mudroom and portico-cochere for relief lot coverage
- Added the dormers to the front elevation – the Board likes them
- The Board likes the reduction in height and the updated front door
- They lowered the entire floorplate down by 6 inches
- The applicants showed the Board the samples – the Board liked them
- Two different rooflines were to maintain space on the third floor, but help to reduce the height variance – the Board wondered how those two rooflines would look where they meet – investigate having a 12/12 roof on the front
- The Board would be generally supportive of the height, but they would like to see a massing of the house

The Board did not vote on this item. They were generally supportive of the proposed height, but wanted to see a massing rendering with the two different rooflines

**4. McCue Residence**  
2797 Tonawanda Dr

**Rear covered porch and outdoor kitchen**

Present – Scott Kerik, Hurst Remodel

- Replacing sunroom – incorporating an outdoor covered living space with a fireplace and separate grilling area
- Sunroom is keeping the foundation – the rest will be rebuilt
- Backside of the fireplace is clad in vinyl siding to match the house – frontside is clad in tile that looks like stone
- The open gable of the porch matches the sunroom windows
- The Board said the exterior wall of the sunroom should be the vinyl siding to match the house instead of the AZEK

Mrs. Schmitz motioned to approve with the condition that they change the exterior material of the sunroom from the AZEK panels to vinyl lap siding to match the existing. Mrs. Szytec seconded.

3 Ayes – 0 Nays  
**APPROVED**

**5. Kusek Residence**  
22787 Vine Ct

**Rear two-story addition**

Present – Jill Brandt, Brandt Architecture

- Small rear addition – filling in a 6-foot by 20-foot area for a kitchen addition
- Bumping out 3 feet on the second floor to expand the primary bathroom
- Revere gable on the rear – helps to break up rear elevation
- Matching siding, windows, and roofing

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

3 Ayes – 0 Nays  
**APPROVED**

**6. Schildhouse Residence**  
3549 Delmar Dr

**Front and rear porch**

**WITHDRAWN**

**7. Koenig Residence**  
957 Elmwood Rd

**Rear covered porch**

Present – Taylor Koenig, Homeowner

- Replacing decking with a composite material and adding a roof over it
- Columns will be 6x6 posts wrapped in white aluminum
- EPDM roofing
- 12-inch LVLs wrapped in white aluminum for the roof
- Decking will be a darker chocolate brown
- The porch is modeled after their neighbor's porch – a picture was provided
- The Board said the trim of the porch should match the existing house's trim
- The deck will be a little larger than the existing deck – about 80% of it will be covered by the roof

Mrs. Schmitz motioned to approve with the condition that the aluminum wrapping of the covered porch matches the existing home's trim. Mrs. Szytec seconded.

3 Ayes – 0 Nays  
**APPROVED**

**8. Bloom Senior Living**  
21600 Detroit Rd

**Signage review**

Present – Laura Gajdos, APEX Pinnacle Services

- Existing ground signage replacement – not expanding in size – post will remain
- White vinyl on the aluminum
- The Board said they should plant flowers in the gardening bed

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

3 Ayes – 0 Nays  
**APPROVED**

**9. Sibling Revelry**  
19245 Detroit Rd

**Signage review**

Present – Trishia Nejman, Wagner Electric Sign Company

- Remove the existing blade sign on the front elevation and replace it with an illuminated wall sign – single face wall sign – flat face with black vinyl graphics with black retainer and cabinet
- The rear elevation sign is not illuminated – flat white aluminum panel with black vinyl graphics
- The front elevation sign will be 9-12 inches in depth – depending on the light spreading internally – the Board would like to see it shallower – closer to the 9 inches, since the 12 inches is more substantial
- UV protectant on the sign to maintain it from turning yellow
- The Board said the rear wall needs to be painted completely before putting the new sign up
- The Board said to move the rear sign up a little bit to match the existing sign – the rear sign needs a variance, and the Board supports it

Mr. Jennings motioned to approve the front sign as submitted and approve the rear sign with the conditions that they obtain a variance and that they move the sign up on the wall to have it approximately in line with the existing sign. Mrs. Szytec seconded.

3 Ayes – 0 Nays  
**APPROVED**

**10. Back Nine**

**Signage review**

21633 Center Ridge Rd

Present – Laura Gajdos, APEX Pinnacle Services

- Front wall sign is illuminated with channel letters on a raceway
- Under canopy signage to match the rest of the shopping center
- Vinyl window signage – perforated either 6mil or 4mil – samples were placed on the windows for the Board
- The vinyl will be on all the windows – to help block the afternoon sun from the golf simulator room for both the view and heat
- The women golfer is a silhouette – rather have the black perforated background
- The Board said the perforated material samples that were provided make a huge difference, rather than if they were solid – also, the building faces a parking lot in a strip mall and not a main street – they are in support of a variance
- The Board asked if they were painting the wall where the sign is affixed because there looks like two different colors – Mrs. Gajdos said no, it is already a brownish grayish color – the Board likes the darker color because it makes the sign pop – Mrs. Gajdos said they will verify that
- The raceway will match the wall behind it

Mr. Jennings motioned to approve the wall and under canopy signage as submitted, and approved the windows signage with the condition that they obtain a variance. Mrs. Schmitz seconded.

3 Ayes – 0 Nays  
**APPROVED**

**11. Orange Theory**

**Signage review**

19800 Center Ridge Rd

Present – Kurt Altenburg, Property Owner

- Vinyl window covers placed on the right side of the building – graphics to increase marketing and prevent sunlight from heating up the inside
- Orange Theory has created new window graphics across the country – these follow that design
- The Board said to do the window shades – Mr. Altenburg said the moisture inside from the sweating creates an issue
- The Board asked if it is perforated – Mr. Altenburg said it is solid
- The Board said it is a lot of graphics – example photos of other locations could help give them a better idea of how bold it is
- The Board said some signage is okay – make the rest of the vinyl covering translucent or a more subtle color – a different design might be better – Mr. Altenburg said he does not have much say on the design since it is a standard for

Orange Theory franchises

- This does require a variance – The Board would not support that
- The Board said the signage film could be pushed to the top row of the windows with dark film on the bottom two rows of windows

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

0 Ayes – 3 Nays

**DENIED**

**12. McLaughlin Residence**

1498 Rockland Ave

**Rear two-story addition**

Present – Christina Schmitz, Architect

- Two existing single-story bump outs on the rear of the home – proposing to fill in between them and build up
- The first-floor portion will be for a mudroom
- The second floor portion will be for a master suite – connecting the existing staircase with a staircase to the master suite – currently has a window at the landing on the existing stairs, so they wanted to add a window on the addition that would filter down the stairs
- Partially cantilevering above the family room – overhang and column on the east rear wall to add covered protection for the new mudroom door
- Materials will match the existing
- The Board said there should be a narrower window at the stairs – more “meat” between that and the inside corner

Mrs. Szytec motioned to approve with the comment that they investigate making the window that is in line with the stairs narrower to have more space between it and the rear inside corner. Mr. Jennings seconded.

2 Ayes – 1 Abstain (Schmitz)

**APPROVED**

The meeting adjourned at 6:30 pm.

Respectfully submitted,

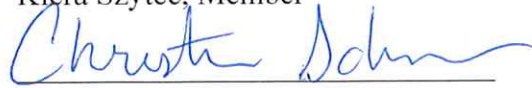


Steve Jennings, Chairman



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Kiera Szytec, Member



Christina Schmitz, Member