

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. Gaughan Residence
2725 Gibson Dr

Rear two-story addition

Present – Kevin Gaughan, Homeowner's Dad

- Extending the kitchen on the first floor and adding a bedroom and bathroom on the second floor
- Matching the existing siding
- The Board would like to see windows added on the north side of the addition on the first and second floor – transom windows would be okay
- The picture window will not be removed – not included in the elevations submitted, so it will remain

Mr. Jennings motioned to approve with the condition that a window be added on the north elevation of the addition on both the first and second floors. Mrs. Szytec seconded.

3 Ayes – 0 Nays
APPROVED

2. Davis Residence
20025 Frazier Dr

Rear two-story addition

Present – Matt Davis, Homeowner

- Added windows and included color renderings as requested
- The Board thinks the two materials help to break up the massing
- Casement windows except for the transoms
- Shrink the windows on the left side to keep the trim continuous and to match the rest of the addition
- Brick and stucco will match the existing house
- Shakes and trim board will be the same color
- Reroofing the entire house – brown similar to existing
- The front portion of the house will be painted to match the addition
- The Board said to bring down the vertical trim on the rear elevation to match the other two elevations
- The window in the bathroom on the rear elevation will have the same sill height

as the other windows in the bathroom

- The Board had questions for the Building Department on whether an open staircase to the basement from the garage would be allowed – this will be verified through plan review

Mrs. Schmitz motioned to approve with the conditions that they bring down the vertical trim on the rear elevation to match the other two elevations, the left elevation master bedroom windows are reduced to match the other 3' x 4' windows, and all windows will have the same head height. Mrs. Szytec seconded.

3 Ayes – 0 Nays
APPROVED

3. Buzon Residence
3130 Spencer Rd

Rear single-story addition

Present – Ed Janez, General Contractor

- 10' x 12' first-story modification – creating an all-seasons room
- 2 x 6 walls with insulation, and adding a mini split to add heating and cooling – the mini split will be more than 10 feet from the property line
- Keeping the existing foundation
- Will do a gable roof instead of the existing shed
- Matching vinyl siding on the exterior
- The Board said to pull the windows on the west elevation in from the corners – similar to the window on the south elevation

Mrs. Schmitz motioned to approve with the condition that they shift the windows on the west elevation in from the corners, similar to the window on the south elevation. Mrs. Szytec seconded.

3 Ayes – 0 Nays
APPROVED

4. Moran Residence
2676 Country Club Blvd

Rear single-story addition

Present – Jim Moran, Homeowner
Kathy Moran, Homeowner

- Both of the neighbors are in support
- White aluminum siding – the existing brick will be painted eventually
- Roof material will match the existing

- Casement windows to match the rest of the house

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

3 Ayes – 0 Nays
APPROVED

5. Strauss Residence
20715 Morewood Pkwy

**Green/vegetation roof on a
detached garage**

Present – Anna-Katrina Strauss, Architectural Designer and Homeowner

- The variances were approved
- Small seating area in the middle, with the rest being greenery
- Rebuilding the existing landing from the garage to accommodate a spiral staircase
- Railing will match the front porch railing closely – 42 inches in height
- Green roof block system that is grown out – all of the load has been factored in – will do a lighter system than what it was rated for
- The roof is a half-twelve pitch

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

3 Ayes – 0 Nays
APPROVED

The meeting adjourned at 5:45 pm.

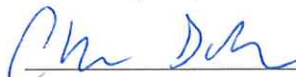
Respectfully submitted,



Steve Jennings, Chairman



Kiera Szytec, Member



Christina Schmitz, Member