

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. AMC** **Sign review**
21605 Center Ridge Rd

WITHDRAWN

- 2. Trunko Residence** **Two new decorative front gables**
2751 Kingsbury Dr

Present – Scott Trunko, Homeowners

- Two smaller peaks over the groups of windows
- The Board said the small peak over the front door should be larger – go from the columns of the porch to the wall
- Schmitz is not in support – it is not an improvement in her eyes
- First-floor gable slopes should match, while the second-floor gable slopes should match, and all gables should match the detailing of the existing garage gable
- The Board said the plans submitted for permitting should be more detailed and professional

Mr. Jennings motioned to approve with the condition that the gable over the front door is wider to match the column spacing and match the slope of the garage. The detailing of all gables should match the existing garage. More detailed drawings need to be submitted for the building application. Mrs. Szytec seconded.

2 Ayes – 1 Nay (Schmitz)
APPROVED

- 3. Cottel Residence** **Front porch and second-floor addition**
18790 Inglewood Dr

Present – Marni Meredith, Daniel Margulies Company
Dan Margulies, Daniel Margulies Company

- Front elevation roofline changes – adding dormers and pulling out the front porch

- Covered porch in the rear
- Hardie lap siding – re-siding existing house – driftwood
- Re-roofing existing house
- Standing seam roof on porch – matte bronze
- Windows will remain, and any new windows will match existing
- New garage door and entry door
- The second-floor “dummy” dormer should start where the larger dormer starts
- Bring the standing seam roof up to the bottom of the larger dormer – get rid of the strip of shingles between
- Window size of the “dummy” dormer to match the size of the first floor – have space to have shakes on either side

Mrs. Szytec motioned to approve with the condition that the roof of the porch aligns with the wall of the larger dormer and making the smaller dormer a single window to match the width of the window below. Mr. Jennings seconded.

3 Ayes – 0 Nays
APPROVED

4. Pichotta Residence
21465 Erie Rd

Front second-floor addition

Present – John Faile, Architect
Tony Pichotta, Homeowner

- Second-floor addition – rearrange their bathroom space and create a larger closet
- Hardie board straight-cut shingle siding on the new parts along the side and rear and at the dormer addition
- The Board said the side elevation is bizarre – there are a lot of planes going on
- The existing home has a lot of planes, so the Board recognizes the difficulties but does not think this is the solution
- The Board said photos and drawings of the existing house need to be submitted for their review – especially the side elevation
- Mr. Faile said they are trying to simplify it – Mrs. Szytec said they are not achieving that by adding a new roof slope and roof line

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

3 Ayes – 0 Nays
TABLED

5. Greene Residence

Front garage addition

21255 Hilliard Blvd

Present – John Faile, Architect

- Adding on to the front of the garage for a new garage space – creating a master bedroom, closet, and bathroom in existing garage space
- Need a variance for the side setback
- Brick water table to match the existing brick on the house
- Brown vinyl lap siding – matching the color of the existing brown on the house
- Matching existing roofing
- New garage door
- Three new windows on the east and two new windows on the rear
- The existing stone will remain on the front elevation

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

3 Ayes – 0 Nays
APPROVED

6. Lehtinen Residence

Covered patio addition

21565 Aberdeen Rd

Present – Tommy Yokum, Canopy Design
Jeff Evans, Canopy Design

- Existing house sits right on the property line, and they are tight on space
- The Board said they would prefer seeing it move northwards – Mr. Minek said the location has already been approved by the BZA
- The Board said not to vent the gas fireplace through the back wall – go upwards – Mr. Yokum said a lot of them are ventless now
- Cutting the existing siding and putting down flashing where the roof meets the existing wall of the house
- Wrapping the columns, beams, and brackets in composite and painting white – ceiling will be tongue-and-groove exposed wood
- The Board said they need landscaping/screening to the south of the pavilion between it and the property line – tall enough to prevent the neighbor to the south from seeing the pavilion

Mr. Jennings motioned to approve with the condition that they submit a landscaping plan with plantings to the south of the pavilion to screen from neighbors' view and that the fireplace does not vent out the rear. Mrs. Szytec seconded.

3 Ayes – 0 Nays
APPROVED

7. Scalabrino Residence
20863 Avalon Dr

Front garage addition

Present – Steve Schill, Schill Architecture

- Front garage addition to make it deep enough for cars and storage – completely demoing the front face of the garage – will be a wider garage door
- Matching the brick, windows, and roofing

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

3 Ayes – 0 Nays
APPROVED

The meeting adjourned at 6:30 pm.

Respectfully submitted,



Steve Jennings, Chairman



Kiera Szytec, Member



Christina Schmitz, Member