

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. Goecke Residence

Third-floor dormer addition

20987 Morewood Pkwy

Present – Steve Schill, Schill Architecture
Alec Goecke, Homeowner

- A height variance is needed
- Added shutters on the smaller window by reducing its size and increasing the width of the smaller dormer
- Mr. Jennings said the brick dormer makes it feel like a three-story building – especially since it's on both sides
- Brick is the only material on the home – didn't want to introduce anything new
- Found a thin brick to match the existing brick
- Mrs. Szytec said to push the bathroom dormer back a foot or so to help reduce the mass

Mrs. Szytec motioned to approve with the condition that the bathroom dormer be pushed back a foot to a foot and a half to reduce the mass. Mrs. Schmitz seconded.

2 Ayes – 1 Nay (Jennings)
APPROVED

2. Pichotta Residence

Front second-floor addition

21465 Erie Rd

Present – John Faile, Architect
Dan Bennett, Bennett Builders

- Side elevation is not visible from the street
- No continuity on the existing side elevation
- Siding over the existing brick to eliminate the number of materials
- The Board likes option B the most
- The Board said to remove the roof gutter extension on the existing house
- The new dormer will be centered on the garage door
- The Board recommends squaring off the new window in the new dormer and removing the existing arched decorative vent on the existing dormer

Mr. Jennings motioned to approve option B with the conditions that they remove the existing roof gutter extension, that the new dormer window be squared off and match the size of the existing dormer window, and to remove the existing faux arched louver above the existing dormer window. Mrs. Szytec seconded.

3 Ayes – 0 Nays
APPROVED

3. Mishak Law
20033 Detroit Rd

Sign review

Present – Tricia Nejman, Wagner Sign

- Face-lit channel letters and logo cabinet on a riser frame above the roofline
- Internally illuminated LED – just the letters and logo, not the backer
- ID round cabinet is digital print graphics with black trim caps and returns
- Letters will be black trim caps and returns with a blue translucent face
- Aluminum backer will be painted white
- Mrs. Nejman was unsure if any of the other signs were illuminated
- Mr. Minek informed the Board that this will need a variance because signs are not allowed above the roof in the city – here to get feedback from the Board before the variance process
- The Board said the sign clashes with the building, and they think the sign wouldn't be placed above the tenant space – the signage looks very tacked on
- The Board said they would get signage on the monument sign and it is not a storefront – there should be some sort of directory for the building
- The Board said this is not a sign permissible in Rocky River
- Mr. Minek said they could place it on the wall and that would be permissible

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

3 Ayes – 0 Nays
DENIED

4. Detroit Allen Holdings LLC
19610 Detroit Rd and 1338 Allen Ct

Exterior renovation

Present – Jacob Gable, Property Owner
Brandon Williams, Property Owner

- Replace the siding, roof, and windows to address code violations
- Remove the air conditioning from the front
- Detroit – new porch roof, colonial white vinyl board-and-batten siding, brown aluminum-clad windows to match the wood, new fascias and gutters

- Allen – entire reroof, matching materials of Detroit
- Mrs. Szytec expressed her concern with vinyl board-and-batten and how it does not look as sharp as the fiber cement options – Mr. Williams said that is usually an installation or manufacturing issue and ensured it would not be an issue
- The Board prefers the thicker board-and-batten
- Existing garage would be wrapped in T1-11 paneling and painted white
- Keeping stone foundation – might paint it
- Freeze board at the floor line between the first and second floor
- Treated lumber on the ceiling of the porch – most likely stain it

Mr. Jennings motioned to approve with the conditions that the window air conditioning unit be removed, use the 8-inch-wide board-and-batten, and add horizontal freeze board at the floor line or above the windows. Mrs. Schmitz seconded.

3 Ayes – 0 Nays
APPROVED

5. Jennings Residence
2011 Parkview Ave

Front porch addition

Present – Steven Jennings, Homeowner

- Removing the existing brick steps and rebuilding with a new stone veneer
- Adding two columns with a roof and arched ceiling
- Replace all of the siding on the front with Hardie fiber cement in boothbay blue – the rest of the house will be vinyl in the same color
- Arctic white trim at the corner – the rendering shows creamy – that was changed because of the existing white vinyl windows
- Removing the shutters and adding thicker trims
- Hardie board-and-batten on the bump out
- New front door

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

2 Ayes – 0 Nays
APPROVED

Design and Construction Board of Review
Minutes of Meeting
September 21, 2026
Page 4 of 4

The meeting adjourned at 5:50 pm.

Respectfully submitted,



Steve Jennings, Chairman



Kiera Szytec, Member

Not Present 10/05/26

Christina Schmitz, Member