

**B R A N D T
ARCHITECTURE, LLC**

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City of Rocky River
Attn.: Planning Commission
21012 Hilliard Blvd
Rocky River, OH 44116

April 26, 2024

Dear Board Members,

I would like to present a brief summary of the project and an overview of the goals.

Rocky River Little League is looking to replace their existing concession stand. The new structure will be located in approximately the same location adjacent to the baseball fields on the north end of the Goldwood School property. This will be a single story structure containing a kitchen, breezeway, 2 toilet rooms, storage, and announcer booth and storage in the attic level. The building footprint, which includes the breezeway under roof, is 1008 sf and the building area is 750 sf. There will be no changes to the existing bleachers, dugouts, or fences. The announcer booths will reuse the existing sounds system so there will not be any change in decibel levels. There will not be any field lights and all games will be played during daylight hours.

The materials will be colored concrete block, asphalt shingles and aluminum fascia and will be compatible with the school building. This will be a more durable and low maintenance solution compared to the existing structure. Given the width of the structure and the need for usable space under the roof, the total height of the structure is 19'-2". We will be seeking a variance from the BZA. We feel that the form of the building and its location on site is an appropriate scale with minimal impact to the neighboring properties.

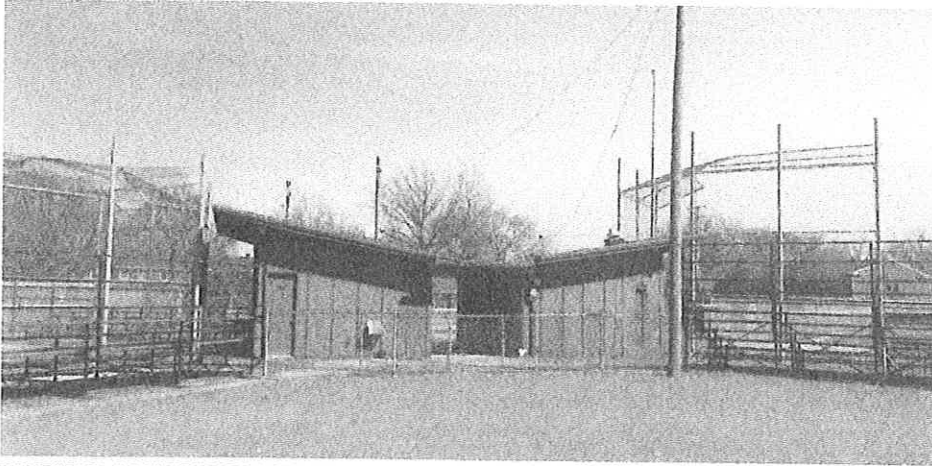
We believe this proposed project will be a terrific enhancement to the Little League fields and provide much convenience for the athletes and spectators. We hope you agree and support this project.
Thank you for your consideration.

Sincerely,
Jill Brandt



ROCKY RIVER LITTLE LEAGUE CONCESSION STAND

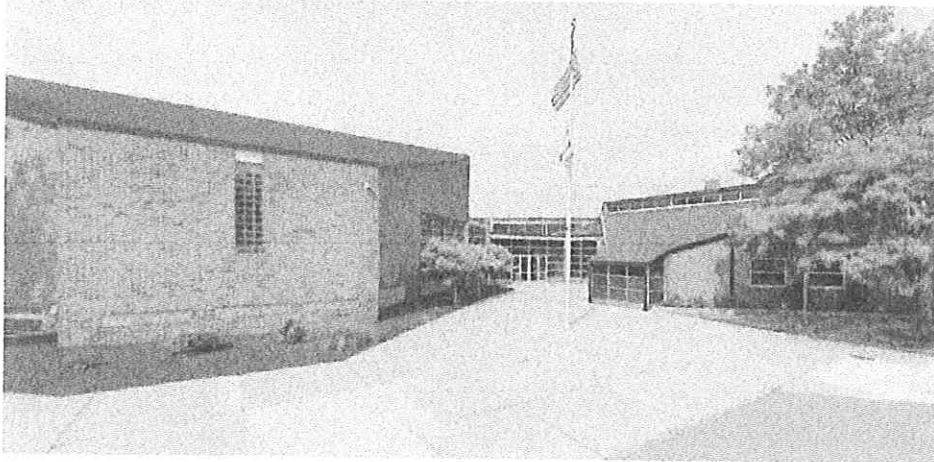
EXISTING BUILDINGS



EXISTING CONCESSION STAND

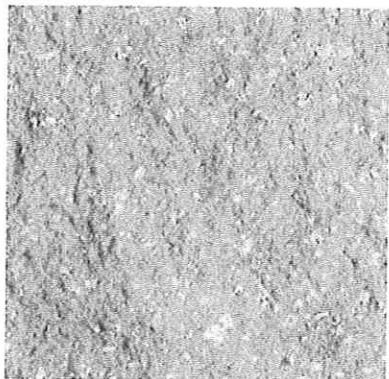


GOLDWOOD ELEMENTARY FRONT ENTRANCE



GOLDWOOD ELEMENTARY REAR ENTRANCE

PROPOSED MATERIALS



CEMENT PRODUCTS INC RICHSPILT BLOCK

"#310 BRANDYWINE" SPLITFACED

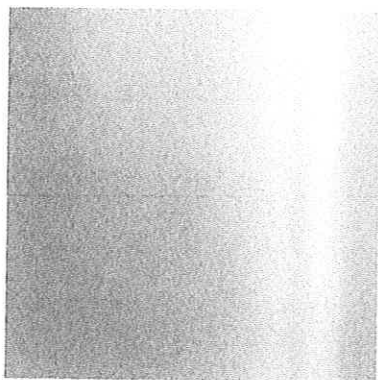


"#227 KHAKI" SMOOTH FACED



GAF TIMBERLINE NS

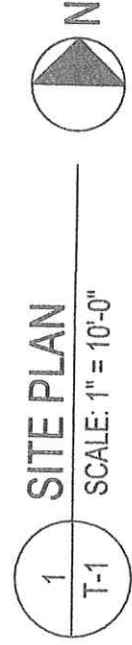
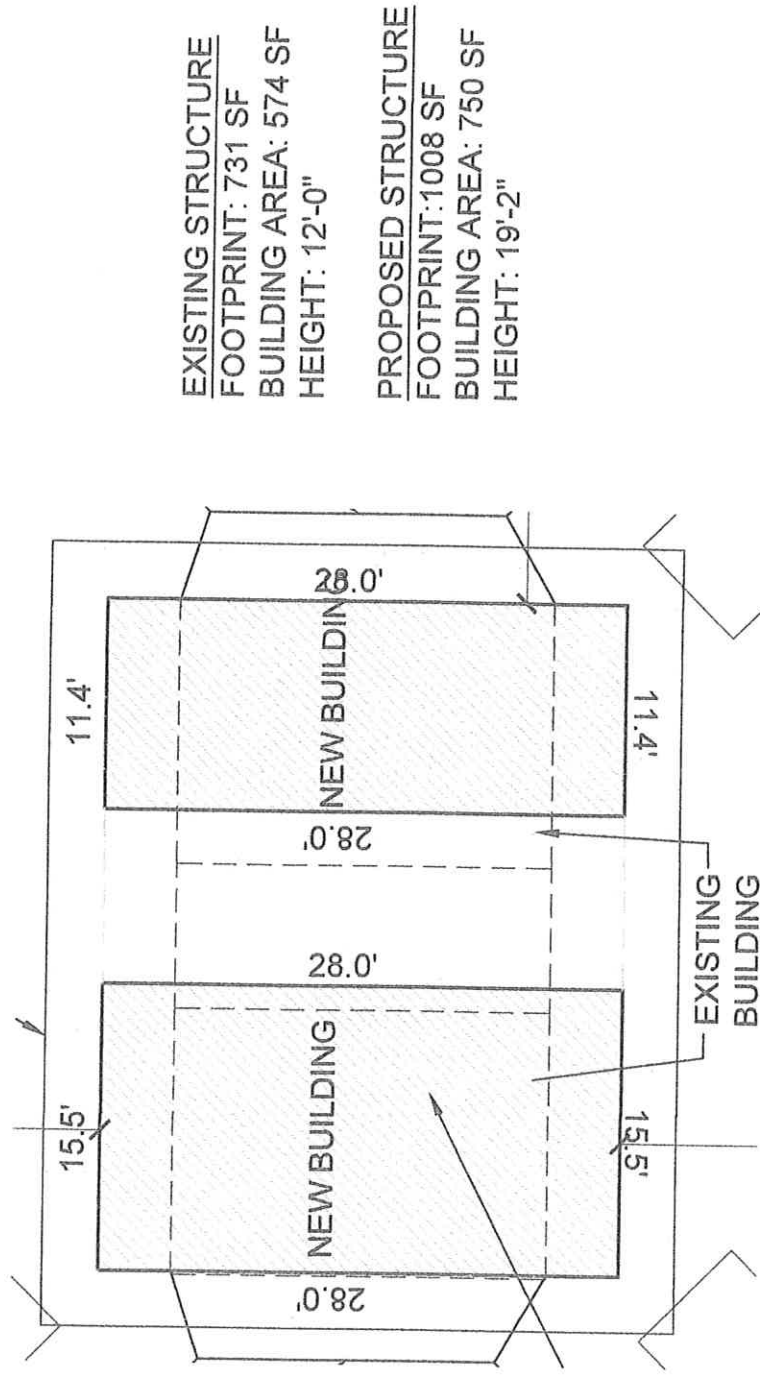
"PEWTER"



POLISHED ALUMINUM TRIM

"GRAY"

ROCKY RIVER LITTLE LEAGUE CONCESSION STAND



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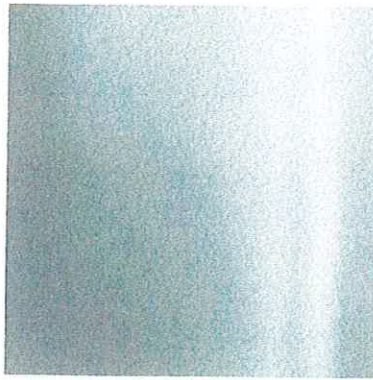
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