

**STRONGSVILLE ARCHITECTURAL REVIEW BOARD**  
**AGENDA**  
**BUILDING CONFERENCE ROOM**  
**16099 FOLTZ PARKWAY**  
**Tuesday, May 13, 2025**  
**9:00 AM**

- (A) 8:30 AM Caucus.
- (B) 9:00 AM Call to Order.
- (C) Approval of Minutes of April 8, 2025.

(D) **NEW APPLICATIONS:**

1) **GROCERY OUTLET, GreenbergFarrow, Agent**

Recommendation of building elevations, materials and colors for Grocery Outlet, property located at 12421 Pearl Road, PPN. 396-03-047, zoned GB – General Business

2) **CARSO ROSSO WINERY, Ace Lighting Services, Agent**

Recommendation of a 48" x 35.5" internally illuminated Boxed Wall Sign, having a beige background, beige, maroon and black graphics, black color copy, black trim and black returns for Carso Rosso Winery, property located at 19583 Hunt Road, PPN. 399-33-099, zoned GB General Business

3) **OMNI VILLAS Phase #2/ Loudan Klein, Agent**

Recommendation of the site, elevations, colors, materials, lighting, photometrics and landscaping for Omni Villas Phase #2 (Future Villas at Baker Ridge) consisting of 43 units, property located at 21452 Royalton Road, PPN 394-14-010, zoned SR 1 – Senior Living  
*\* BZA Variance Approval for a Lot Without Frontage 4-23-25*

4) CAMDEN WOODS LLC/ Adam Comer, Agent

Recommendation of the site, elevations, colors, materials,  
lighting, photometrics and landscaping for new retail buildings  
for Camden Woods Retail, property located at Royalton and  
Prospect Road, PPN 394-14-031 and , zoned LB – Local Business  
\* *BZA Approval for Side Yard and Parking Setback Variances* 4-23-25  
\* *BZA Approval for Parking Lot Variances* 4-23-25

(E) And any other business to properly come before this Board.