

Minutes of a Meeting of
ARCHITECTURAL BOARD OF REVIEW
Meeting
Held May 24, 2023

Members Present: Tom Sedlak, Kevin Krol, Mark Chernisky, Mike Greco

Excused: Greg Ernst

Others: Lauren Oley (Secretary), Eric Tuck-Macalla (Building Director), Lydia DeGeorge (Councilwoman)

Audience: Neil Fetterman, Leon Sampat, Melissa Roddy

**Full recording of the meeting is permanently available on the City of Bay Village website under Government/Architectural Board of Review/View Most Recent Agendas and Minutes/Media*

Mr. Chernisky called the meeting to order at 7:30 p.m. with roll call and then called for the approval of the minutes for the meeting of the Architectural Board of Review held March 8, 2023.

Motion by Mr. Sedlak, **Second** by Mr. Krol, to approve the minutes of the ABR meeting held March 8, 2023 as prepared and distributed.

Yeas- Tom Sedlak, Kevin Krol, Mark Chernisky, Mike Greco

Nays-

4-0 Minutes approved

1) Applicant: Leon Sampat with LS Architects Property Owner: West Oviatt Properties, LLC Address: 27310 W. Oviatt Rd.	Review of proposed exterior alterations including: <ul style="list-style-type: none">• Paint• Awnings• Canopy Monument Sign• Building Sign
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Mr. Chernisky introduced the next item on the agenda as Leon Sampat with LS Architects for 27310 W. Oviatt Rd.

Mr. Sampat advised that he is both the architect and future owner of the property. The current owner retired and they're in the process of finalizing their purchase of the property. His sister-in-law has a financial advising company and she's going to put that in the building, which is shown as part of this plan, and the remainder of the space they're going to do salon rental spaces. There are 12 windows in the front which they'll be changing to double hung windows. In the back and the sides is all aluminum storefront they're going to back to the aluminum storefront in the front. They're looking at full length windows with awnings. They'll be painting the brick and adding a monument sign. They plan on renovating the entire interior and adding ADA restrooms. There is currently nature stone they'll be covering by the windows with the awnings. A lot of the work will just be repainting and making more cohesive.

The board and applicant proceeded to discuss the specifics of the windows.

Mr. Sampat advised they're looking to do a ground lit monument sign which will match the color of the building.

Mr. Sedlak inquired if it will list all the tenants?

Mr. Sampat replied in the affirmative.

Mr. Tuck-Macalla inquired if there will be separate tenants?

Mr. Sampat replied that there will be individual salon owners. They'll each have their own lease and their own room. They're currently showing all the tenants, but they don't have to do that - it was just what they were showing/planning on.

Mr. Tuck-Macalla replied that he thinks that is a little awkward. Adding that when you go to Salon Lofts it just shows that information.

Mr. Sampat stated that if it's an issue they don't have to include individual names. They were proposing they're all listed and since it's an annual lease they can be changed out, etc.

Mr. Sedlak confirmed that one business will take a quarter of the building and then there will be 18 separate salon spaces.

Mr. Tuck-Macalla suggested that for the sign approval he'll need the names set and what font they're going to use including size, color, etc.

Mr. Sampat stated that they were planning on having a set protocol that could be removed and replaced as needed.

The board and applicant continued to discuss the individual signage and ABR requirements. It was determined that the applicant will come back for the sign approval, no tenants needed, but he'll need the font, size, color, individual plaques, etc.

Mr. Sampat confirmed that the roof will be staying the same as existing which is why they went with the gray tones for the building. It will all be painted, awnings added to each window on side and front (not rear), and they would add the steel c-channel canopy running across the front with additional signage. Adding that their goal is to bring the building up to date.

The board and applicant proceeded to discuss the specifics of the changes as shown on the plans provided.

Mr. Sampat advised that the c-channel would be 10' free standing letters with 4' high address letters. That one is not changing at all and he'd like to get that approved today so he can get that constructed, but he can wait on the monument sign. That sign will not be illuminated. His sister-in-law will be located on the 2nd floor. The parking lot will stay as is, but they are going to be sealing and striping the parking lot. They're trying to get the outside completed to get tenants interested.

Mr. Chernisky inquired if there was anything in the sign ordinance that discusses the amount of wording permitted?

Mr. Tuck-Macalla replied in the negative. It's just size, height, and frontage. The monument sign will need to go to planning for review, but ABR can approve the materials for the sign.

Mr. Sampat commented that they're adding a cap to the building to cap the masonry and colors will match the building. He also confirmed that the monument sign will be ground lit.

Mr. Chernisky commented that it's a lot of names on the monument sign. It looks really busy, but he likes what he is doing with the building.

Mr. Sampat replied that he's not opposed to taking off all the names. He is okay with just having the two names. At this time, they don't plan to change the lighting around the building.

Mr. Sedlak inquired if they can approve despite the fact that the building has yet to close and change ownership.

Mr. Tuck-Macalla replied that in BZA sometimes they make the approval contingent on the successful transfer of the property.

Mr. Sampat confirmed that they will transfer 6/7/23 and they are trying to get everything lined up beforehand. He will come back for the monument sign lettering. For him he needs to get the building going. He's trying to get interest in the building going – there is no signage on the building currently.

The board and applicant discussed the colors for the building changes: Overhangs will be iron ore, Sunbrella black for the awnings, white color for the base, peppercorn for the lower base color, all the lettering on the outside gold, window frames will be painted black, and entry doors will be painted for now.

Motion by Mr. Sedlak, **Second** by Mr. Greco, to approve the plans for the exterior of 27310 W. Oviatt Rd. for West Oviatt Properties, LLC. – the exterior renovations to the building in regards to the painting, installation of the awnings as submitted, canopy, and monument sign as submitted with the exception of the individual tenant names.

Yeas- Chernisky, Greco, Sedlak, Krol

Nays-

4-0 Motion approved

<p>1) Applicant: Melissa Roddy Property Owner: BV, LLC Address: Green Farm Juicery – 27245 Wolf Rd</p>	<p>Applicant is requesting approval for two window decals for the The Green Farm Juicery</p>
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Mr. Chernisky introduced the next item on the agenda as Melissa Roddy with Green Farm Juicery at 27245 Wolf Rd.

Ms. Roddy advised that the board has photos of the vinyl they want to add to the windows in the front of their store. It'll have their products, logo, and on the door, you'll see logo and hours.

Mr. Sedlak inquired if there was a letter from the landlord.

Ms. Roddy advised that she didn't give it today, but she can send it over.

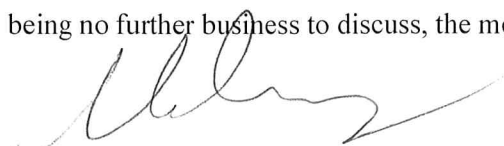
Motion by Mr. Greco, **Second** by Mr. Chernisky, to approve the signage as presented.

Yeas- Sedlak, Chernisky, Greco, Krol


Nays-

4-0 Motion approved

There being no further business to discuss, the meeting adjourned at 7:56 p.m.



Mark Chernisky, Acting Chairman



Lauren Oley, Secretary