

Minutes of a Meeting of  
ARCHITECTURAL BOARD OF REVIEW  
Meeting  
Held July 27, 2022

Members Present: Tom Sedlak, Mike Greco, Mark Chernisky, Kevin Krol  
Excused: Greg Ernst  
Others: Eric Tuck-Macalla (Building Director), Lauren Oley (Secretary)  
Audience: Nick Dadas, Lydia DeGeorge, Tom Dieterle

*\*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.

Mr. Chernisky called for the approval of minutes for the meeting of the Architectural Board of Review held July 13, 2022

**Motion** by Mr. Sedlak, **Second** by Mr. Krol, to approve the minutes of the ABR meeting held July 13, 2022 as prepared and distributed.

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

**Nays-**

**4-0 Minutes approved**

<p><b>Applicant:</b> Nick &amp; Nancy Dadas <b>Property Owner:</b> Nick &amp; Nancy Dadas <b>Address:</b> 502 Cahoon Rd.</p>	<p>Review of proposed exterior building changes including:</p> <ul style="list-style-type: none"><li>• Modifications to install overhead doors in the exterior walls</li><li>• Partial removal of existing parking &amp; hardscape to be replace by a play area with a new fence</li></ul> <p><i>Heard at 6/15/22, 7/6/22 Planning Commission Meetings &amp; the 7/20/22 Public Hearing/Planning Commission meeting</i></p>
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Mr. Chernisky introduced the next item on the agenda as Nick and Nancy Dadas.

Mr. Dadas showed the plans and discussed their goal of creating 4 studios over time. They plan to invert a lot of the asphalt to greenspace, which was approved at the planning commission last week – nature is a main focus of the school. Bringing that element of nature inside is important for Acton Academy. What they’re wanting to

do is add overhead doors to connect the classrooms the outdoor space. He showed on the plans provided where the two overhead doors, in Phase I, would be located. The next phase if the project will include building out studios three and four and they'd add doors to both of those locations off the building to connect the interior to the exterior. For this stage, they're their main concern is two of the overhead doors.

Mr. Chernisky inquired if the applicant is asking for them to approve both phases of the project?

Mr. Dadas replied that he would prefer for them to say yes to the whole project if possible.

Mr. Greco inquired if planning commission was aware of all the proposed changes?

Mr. Tuck-Macalla confirmed that the planning commission has the same documentation and stated that he will do some research to confirm how long their approval is good for in regards to approving phase II. [He stepped out of the room to do additional research]

Ms. Oley added that regardless they will need to come back to ABR when they've determined their signage.

Mr. Chernisky confirmed, with the applicant, that these are overhead with glass panels and aluminum frames.

Mr. Dadas further confirmed the trim will be dark brown to match the existing windows.

The board proceeded to review the plans with the applicant.

Mr. Krol inquired if any of the existing windows will be touched up during construction – some look like they're faded.

Mr. Dadas replied that most are in pretty good shape. The front door needs a little love, but the intent is to match the existing dark brown color.

Mr. Chernisky stated that when the replace these doors there will be masonry work included as well. They plan to match the brick/mortar?

Mr. Dadas replied in the affirmative and confirmed they do not plan to paint the building.

Mr. Greco inquired if there were fire codes that need to be taken into consideration?

Ms. Oley replied that she believes Mr. Tuck-Macalla has reviewed the plans from the aspect.

Mr. Krol inquired if the overhead doors would come down to grade or will there be a curb at the bottom?

Mr. Dadas replied that they will come down to grade.

Mr. Tuck-Macalla returned and advised that they can do the whole review this evening.

Mr. Dadas stated that anywhere they see two (12') overhead doors on the plans it's actually going to be one 14' overhead door. Each studio has one overhead door that connects to the outside it's currently just a solid white wall. No windows are being removed for this installation. They're adding more natural light.

The board and applicant reviewed the site plan and proceeded to discuss the installation of the overhead doors as it relates to the existing structure. Mr. Dadas explained how the pick up and drop off will be coordinated through the revised parking lot.

Mr. Dadas stated that they wanted to show two options, the overhead doors and sliding glass doors, but their preference is the overhead doors if the board is agreeable to that. If they're not, they'd go to the swing door.

Mr. Krol inquired if there is going to be an aluminum decorative fence along the various patios?

Mr. Dadas replied that there is some existing fence that they will keep and they will be adding additional fences as shown on the drawings - noting that they will do a shorter fence than indicated on the front side of the building.

The board and applicant proceed to discuss the existing and proposed landscaping.

Mr. Tuck-Macalla confirmed that ABR doesn't need to approve the hardscape changes – that was approved during the planning commission.

Mr. Sedlak inquired which the applicant would like them to vote on – sliding glass/opening or overhead?

Mr. Dadas confirmed that they are requesting the overhead doors.

Mr. Chernisky remarked that he likes the overhead doors he thinks it looks great.

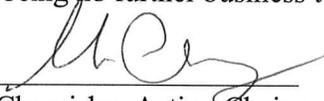
Motion by Mr.Sedlak, second by Mr.Greco, to approve the plans for Acton Academy with the stipulation that the proposed doors be overhead doors, not patio doors, and that the millwork will match the existing.

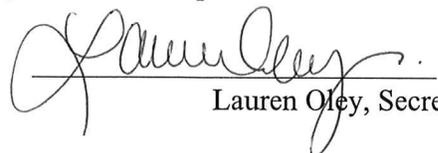
**Yeas-** Tom Sedlak, Mike Greco, Mark Chernisky, Kevin Krol

**Nays-**

**4-0 Motion approved**

There being no further business to discuss, the meeting adjourned at 7:50 p.m.

  
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Mark Chernisky, Acting Chairman

  
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Lauren Oley, Secretary