

Minutes of a Meeting of  
ARCHITECTURAL BOARD OF REVIEW  
held April 13, 2016

Members present: Kevin Krol  
Tom Sedlak  
Paul Vincent  
Mark Chernisky was present but representing the applicant and unable to participate as a voting member.

Not present: Greg Ernst

Also present: Daniel Margulies, representing Panorama Restaurant

Chairman pro tem Sedlak called the meeting to order at 7:30 p.m.

Mr. Sedlak called for approval of the minutes of the meeting of the Architectural Board of Review held January 27, 2016. **Motion** by Vincent, second by Krol, to approve the minutes of January 27, 2016 as prepared and distributed.

**Roll Call Vote: Yeas – Krol, Sedlak, Vincent**  
**Nays – None.**

**Motion carried 3-0.**

**Panorama Restaurant**  
**583 Dover Center Road**  
**New Ground Sign and Refrigeration Unit**

Mr. Daniel Margulies addressed the Architectural Board of Review regarding the application of the Panorama Restaurant for a new ground sign and refrigeration unit. Mr. Margulies and Mr. Chernisky addressed the City Planning Commission on April 6, 2016, regarding the refrigeration unit and permission to have a patio on the south side of the building. The Planning Commission has set the matter for public hearing to be held on April 20, 2016, and have stated that the Architectural Board of Review may hear the matter of the refrigeration unit, and, if approved, approve contingent upon approval by the Planning Commission.

In regard to the new ground sign, the applicants attended the Board of Zoning Appeals meeting on April 7, 2016, and were informed that the Board of Zoning Appeals could not approve signage which is in the public right-of-way. According to the codified ordinances of the City of Bay Village regulating sign control, Mayor Sutherland is the only person who may approve signs on the public right-of-way.

Mr. Sedlak asked if there is a provision in the code as to whether the business can have building signage and a monument sign. Mr. Chernisky stated that Panorama Restaurant is willing to

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forego the signage on the awning that was previously approved in order to get the monument sign. The main issue of why they want the monument sign is because when you are driving north on Dover Center Road you cannot see the awning sign.

Mr. Sedlak asked if anything has been received from the Building Department. There was no communication received. Mr. Margulies stated that all they are requesting is approval of the ground sign. When the ground sign is approved, the awning sign will be removed. The awning color will be changed to black from the existing green. Mr. Chernisky asked consideration of the Architectural Board of Review to include changing the color of the awnings with the proposal for the monument sign. Mr. Sedlak stated that he would recommended a separate submittal for the change of color of the awnings. Mr. Vincent stated that he would defer to the Law Director in this matter, since he has commented about the need to remove the letters from the existing awning as part of the approval of the monument sign.

The monument sign will have a stone base with stone veneer and sandstone cap to match the stone on the building. It will have a clear, aluminum frame to match the window system, with polycarbonate black panels set into the frame. The raised polycarbonate letters will be white. The sign will be illuminated only from ground lighting. The steel posts that the sign is mounted to will be black.

**Motion** by Krol, second by Vincent, to approve the monument sign for the Panorama Restaurant, 583 Dover Center Road, as submitted, subject to approval by the Mayor, with the stone base to match the existing building, stone cap to match existing stone cap on the building, black metal mounting posts, black polycarbonate background with white, raised polycarbonate letters for the sign with a clear aluminum border, and a change of color to black of the existing awnings should the sign be approved by other boards of the City, and the Mayor.

**Roll Call Vote: Yeas – Krol, Sedlak, Vincent**  
**Nays – None.**

**Motion carried 3-0.**

The refrigeration unit will be located on the exterior of the east side of the building. Presently the restaurant is using a free standing unit inside the restaurant building. Mr. Margulies stated that the material for the unit is standard, galvanized, sandwich panel and will be painted to match the concrete block of the building. The paint color is known as “Butter.” The intent is to make the unit as invisible as possible.

**Motion** by Vincent, second by Krol, to approve the refrigeration unit on the east side of the Panorama Restaurant, 583 Dover Center Rd., as submitted, painted to match the existing building and contingent upon the approval of the Planning Commission.

Mr. Krol noted that a blinking sign was in the window of the office of the dentist on Dover Center Road across from the Panorama Restaurant. It appears to have been taken off the flash mode.

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Mr. Vincent asked if there was ever a proposal for the Architectural Board of Review to expand their charge to include residential housing. Mr. Sedlak stated that he has been on the Board since it began, and they have never reviewed residential applications. It has been considered to do so, but has never been made the purpose of the Board. Mr. Chernisky expressed that it would be of benefit to the City to do so. Mr. Vincent noted the difficulty this may present with property rights of residents. The eastern suburbs, Lakewood, and Rocky River do have residential plan review by their Architectural Board of Review.

**Roll Call Vote: Yeas – Krol, Sedlak, Vincent**  
**Nays – None.**

**Motion carried 3-0.**

There being no further business to discuss, the meeting adjourned at 8:10 p.m.

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Tom Sedlak, Chairman pro tem

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Joan Kemper, Secretary