

March 24, 2014

Dear Chautauquan,

The owner of 32 Palestine Avenue (George Snyder ) in the Mixed-Use Core District is coming before the Architectural Review Board with plans to relocate their existing house northerly on their existing two lots (378 & 379) and convert the single family home into a multi-family dwelling. They also intend to construct substantial alterations in the interior of their house; alter their basement to create living space; change exterior window configurations and materials; add to and alter decks and porches on the north and west sides; and add a basement stairwell along with east side. The project also includes a proposed new parking space behind the plane of the house.

Two existing 4" diameter trees are proposed to be removed and replaced with two new trees.

The proposed project is requesting **variances** as follows:

- Maintain, but reduce an existing side setback encroachment along the southeast corner of the house;
- Maintain, but reduce the area of the southeast corner of the house that comes within 10' of a neighboring structure;
- Maintain an existing front yard setback encroachment of the front of the house along Palestine (west side);
- Maintain an existing porch encroachment and extend the size of that encroachment onto Chautauqua Institution property along Palestine;
- Create a new porch encroachment into the street side setback along Waugh Ave.;
- Construct across an existing property line in common-ownership;

You are receiving this notification because your property is within 150' of the proposed project site.

Plans for this project may be reviewed in the office of the Administrator of Architectural and Land Use Regulations in the Colonnade Building.

The Architectural Review Board will meet on **May 1, 2014 at 10:30 AM** at Turner Community Center in the first floor conference room to review this request. You are welcome to attend this meeting and to submit any comments that you may have in writing for the Board's consideration. E-mails are preferred and may be submitted to John Shedd at [arb@ciweb.org](mailto:arb@ciweb.org) until 5:00 PM on April 30, 2014.

Sincerely,

John L. Shedd, AIA  
Administrator of Architectural and Land Use Regulations