

July 21, 2014

**NOTIFICATION OF ARCHITECTURAL REVIEW BOARD MEETING – AUGUST 21,
2014**

Dear Chautauquan,

CHQ W&M Holdings LLC, the prospective buyers of 9 Roberts, 10 S. Terrace and 12 S. Terrace Avenue (aka “The Cambridge”) are returning to the Architectural Review Board with plans for considerable demolition, partial preservation and substantial new construction to convert the existing three structure rooming houses (The Cambridge) into a single residential condominium structure with 16 residential units. The project was tabled at the July 18, 2014 meeting with additional information requested.

SCOPE:

The applicant is seeking permission to demolish a majority of the three existing structures while preserving the 3 facades that face the street on Roberts and on Terrace.

The new construction seeks to become a single structure with 2 residential units in the sub-basement; 4 residential units in the basement; 4 residential units on the first floor; 4 residential units on the 2nd floor; and 2 residential units on the 3rd floor.

PROPOSED VARIANCES:

In addition to the request for substantial demolition, the existing structure has multiple existing non-conformances that are proposed to be eliminated through demolition, while retaining and enhancing a 175 sq. ft. encroachment of the front porch along Roberts Avenue. They also intend to construct the single structure across four property lines in common ownership, thereby requiring ARB approval. Existing stairways cross onto CI property and the proposed new stair entrances are also being requested to cross onto Institution property requiring the ARB to consider recommending a license to use Institution property.

The proposed owners also are requesting a variance to exceed the floor-area ratio limitations established in the Regulations.

PROPOSED SITE:

The site plan requests the removal of two 4” cedar trees along S. Terrace and the addition of two new deciduous trees along Roberts Avenue. The proposed site plan significantly reduces the amount of impervious surfaces and is now compliant with the ISR requirements.

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 **August 21, 2014** at 9:30 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 until 5:00 PM on August 20, 2014.

Sincerely,

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

July 21, 2014

**NOTIFICATION OF ARCHITECTURAL REVIEW BOARD MEETING OF AUGUST 21,
2014**

Dear Chautauquan,

The owner of 20 and 22 Peck Avenue (The Summer House – Jane Hawthorne) is coming before the Architectural Review Board with a request for a partial demolition certificate to remove an existing structure that connects the two existing houses together. If approved, the sides of the remaining two separate structures will be reconstructed. If demolition of this connecting structure occurs, these houses will remain as two separate structures. This demolition will require Architectural Review Board review. (Note: The property is for sale and the existing owner is seeking the demolition certificate for purposes of sale flexibility. The property may also be sold as one structure without the removal of the connecting structure).

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2014**

Dear Chautauquan,

The owners of 25 Roberts Avenue (The ECOC) are coming before the Architectural Review Board with plans to construct a new steel fire egress stair on the northwest corner of their building on Roberts; replace the existing 5 story porches attached to the existing Bird-Werner structure along Roberts; and remodel/enclose the existing porch between the Bird-Werner structure and the Shaw structure.

Brief Description of Proposed Variances:

- Construct the new steel fire stair across a property line in common ownership;
- Construct the new steel fire stair within 10' of a neighboring structure;
- Remodeling and enclosing an existing exterior porch area between Bird-Werner and Shaw that crosses a property line in common ownership

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