

September 29, 2015

Dear Chautauquan,

The owner of 4 Elm Lane (Christine Odell Potts) is coming before the Architectural Review Board with revised plans for the construction of a new two-story home on the same lot. A demolition permit and an ARB approval of the previously proposed plans were approved at the April 30, 2015 ARB meeting based upon a project that included a single-car garage. However, the owner would now like to increase the garage to a 2-car garage. The building footprint was also adjusted to improve neighboring sightlines. No variances are requested. However, since this project required ARB review due to the demolition of their existing house, any substantial changes to the approved design from the April 30, 2015 ARB meeting requires ARB review.

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 **November 5, 2015** at **XX:XX** 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 arb@ciweb.org until 5:00 PM on November 4, 2015.

Sincerely,

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

September 29, 2015

Dear Chautauquan,

The owners of 4 Irving Place (the Barges) are coming before the Architectural Review Board with plans to demolish a 2nd and 3rd floor porch on the west and south sides of the house; construct slightly altered 2nd and 3rd floor porches on the south side of the house; construct a new roof above the 1st floor porch on the west side; and construct a 2nd floor porch roof over an existing 1st floor porch that exists on the rear (north) of the house.

Proposed Variances:

- 1) Partial demolition of 2nd and 3rd floor porches on the west and south sides
- 2) New roof construction above the existing porch within the 5' west side setback
- 3) New 2nd floor roof and porch construction above the existing 1st floor porch within the 5' rear (north) setback

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Sincerely,

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

September 29, 2015

Dear Chautauquan,

The owner of 4 McClintock Avenue (Rob Kyler) is coming before the Architectural Review Board with plans to construct an enclosure with a roof over it on the northwest corner of the house; construct a new 2nd floor porch and railing on the front (south side) of the house; alter two existing first floor windows on the west side; construct a new semi-pervious patio on the northwest and west side of the house.

Proposed Variances:

- 1) New construction within the 10' rear setback
- 2) New construction within the 5' west side setback

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Sincerely,

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

September 29, 2015

Dear Chautauquan,

The owners of 6 Scott Avenue (Mark and Cynthia Larsen) are coming before the Architectural Review Board with plans to alter their existing front porch by relocating the front steps leading up to it.

The existing front stairs leading to the porch along Scott Avenue are entirely on Chautauqua Institution property, as is approximately 1/3 of the porch. The owners propose to alter these stairs along Scott by reducing the width and increasing the run dimension farther into the setback.

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Administrator of Architectural and Land Use Regulations

September 29, 2015

Dear Chautauquan,

The owners of 14 Bowman Avenue (the United Church of Christ) are coming before the Architectural Review Board with plans to construct a new 4 story elevator tower on the northeast corner of the building along South Terrace Avenue.

Proposed Variances:

- 1) Exceed the maximum 34' height to the eave line on the South Terrace side of the building
- 2) New elevator tower construction within the 5' street side yard setback below 34'
- 3) New elevator tower construction within the 5' rear yard setback below 34'
- 4) New elevator tower construction within the 7' street side yard setback above 34'
- 5) New elevator tower construction within the 9' rear yard setback above 34'

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Administrator of Architectural and Land Use Regulations

September 29, 2015

Dear Chautauquan,

The owner of 17 Peck Avenue (Zenczak Feighan) is coming before the Architectural Review Board with plans to construct a 2nd floor addition that includes a second floor porch and a bedroom. The proposed 2nd floor addition will be on the southeast corner of the house.

Proposed Variances:

- 1) 4' encroachment over the 10' rear property setback line (above an existing non-conformance in the setback)
- 2) 4' encroachment over the 14' rear property setback above 24' (south)
- 3) 2' encroachment over the 12' side property setback above 24' (east)
- 4) Request to exceed the maximum floor area ratio (FAR) by 13%

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Administrator of Architectural and Land Use Regulations

September 29, 2015

NOTIFICATION OF ARCHITECTURAL REVIEW BOARD MEETING – November 5, 2015

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 revised plans resulting from the August 27, 2015 ARB meeting comments that must be reviewed prior to approval of this newly proposed project. This newly proposed plan includes demolition and entirely new construction to convert the existing three structure rooming houses (The Cambridge) into a single residential condominium structure with 12 residential units on 3 stories, plus a basement (a reduction of 2 units and 1-story from their August submission).

The August meeting requested the following modifications prior to this November meeting:

- Reduce the South Terrace façade height by one story;
- Provide a ground level ramp extending from Roberts along the north side of the building to provide access to the lowest level of the house on the adjacent property;
- Clarify the locations and noise levels of the HVAC equipment;
- Obtain a tree preservation plan from an arborist

SCOPE:

The applicant has received approval for demolition of a majority of the three existing structures, though the ARB will review this relative to the newly proposed design. The new construction proposal will be reviewed as identified above.

PROPOSED VARIANCES:

- The proposed buyer has requested demolition of the existing structure and the demolition cannot proceed without ARB approval of the subsequent design;
- The project proposes to cross four property lines in common ownership, thereby requiring ARB review;
- The project encroaches upon a setback on the 2nd floor along Roberts Avenue with 80 square feet of the 2nd floor extending 4'-7" into the 6 foot setback, thereby requiring a variance by the ARB;
- The project proposes an encroachment of approximately 30 square feet onto Chautauqua Institution property on Roberts Avenue for entrance stairs to access

front porches. This will require a recommendation from the ARB to issue a license for this encroachment on CI property.

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