

December 30, 2014

NOTIFICATION OF ARCHITECTURAL REVIEW BOARD MEETING – FEBRUARY 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 for a 4th time with plans that were partially approved at the 8/21/14 ARB meeting that include 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 demolition, variances for an encroachment along Roberts, crossing property lines in common ownership, and encroachment of stairs on CI property were approved during the 8/21/14 ARB meeting. The prospective buyers are now coming before the ARB with reductions to the Floor Area Ratio (FAR) and increases to the green spaces to finalize approval of the design.

SCOPE:

The applicant has received approval for demolition of 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:

None requested for this meeting. The applicants are seeking to finalize approval of the design of the new structure by reducing the FAR and by increasing the green space bringing both quantities into full compliance with the ALU Regulations.

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 **February 5, 2015** 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 until 5:00 PM on February 4, 2015.

Sincerely,

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

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2015**

Dear Chautauquan,

The owner of 4 Elm Lane (Christine Odell Potts) is coming before the Architectural Review Board with plans for demolition to her home and the construction of a new two-story home on the same lot. No variances are requested. However, proposed demolition projects require ARB review.

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Dear Chautauquan,

The owners of 25 Peck Avenue (The Lutheran House/Lutheran Chautauqua Association – Don Davis, President) are coming before the Architectural Review Board with plans to construct a paved entrance walk leading from Peck Avenue to a new door to be built on the Peck Avenue side of the building. This entrance walk would encroach upon Chautauqua Institution Property and thereby requires ARB review and a recommendation the CI Administration for a license to encroach.

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

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Dear Chautauquan,

The owner of 86 Stoessel (Lewis and Irene Bognar) are coming before the Architectural Review Board with a request to allow parking in the driveway in front of their existing garage. The current Architectural and Land Use Regulations do not allow parking that extends beyond the front plane of the house.

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

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2015**

Dear Chautauquan,

The owner of 45 Hurst Avenue (Janice Friend-Davis) is coming before the Architectural Review Board with plans for additions and alterations to her home that will encroach upon required setbacks on the west and east sides.

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.

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