

CHAUTAUQUA INSTITUTION
Architectural Review Board
Minutes of Meeting
May 1, 2013
Turner Community Center – 9:30 am

The Architectural Review Board met at 9:30 AM on Thursday, May 1, 2013, in Turner Community Center. Those in attendance were: **CHAIR DONNA ZELLERS, BOB JEFFREY, TED FIRST and BLUIE GREENBERG**. Staff members present were: **JOHN SHEDD** and **JENNIFER MAJEWSKI**. Others present were: **SAMUEL PRICE JR.**

1.) 13-04 DAVID FERGUSON 17 Simpson

Bill Laubscher, architect, and David Ferguson, owner, were present to request approval for a rear yard variance to construct a new enclosure over an existing porch/patio that is within 10' of the back (east) interior property line. This case had come before the ARB in January 2013, but was tabled due to lack of representation. Chair Zellers stated the wattage of lighting needs to be considered.

NEIGHBOR COMMENTS:

Hugh Butler – present – commented on lighting

After discussion: **THE REQUEST FOR A VARIANCE TO CONSTRUCT A NEW ENCLOSURE OVER AN EXISTING PORCH DECK WITHIN 10' OF REAR YARD SETBACK; CONTINGENT IT NEVER BE ENHANCED WAS APPROVED 4-0**

2.) 13-02 BILL BRAHAM 6 Vincent

Emmett Tenpas, architect, and Don Benazak were present. Mr. Braham, owner, came before the ARB January 31, 2013 and received approval for a substantial rehabilitation. They are returning to the ARB to request a demolition certificate to completely demolish the residence and rebuild the house as approved in January 2013. Mr. Greenberg questioned in the Rules and Regulations of 4.2.6 what section were they arguing for with the demolition. Mr. Tenpas stated it was section 2, extreme hardship and the house would go back up in a replacement in kind.

NEIGHBOR COMMENTS: NONE

After discussion: **THE REQUEST FOR DEMOLITION WAS DENIED 4-0.**

3.) 13-06 DAVID BEESON 56 S Lake

Chris Minnerly, architect, and Dave Beeson, owner were present to request approval to construct a new 2 ½ story, 2,835 sq wood framed home with a one car garage. Mr. Beeson currently owns two lots and the proposed drawings request a garage to encroach on the west side for which would be crossing a setback line in common ownership. A second request is an encroachment into the Northeast setback to allow a front porch where the steps would end on Institution property. Materials have not yet been determined but will be in the spirit of Chautauqua.

NEIGHBOR COMMENTS: NONE

After discussion: **THE REQUEST TO CROSS A SETBACK LINE ON NORTHEAST SIDE CONTINGENT NOT TURNED INTO HABITABLE SPACE WAS APPROVED 4-0.**

After discussion: **THE REQUEST TO MAKE A RECOMMENDATION TO THE PRESIDENT OF THE INSTITUTION TO GRANT USAGE OF INSTITUTION PROPERTY FOR PORCH STAIRS WAS APPROVED 4-0.**

After discussion: **THE REQUEST TO CROSS A SETBACK LINE ON WEST SIDE IN COMMON OWNERSHIP WAS DENIED 3-1.**

4.) 13-07

SCOTT FOX

30 Ramble

Bill Laubscher, architect, Scott & Amy Fox, owner, were present to request approval for proposed substantial rehabilitation with a variance request to cross a 10' setback line along the west side of the property for a porch. Scott and Amy Fox experienced a fire in March that damaged the property due to the fire, smoke and water. Because more than half of the house was damaged the entire house must be brought up to code. The increase in height will be 6".

NEIGHBOR COMMENTS:

Barbara Georgescu – present – approve

After discussion: **THE REQUEST FOR A VARIENCE TO CROSS THE 10' SETBACK ON THE WEST SIDE WAS APPROVED 4-0.**

After discussion: **THE RECOMMENDATION TO THE PRESIDENT TO ALLOW THE STEPS TO CROSS INSTITUION PROPERTY WAS APPROVED 4-0**

After discussion: **THE REQUEST FOR DESIGN OF THE PROJECT FOR THE SUBSTANTIAL REHABILITATION WAS APPROVED**

5.) 13-08

MILES WALLACE

6 Simpson

Norm Green, contractor, was present to request to construct a new single story covered porch within 10' of a side and rear interior property line. There is currently a stock wall between the neighbors and would like to extend the stone wall. The goal is to create a patio with shingled style roof and spindles that match the front porch.

NEIGHBOR COMMENTS:

Steve Mitchell – letter - approve

Miscellaneous Business:

After discussion: **THE REQUEST FOR A VARIENCE TO CROSS THE 10' SIDE AND REAR INTERIOR SETBACK WAS APPROVED 4-0 CONTINGENT THE DIMINISHING WALL BE VEGITATION AND CAN ONLY BE 2' HIGH.**

6.) 13-09

JIM FINLEY

6 South

Bill Laubscher, architect, was present to request to construct a new basement and foundation; a new kitchen addition; new exterior stair system; and a larger front porch. The variance request is to cross the rear setback line on the north/west side; and to obtain a recommendation for a license to construct porch steps and pavers on Intuition property.

NEIGHBOR COMMENTS:

After discussion: **THE REQUEST FOR A NEW ADDITION ON THE NORTH/WEST SIDE OF THE HOUSE VARIENCE TO CROSS THE 10' REAR SETBACK WAS APPROVED 4-0.**

After discussion: **THE REQUEST FOR CROSSING THE LINE IN COMMON OWNERSHIP WAS APPROVED 4-0**

After discussion: **THE RECOMMENDATION TO THE PRESIDENT TO ALLOW THE STEPS TO CROSS INSTITUION PROPERTY WAS APPROVED 4-0**

DISCUSSION:

GARY MILL – 1 South Terrace

The house is shifting and needs substantial repair on the South Terrace side. Mr. Mill is planning on Mayshark doing the construction. Provided pictures where window wells are collapsing in.

There being no further business, the meeting was adjourned.

Respectfully submitted,
Jennifer Majewski