

CHAUTAUQUA INSTITUTION
Architectural Review Board
Minutes of Meeting
February 4, 2016
Turner Community Center – 10:00 am

The Architectural Review Board met at 10:00 AM on Thursday, February 4, 2016, in Turner Community Center. Those in attendance were: **CHAIR BOB JEFFREY, CHRISTINE BRUESCHKE, JOHN HAUGHTON, JOHN MILOS** and **DAVID ROSEN**. Staff members present were: **JOHN SHEDD** and **JENNIFER MAJEWSKI**. Others present were: **SAMUEL PRICE JR.**

1.) 16-01

MELISSA DENTON

17 Elm

Chair Jeffrey began the meeting by stating to a letter written in concern of the back of the house addition. Chair Jeffrey state that in the old or new regulations the construction would not have been required to come before the Architectural Review Board (ARB).

Keri Belovarac, architect, was present to request construct a 2nd floor deck on the front (north) side of the house above the garage that will encroach into the front yard setback by 1'. The second request is to enclose a planned 2nd floor porch thereby exceeding the maximum floor-area-ratio (FAR). Even though the FAR has increased the footprint of the house has not. These two projects are part of a construction project that was previously approved by the Administrator without variances, but the owner is now requested these two changes that create variances. Ms. Belovarac stated it is not the owner's intention to use the home as a multi-family home. If the owners were ever to consider a Multi-Family home; it would need to come before the ARB for review.

NEIGHBOR COMMENTS:

Bradley Bowan – letter/present – opposed. Concerned with losing the view of lake and addition of house is to close

Dave Bower – letter - approve

After discussion: THE MOTION TO CONSTRUCT 2ND FLOOR PORCH ON FRONT (NORTH) SIDE ABOVE THE GARAGE WAS DENIED 4-1.

After discussion: THE MOTION TO ENCLOSE 2ND FLOOR PORCH EXCEEDING FAR WAS DENIED 5-0.

There being no further business, the meeting was adjourned.

Respectfully submitted,
Jennifer Majewski