ARCHITECTURAL REVIEW BOARD MEETING NOTIFICATION

July 24, 2020

Dear Chautauquan,

The owner of 4 Simpson (Mark Grasser) in the Mixed-Use Core District is coming before the Architectural Review Board with plans to construct a new foundation and basement beneath the existing house within the same footprint, with a request for a crawl space/foundation beneath a portion of the existing kitchen that crosses onto Chautauqua Institution property by approximately 3'-3" on the southwesterly side; replace roofing on the front turret with metal roofing; repair siding; repair exterior porch handrails; construct an enclosed exterior shower along the northerly side of the house. The proposed new basement walls would be constructed in the same footprint of the existing house encroaching upon the required setbacks, and some of the proposed work crosses the property lines. Therefore, this project requires an Architectural Review Board review.

Variances/Requests being considered:

1. Variance for the new basement and foundation to encroach upon the required 5’ side-yard (southerly) setback at the bay window in the dining room and adjacent to the foyer: (ALU 4.3.6)

2. Request to continue an existing encroachment for the existing structure (kitchen) and a new encroachment for the new foundation and crawl space, and new basement and foundation below to encroach upon the required 5’ rear yard (westerly) setback, as well as to continue to cross the property line onto Chautauqua Institution property: (ALU 4.3.6)

3. Request to continue an existing front porch encroachment onto Chautauqua Institution property along Simpson Ave by 2.7’: (ALU 4.4.6) NOTE: The ARB will also need to review the scenario in the event that the existing porch must be removed and reconstructed during the project, will the newly reconstructed porch be allowed to
cross the property line in the same configuration, or be brought back within the property lines.

4. Request to continue an existing condition of the structure to remain within 10’ of a neighboring structure on the northerly side; (ALU 4.3.6)

5. Variance to continue to exceed the allowable Floor Area Ratio (FAR) of 1.37 (existing is 1.51); (ALU 4.3.3)

6. Variance to allow a fence exceeding 2’ in height shown near the southwesterly side of the property surrounding a patio. (ALU 5.7.3.2)

7. Variance to construct a new fence exceeding 2’ in height around a proposed new exterior shower located near the northwesterly corner of the house. (ALU 5.7.3.2)

8. Any other variances or special requests that are required and discovered in the process of review and discussion of the proposed project.

The property owner is also requesting to make improvements upon Chautauqua Institution property incidental to this project. If the ARB approves the following elements, Chautauqua Institution may consent to the following elements on Chautauqua Institution property upon approval of detailed plans for the requests that must be presented to the Administrator:

- Landscaping and grading along the westerly side of the property (to be maintained by the property owner);
- Installation of a new drain-line on the westerly side of the property tied into a new drywell located at the northeasterly property line partially on Chautauqua property (to be maintained by property owner);
- Encroachment of the kitchen and new foundation/crawl-space on Chautauqua property;
- Encroachment of the existing front porch on Chautauqua Institution property (with the note above about the event of removing the existing front porch during the project).

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 or online at https://chq.org/about-us/property-construction-resources#arb-notices-minutes.
The Architectural Review Board will meet on Thursday August 27, 2020 at 1:30 PM via Zoom conference. See instructions for joining this conference below. Please submit any comments that you may have in writing for the Architectural Review Board’s consideration. E-mails are preferred and may be submitted to John Shedd at arb@ciweb.org until 12:00 noon on August 26, 2020.

Join Zoom Meeting
https://us02web.zoom.us/j/6791291966

Meeting ID: 679 129 1966
One tap mobile
+16468769923,,6791291966# US (New York)
+13017158592,,6791291966# US (Germantown)

Dial by your location
+1 646 876 9923 US (New York)
+1 301 715 8592 US (Germantown)
+1 312 626 6799 US (Chicago)
+1 408 638 0968 US (San Jose)
+1 669 900 6833 US (San Jose)
+1 253 215 8782 US (Tacoma)
+1 346 248 7799 US (Houston)

Meeting ID: 679 129 1966
Find your local number: https://us02web.zoom.us/u/kb9S2FtxAa

Sincerely,

CHAUTAUQUA INSTITUTION

[Signature]

John L. Shedd, AIA – Architect
Vice President of Campus Planning and Operations/
Administrator of Architectural & Land Use Regulations
OUTDOOR SHOWER

KITCHEN

LIVING ROOM

DINING ROOM

FOYER

PORCH

CONC. PAD

EXTERIOR ENTRY

CABINETS ABOVE

MECH. CHASE

WET BAR

Cased Opening

8" Conc. Wall W/ 4" Rigid Insul Below

SEE BSMT. PLAN FOR FULL BSMT. AFTER LIFTING ENTIRE HOUSE

REROUTE WASTE LINE FROM MASTER BATH ABOVE

1 Fin. FLR. 1st
3/16" = 1'-0"

2' - 7"
3' - 6"
4' X 4'
6" ISLAND
MATCH EXIST. COUNTER, STYLE & HT.

7' - 0"
1' - 6"
15' - 3"
3' - 0"
97'-0"
98'-0"
99'-0"
100'-0"
97'-2"
97'-0"
98'-2"
98'-0"
2X10 FLR. JSTS. @ 16" O.C.

3/4" PLY DECK

GALV. JSTS. HANGER @ 16" O.C.

4" RIGID INSUL.

8" CONC. FOUND. WALL

P.T. 2X8 SILL PLATE WITH SILL SEALER AND ANCHOR BOLTS @ 48" O.C.

2X6 4" CONC. SLAB

FIN. FLR. FIRST

0'-0" +100'-0"

FIN. FLR. BSMT.

-9'-0" -91'-0"

NEW DOOR AT LOWERED STEP

SECTION @ EAST KITCH. WALL

1/2" = 1'-0"

SECTION AT SOUTH KITCH. WALL

1/2" = 1'-0"
LANDSCAPE REGRADING & RETAINAGE TO MITIGATE THE WATER PROBLEM

CONC. PAD 5' X 4'

PROPERTY LINE

30 GAL. DRYWELL W/ 1 1/2" NOMINAL SIZE GRAVEL LEACHFIELD (1'-0" dia.)

OUTDOOR SHOWER

LIVING ROOM

INSTITUTION PROPERTY

WALK WAY AREA AROUND BACK

STONE WALL

PIVOT LINE

DRAINAGE LINE

PROPERTY LINE

3/16" = 1'-0" Landscaping Plan

DINING ROOM

FOYER

PORCH

DRIVELAY

PATIO

NEIGHBORING RESIDENCE

109'-0" 108'-5.5"

107'-1"

109'-0"

107'-1" 107'-1"

109'-0" 108'-5.5"

107'-1" 107'-1"

109'-0" 108'-5.5"

107'-1" 107'-1"
PERVIOUS GROUND  
280 sqft

EXIST. HOUSE COVERAGE
TOTAL: 3015sqft +/-

FIRST: 1,130 sqft
SECOND: 1055 sqft
THIRD: 830 sqft

FAR= 1.51 (EXISTING)

PATIO AREA
171 sqft x .8 = 136.8

DRIVE
240 sqft x .8 = 192

PERVIOUS PAD
20 sqft x .8 = 16

ALKWAY
75 sqft

ALKWAY & OUTDOOR SHOW ER
40 sqft x .8 = 32

PERVIOUS GROUND
PERVIOUS GROUND
PERVIOUS GROUND

ISR CALC.
1,130 sqft
192 sqft
136 sqft
32 sqft
16 sqft

TOTAL = 1,506 / 2,000
ISR = .753

PROJECT NAME AND LOCATION
1 Park Place - Suite 233      Fredonia, New York

SHEET NUMBER

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