

June 17, 2014

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 coming before the Architectural Review Board with plans for 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.

SCOPE:

The applicant is seeking permission to demolish 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:

The existing structure has multiple existing non-conformances that are proposed to be eliminated through demolition, while retaining and enhancing a 175 sq. ft. encroachment of the front porch along Roberts Avenue. They also intend to construct the single structure across four property lines in common ownership, thereby requiring ARB approval. Existing stairways cross onto CI property and the proposed new stair entrances are also being requested to cross onto Institution property requiring the ARB to consider recommending a license to use Institution property.

PROPOSED SITE:

The site plan requests the removal of two 4" cedar trees along S. Terrace and the addition of two new deciduous trees along Roberts Avenue. The proposed site plan significantly reduces the amount of impervious surfaces [and is now compliant with the](#) ISR requirements.

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 **July 18, 2014** at 9:30 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 July 17, 2014.

Sincerely,

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