

September 28, 2016

Dear Chautauquan,

The prospective owner of 2 Ames Avenue (Dennis Sundstrom) is coming before the Architectural Review Board with a request for a "Special Exception Use" for the referenced property. The current use is as a retail store. The proposed use is a restaurant.

All changes of Commercial Uses within the Mixed Core District require a "Special Exception" review process, unless the proposed use is the same as the previous use. Therefore, the Architectural Review Board will review this request.

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 **November 3, 2016** 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 November 2, 2016.

Sincerely,

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

September 28, 2016

Dear Chautauquan,

The owners of 15 Longfellow Avenue (Nancy Theado and Suzi Maurer) are coming before the Architectural Review Board with a request for partial demolition to include a one-story kitchen structure that joins two portions of an existing house on their property. The house currently crosses three property lines. The requested separation would create two separate structures with the northerly structure remaining on Lot 1251 and the southerly structure remaining on Lots 1268 and 1270.

The Architectural and Land Use Regulations require an Architectural Review Board Approval for partial demolition.

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

September 28, 2016

Dear Chautauquan,

The owners of 38 Foster Avenue (Brad and Laura Currie) are coming before the Architectural Review Board with plans to lift their existing house and construct a new basement within the existing footprint on the north, east and west sides, and create an addition to the basement on the south side under the existing front porch. Two new window wells are also proposed along the north side within the 10' setback.

Variances Requested:

- 1) The existing basement walls encroach into the north, east and west side setbacks and the proposed new basement walls would be in the same footprint, thereby requiring variances to encroach slightly into these setbacks (note that the proposed window wells on the north side do not require variances as these are allowed within a setback in the rear of a house);
- 2) Construct a basement addition beneath the existing porch within the required 6' front yard setback and within the 10' east side setback;
- 3) *Request to exceed the maximum Floor-Area Ratio (FAR) of 1.0 by .38 for a total of 1.38 (existing house already exceeds maximum Floor-Area Ratio by .292);
**First floor height after lifting the house will be 38" above grade, thereby requiring the basement area to be included in the living space FAR calculation. If the first floor was 36" or less, the basement would be exempt from the FAR calculation and would not require an FAR variance.*

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