



July 24, 2020

## ARCHITECTURAL REVIEW BOARD MEETING NOTIFICATION

Dear Chautauquan,

The prospective new owners of 96 N. Lake Drive (Justin and Mamie Stewart) in the Neighborhood Suburban District are coming before the Architectural Review Board with plans for reconstruction and alterations to their prospective new property that include substantial landscape and hardscape changes; substantial demolition of the existing swimming pool/hot-tub structure and stairs; the construction of a new swimming pool and hot-tub structure and stairs; and proposed improvements to surrounding Chautauqua Institution properties. This work will result in a reduction in the impervious surface ratio (ISR) that will still exceed the limitations in the Regulations. The proposed substantial demolition, proposed setback encroachments, proposed retaining wall heights, and the ISR require an ARB review.

Variances/Requests being considered:

1. Substantial demolition of the existing swimming pool/hot-tub, patio and stairs to accommodate the new swimming pool/hot-tub, patio and stair configuration (ALU 6.3);
2. Exceed the maximum Impervious Surface Ratio (ISR) by .08 (Max is .5 vs. proposed of .58) (ALU 4.7.3);
3. Exceed allowable retaining wall height of 2' in locations surrounding the swimming pool area; west property area; and front (south) planter wall; (ALU 5.7.3.2)
4. Encroach into 5' rear yard setback (northerly) and 5' side yard setback (easterly) with a new swimming pool/hot-tub/patio, rain garden structure, and retaining wall structure; (ALU 4.7.6)
5. Encroach into the 5' side yard setback (westerly) with a raised rain garden, associated retaining wall, and new stair structure; (ALU 4.7.6)

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6. Encroach into the 5' side yard setback (westerly) with new steps that are proposed to cross onto Chautauqua Institution property and access the community right-of-way; (ALU 4.7.6)
7. Encroach into the 5' side yard setback (easterly) to construct Cor-Ten steel planters; (ALU 4.7.6)
8. Any other variances or special requests that are required and discovered in the process of review and discussion of the proposed project.

In addition, if the following elements are approved by the Architectural Review Board, Chautauqua Institution consents to allowing the following requests to construct upon or alter Chautauqua Institution property, following more detailed documentation and approval by The Administrator:

- Walkway at front of house (southerly);
- Driveway at front of house (southerly) IF property owner agrees to extend infiltration strip onto CI property;
- Turfgrass installation on westerly side on the community access walkway;
- Boulders/stones to ease grade along westerly side of community access area;
- Stone steps at northwesterly corner of house onto community access walkway;
- Existing boulders/stones along northerly waterfront promenade to ease grade;
- New planting beds along northerly promenade if maintained by property owner;
- New rain garden along westerly property line if maintained by property owner;

You are receiving this notification because your property is within 150' of the proposed project site.

Plans for this project may be reviewed online at <https://chq.org/about-us/property-construction-resources#arb-notice-minutes>.

The Architectural Review Board will meet on Thursday August 27, 2020 at 1:30 PM via Zoom Conference. Please see below to access this meeting. You are welcome 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](mailto:arb@ciweb.org) until 12:00 noon on August 26, 2020.

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Sincerely,

CHAUTAUQUA INSTITUTION



John L. Shedd, AIA – Architect

Vice President of Campus Planning and Operations/

Administrator of Architectural & Land Use Regulations

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July 24, 2020

## ARCHITECTURAL REVIEW BOARD MEETING NOTIFICATION

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

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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](mailto:arb@ciweb.org) until 12:00 noon on August 26, 2020.

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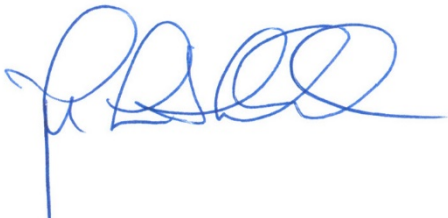
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Sincerely,

CHAUTAUQUA INSTITUTION



John L. Shedd, AIA – Architect

Vice President of Campus Planning and Operations/

Administrator of Architectural & Land Use Regulations

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## ARCHITECTURAL REVIEW BOARD MEETING NOTIFICATION

Dear Chautauquan,

The owners of 2 Irving Place (The Springer Family) in the Neighborhood Traditional District are coming before the Architectural Review Board with plans to construct a new foundation and basement beneath the existing house, extending under the existing porch on the lake side (north); replace doors and windows; replace siding; enhance exterior porch handrails for code compliance; install a new basement egress window-well on the southeast side that would cross onto Chautauqua Institution property; and are requesting to partially alter the grade on Chautauqua Institution property on the lake side. 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 6' front yard (Irving) setback: (ALU 4.4.6)
2. Request to continue an existing encroachment for the new cantilevered structural elements beneath the existing floor and the new basement and foundation to encroach upon the required 5' side yard (southwest) setback: (ALU 4.4.6)
3. Variance for the new basement and foundation to encroach upon the required 5' street side yard (Root Ave) setback: (ALU 4.4.6)
4. Request for a variance to encroach upon the required 5' side yard setback and a request to cross the property line onto Chautauqua Institution property with a new basement emergency egress window-well on the easterly (Irving) side; (ALU 4.4.6)

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5. Request to continue an existing variance to come within 10' of a neighboring structure on the southwest side; (ALU 4.4.6)
6. Variance to exceed the allowable Floor Area Ratio (FAR) of 1.0 (proposed is 1.92); (ALU 4.4.3)
7. Variance to exceed maximum allowable Impervious Surface Ratio of 75% (proposed is 78%); (ALU 4.4.3)
8. Any other variances or special requests that are required and discovered in the process of review and discussion of the proposed project.

In addition, if the following elements are approved by the Architectural Review Board, Chautauqua Institution consents to allowing the following requests to construct upon or alter Chautauqua Institution property, following more detailed documentation and approval by The Administrator:

- Minimally alter grade to allow partial basement patio access to grade on the lake-side (easterly);
- Window-well on Irving (southerly) side of the property.

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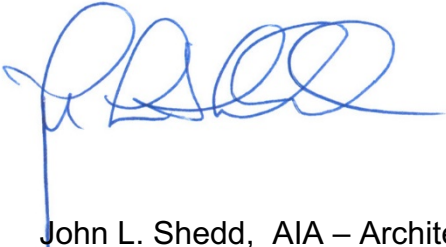
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