

July 22, 2015

Dear Chautauquan,

The owners of 6 Scott Avenue Avenue (Mark and Cynthia Larsen) are coming before the Architectural Review Board with plans to alter their existing front porch by relocating the steps leading up to it; and to construct a new stairwell leading into the basement along the west side of their property.

The existing front stairs leading to the porch along Scott Avenue are entirely on Chautauqua Institution property, as is approximately 1/3 of the porch. The owners propose to relocate these stairs onto their own property along the west side of the porch and construct a matching railing to close-off the remaining stair opening along Scott.

They also wish to construct a new 13' long stairwell along the west side of their foundation leading into the basement that would come within 3.2' of their west property line. This stairwell requires a variance by the Architectural Review Board.

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 **August 27th, 2015** at **10:00 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 August 26th, 2015.

Sincerely,

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

July 22, 2015

**NOTIFICATION OF ARCHITECTURAL REVIEW BOARD MEETING – August 27,
2015**

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 returning to the Architectural Review Board with revised plans that must be reviewed prior to approval of this newly proposed project. This applicant received an approval for their previous ARB submission. This new proposed plan includes demolition and entirely new construction to convert the existing three structure rooming houses (The Cambridge) into a single residential condominium structure with 14 residential units.

SCOPE:

The applicant has received approval for demolition of a majority of the three existing structures, though the ARB will review this relative to the newly proposed design. The new construction proposal will be reviewed as identified above.

PROPOSED VARIANCES:

The project proposes to cross four property lines in common ownership, thereby requiring ARB review.

The project encroaches upon a setback on the 2nd floor along S. Terrace Avenue requiring a variance by the ARB.

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Sincerely,

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

July 22, 2015

Dear Chautauquan,

The owners of 40 Center Avenue (Tabitha and Tamara Latchaw) are coming before the Architectural Review Board with a challenge to the Administrator of Architectural and Land Use Regulations' directive that three encroachments constructed on their property and on CI property without proper review and authorization be remedied.

The encroachments are as follows:

- 1) An existing 2nd floor deck on the southeast corner of the house was increased in size to allow it to align with the structure behind it. The existing deck was already within the 10' setback as a pre-existing condition. This increase in size to the east further encroaches upon the required 10' setback reducing it to approximately 1.5' along the east property line. This encroachment was not requested prior to construction and did not receive approval.
- 2) On the northwest side of the rear of the house, a new enlarged deck and stairs were constructed without prior authorization and encroaches on the 10' setback along the north property line, and encroaches within the required 3' street side yard setback required in this district.
- 3) On the west side of the house, an existing porch and steps that previously encroached across the property line was demolished without prior authorization and a new porch, stairs and roof were constructed in the same location and configuration encroaching on Chautauqua Institution property without authorization or licensure.

The Administrator of Architectural and Land Use Regulations asked the property owners to remedy these encroachments and to request proper authorization for proposed construction as required by the Architectural and Land Use Regulations. The property owners are requesting that the ARB review this administrative directive. They are also requesting that the ARB review and approve these newly constructed encroachments and requests that the ARB recommend that the President of Chautauqua Institution issue a license for encroaching on CI property.

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 **August 27, 2015** at **10:00 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 August 26th, 2015.

Sincerely,

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