

CHAUTAUQUA INSTITUTION
ARCHITECTURAL REVIEW BOARD

Case _____

Name: Mr. Dennis Sundstrom

Address: 2 Ames Avenue

District: Mixed Use Core

Requested Action: Variance to encroach on rear yard setback

Applicable Regulation Sections: 4.3.6; Article 6

The owner of 2 Ames Avenue (Dennis Sundstrom) is coming before the Architectural Review Board with plans to add a code required egress stair/landing. This proposed project will require variances. Variance requests require an Architectural Review Board review.

Variances/Requests being considered:

1. Request for egress stair/landing encroachment into the rear yard per 4.3.6 Building Setbacks of the Architectural and Land Use Regulations. The existing building encroaches 3' into the required 10' setback. The proposed stair/landing will encroach an additional 40".
2. Any other variances or special requests that are required and discovered in the process of review and discussion of the proposed project.

CHAUTAUQUA INSTITUTION
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Case _____

Name: Mr. Thomas Armstrong

Address: 12 South Lake Drive

District: Mixed Use Core

Requested Action: Variance to encroach on rear yard setback

Variance to exceed the allowable ISR (Impervious Service Ratio)

Variance to exceed the allowable FAR (Floor Area Ratio)

License to encroach on Institution property

Applicable Regulation Sections: 4.3.3; 4.3.6; 4.12; 5.14.6; Article 6

The owner of 12 South Lake Drive (Thomas Armstrong) is coming before the Architectural Review Board with plans to improve the existing Victorian house. The work includes exterior materials and details, replacement of an existing non-code compliant stair with a new egress stair, replacing enclosed sunroom/porch with a new open front porch, and internal renovations. This proposed project will require several variances and a request to encroach. These variance requests require an Architectural Review Board review.

Variances/Requests being considered:

1. Request for rear yard encroachment for a new enclosed egress stair per 4.3.6 Building Setbacks of the Architectural and Land Use Regulations.
2. Request to exceed the allowable ISR (Impervious Service Ratio). Per Table 4.3.3 the max allowable is 80%. The proposal is for 89.1%.
3. Request to exceed the allowable FAR (Floor Area Ratio). Per Table 4.3.3 the max allowable is 1.37. The existing FAR is 1.54 and the proposal would increase it to 1.64.

4. Request for a license to encroach on Institution owned property for the purpose of replacing an existing air conditioning condenser at the same location along Miller Avenue.
5. Any other variances or special requests that are required and discovered in the process of review and discussion of the proposed project.

CHAUTAUQUA INSTITUTION
ARCHITECTURAL REVIEW BOARD

Case _____

Name: Karen and Kurt Miller

Address: 30 Forest Avenue

District: Neighborhood Traditional

Requested Action: Request for partial demolition

Variance to encroach on side-yard setback

Variance to encroach on front-yard setback

Variance to construct egress window well on front yard

Applicable Regulation Sections: 4.4.6; 5.3.3.1; 5.3.3.2; 6.11.2; Article 6

The owners of 30 Forest Avenue (Karen and Kurt Miller) are coming before the Architectural Review Board with plans for substantial rehabilitation and additions to the existing cottage. The proposed work will also include partial demolition of the existing structure. This proposed project will require several variances for setback encroachments. These variance requests require an Architectural Review Board review.

Items for review by the ARB including variances:

1. Request for partial demolition per section 6.11.2 of the Architectural and Land Use Regulations.
2. Request for new chimney footprint encroachment per 4.4.6 Building Setbacks of the Architectural and Land Use Regulations. Note: There is evidence (noted on old survey & foundation remnants) that there was once a chimney in this exact location.
3. Request to enclose existing unconditioned exterior porch into new conditioned interior space per 4.4.6 Building Setbacks of the Architectural and Land Use Regulations. Note: there is an existing exterior porch on the main floor and a partially conditioned interior on the second floor. This conditioned interior space currently encroaches on the Front Yard setback. This existing porch footprint is to

be maintained for the new basement and the new main floor renovations. The new expanded porch area shall meet the setback requirements per 4.4.6 Building Setbacks.

4. Request for new window well on Front Yard per 5.3.3.2 (Design Criteria) and encroachment to the property line less than 5' per 5.3.3.1 of the Architectural and Land Use Regulations. Plantings to be used to minimize visual appearance from street.
5. Any other variances or special requests that are required and discovered in the process of review and discussion of the proposed project.

CHAUTAUQUA INSTITUTION
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Case _____

Name: Carol McKiernan

Address: 36 Clark Avenue

District: Neighborhood Traditional

Requested Action: Variance to encroach on rear yard setback

Applicable Regulation Sections: 4.4.6; Article 6

The owner of 36 Clark Avenue (Carol McKiernan) is coming before the Architectural Review Board with plans to improve the existing house. The work includes lifting the house and constructing a new foundation, new exterior exit stairwell and replacing front porches. This proposed project will require a variance. Variance requests require an Architectural Review Board review.

Variations/Requests being considered:

1. Request for rear yard encroachment for a new exterior egress stair per 4.4.6 Building Setbacks of the Architectural and Land Use Regulations. This stair footprint follows a pre-existing non-conforming porch encroachment.
2. Any other variations or special requests that are required and discovered in the process of review and discussion of the proposed project.

CHAUTAUQUA INSTITUTION
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Case _____

Name: Amy and Pat Mead

Address: 54 South lake Drive

District: Neighborhood Traditional

Requested Action: Variance to encroach on rear yard setback

Applicable Regulation Sections: 4.4.3; 4.4.11.3; 5.3.3.1; 5.3.3.2; Article 6

The owners of 54 South Lake Drive (Amy and Pat Mead) are coming before the Architectural Review Board with plans to build a new house. This proposed project will require variances. Variance requests require an Architectural Review Board review.

Variances/Requests being considered:

1. Request to exceed the allowable FAR (Floor Area Ratio). Per Table 4.3.3 the max allowable is 1.0. The proposed project as designed would increase the FAR to 1.175.
2. Request to exceed the criteria in section 4.4.11.3 regarding the appearance of the height of the house in relation to ground level.
3. Request to construct a window well on the street side yard and into the required 5' setback. Section 5.3.3.1 permits wells on interior side yard and rear yard only and no closer to 5' from property line unless variance is issued per 5.3.3.2.
4. Any other variances or special requests that are required and discovered in the process of review and discussion of the proposed project.