



March 30, 2016

ARCHITECTURAL REVIEW BOARD MEETING NOTIFICATION

Dear Chautauquan,

The owners of 30 Forest Avenue (Karen and Kurt Miller) are coming before the Architectural Review Board with plans to renovate and add on to the existing cottage. This proposed project will require several variances for setback encroachments. These variance requests require an Architectural Review Board review.

Variances being requested:

1. 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.
2. 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.
3. 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. Note: The existing grade that slopes down from the front of the house toward the street on Forest creates situation where sightline to proposed window well is minimal. Eye level standing on the street is about level with grade at the house (and proposed window well).

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 May 4, 2017 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 May 3, 2017.

Sincerely,

CHAUTAUQUA INSTITUTION

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

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