June 1, 2018

ARCHITECTURAL REVIEW BOARD MEETING NOTIFICATION

Dear Chautauquan,

The owner of 2 Ames Avenue (Dennis Sundtrom) and the proprietors of the 2 Ames Establishment are coming before the Architectural Review Board with addition requests related to the Special Use Exception previously approved as well as additional site and building requests requiring an Architectural Review Board review.

Variances/Requests being considered:

1. Request to expand the Special Use Exception for Restaurant Use per 4.1 Use Matrix of the Architectural and Land Use Regulations to also include the entire site specifically the exterior areas along both Ames and Pratt Avenues. They desire to provide food and alcohol service at both of these locations.

2. Request to change the Pratt Avenue designation to “Front yard” including all setback and other requirements that relate to specific yard allowances per this designation. They contend that with the primary entrance on the diagonal at the corner of Ames and Pratt, functionally there are two fronts to this commercial property.

3. 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”. This stair/landing has been allowed with temporary approval from the Administrator.

4. Request to review proposed site changes/materials and continue to exceed the maximum ISR (Impervious Surface Ratio) of 80%. This condition existed when they bought the building. Current site plans result in a net zero change or possible improvement of ISR based on final material selection and permeability ratings of proposed decking materials.
5. Request to review proposed ground level decks and barriers to encompass outdoor serving spaces along Ames and Pratt Avenues.

6. Any other variances or special requests that are required and discovered in the process of review and discussion of the proposed 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.

The Architectural Review Board will meet on July 5, 2018 at 10:45 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 David Williams at arb@ciweb.org until 5:00 PM on July 4, 2018.

Sincerely,

CHAUTAUQUA INSTITUTION

[Signature]

David M. Williams, Architect
Administrator of Architectural & Land Use Regulations / Capital Projects Manager
June 1, 2018

ARCHITECTURAL REVIEW BOARD MEETING NOTIFICATION

Dear Chautauquan,

The owners of 12 Park Avenue (Kim and Martha Thompson-Schinagle) are coming before the Architectural Review Board with a request to install a 6’ high privacy fence along the north edge of the property as part of the new house construction they will be starting in the off season. This request requires an Architectural Review Board review.

Variances/Requests being considered:

1. Request for a variance to construct a 6’ fence which exceeds the 2’ high maximum allowed per 5.7.3.2 of the Architectural and Land Use Regulations. This would provide some privacy from the existing deck on the 11 South Ave property that was allowed to be modified and remain at the property line on the north side of 12 Park.

2. Any other variances or special requests that are required and discovered in the process of review and discussion of the proposed 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.
The Architectural Review Board will meet on July 5, 2018 at 10:45 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 David Williams at arb@ciweb.org until 5:00 PM on July 4, 2018.

Sincerely,

CHAUTAUQUA INSTITUTION

[Signature]

David M. Williams, Architect
Administrator of Architectural & Land Use Regulations / Capital Projects Manager
June 1, 2018

ARCHITECTURAL REVIEW BOARD MEETING NOTIFICATION

Dear Chautauquan,

The owners of 12 Whitfield Avenue (Julie and Willie Heflin) are coming before the Architectural Review Board with plans to construct a new cottage on the vacant lot. The proposed design incorporates a garage for vehicle parking as well as an additional parking space outside the garage. The design also utilizes a window well on the Hunt Ave side for egress from a basement living space. These requests require an Architectural Review Board review.

Variances/Requests being considered:

1. Request to construct a garage in the Miller Park / Lakefront District per 4.6.12 Garages and per 5.11.4.4 (Parking) of the Architectural and Land Use Regulations. Garages are only permitted in this District with a variance.

2. Request for an additional parking space per 5.11.4.4 Criteria for New or Altered Parking Spaces – Miller Park / Lakefront District of the Architectural and Land Use Regulations. Parking is limited to one space.

3. Request for a variance to construct a egress window well on a street side yard per 5.3.3.2 of the Architectural and Land Use Regulations. The egress well is proposed on the Hunt Ave side yard and only permitted with a variance.

4. Any other variances or special requests that are required and discovered in the process of review and discussion of the proposed 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.
The Architectural Review Board will meet on July 5, 2018 at 10:45 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 David Williams at arb@ciweb.org until 5:00 PM on July 4, 2018.

Sincerely,

CHAUTAUQUA INSTITUTION

[Signature]

David M. Williams, Architect
Administrator of Architectural & Land Use Regulations / Capital Projects Manager
ARCHITECTURAL REVIEW BOARD MEETING NOTIFICATION

Dear Chautauquan,

The owner of 22 South Avenue (Jay Summerville) is coming before the Architectural Review Board with plans to reconstruct the existing cottage. The existing footprint will not change but the proposed project will require a side yard setback variance due to extending an existing non-conforming encroachment. The reconstruction also includes substantial demolition of the current foundation, most of the interior, and part of the roof to accommodate a new cross gable. This request requires an Architectural Review Board review.

Variances/Requests being considered:

1. Request for encroachment into the side yard per 4.4.6 Building Setbacks of the Architectural and Land Use Regulations. The building footprint encroaches approximately 1’ into the required 3’ setback.

2. Request for Substantial Demolition per 6.11.2 Demolition Process and Relevant Factors of the Architectural and Land Use Regulations.

3. Any other variances or special requests that are required and discovered in the process of review and discussion of the proposed 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.
The Architectural Review Board will meet on July 5, 2018 at 10:45 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 David Williams at arb@ciweb.org until 5:00 PM on July 4, 2018.

Sincerely,

CHAUTAUQUA INSTITUTION

David M. Williams, Architect
Administrator of Architectural & Land Use Regulations / Capital Projects Manager
June 1, 2018

ARCHITECTURAL REVIEW BOARD MEETING NOTIFICATION

Dear Chautauquan,

The owner of 38 South Lake Avenue (Steve Zenczak) is coming before the Architectural Review Board with plans to remove the rear portion of the structure and replace with an addition that is larger as well as a proposed new garage addition. The proposed addition follows the footprint on the south side of the existing that encroaches on the setback. The design also incorporates a new basement stair that is less that 5’ from the south lot line. These requests require an Architectural Review Board review.

Variances/Requests being considered:

1. Request for encroachment into the interior side yard per 4.4.6 Building Setbacks of the Architectural and Land Use Regulations. The proposed footprint encroaches approximately 2’-3’ into the required 10’ setback.

2. Request for a variance to allow the proposed addition to cross an interior lot line per 5.4.3 Combining Lots of the Architectural and Land Use Regulations. The existing house has this condition currently.

3. Variance to allow the proposed basement stair to be constructed within the required 5’ distance from the lot line per 5.3.3.1 of the Architectural and Land Use Regulations. The stair would encroach less than 1’.

4. Request for Partial Demolition per 2.1.60 and 6.11.2 Demolition of the Architectural and Land Use Regulations.

5. Any other variances or special requests that are required and discovered in the process of review and discussion of the proposed 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.

The Architectural Review Board will meet on July 5, 2018 at 10:45 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 David Williams at arb@ciweb.org until 5:00 PM on July 4, 2018.

Sincerely,

CHAUTAUQUA INSTITUTION

David M. Williams, Architect
Administrator of Architectural & Land Use Regulations / Capital Projects Manager