



OFFICE OF CAMPUS PLANNING & OPERATIONS

ARCHITECTURAL REVIEW BOARD MEETING NOTIFICATION

December 27th, 2024

Dear Chautauquan,

The owners of 3 Oak ave, John T Stenovec and Susan Stenovec, are requesting to come before the Architectural Review Board for a variance to install a hot tub in the rear yard of their property. Therefore, this project requires an Architectural Review Board review for the following considerations required as a part of this proposal's scope of work.

Variations/Requests being considered:

1. Variance for the installation of a hot tub (Architectural and Land Use Regulations Section 4.7.14)

You are receiving this notification because your property is approximately within 150' of the proposed project site. Plans for this project's scope of work may be reviewed online at the Architecture Review Board (ARB) News and Notes Page at the following link:

www.chq.org/ARB

The Architectural Review Board will meet on **February 6th 2025 at 12:00pm Noon over Zoom**. Please use the Zoom link posted on the ARB site using the link above.

PO Box 28 • Chautauqua, NY 14722
716.357.6245 • 716.357.9014 (fax)
ARB@chq.org • chq.org

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 the Administrator of Architectural and Land Use Regulations at arb@chq.org until 12:00pm noon the day before on February 5th 2025 at 12:00pm Noon.

Thank you for your time!

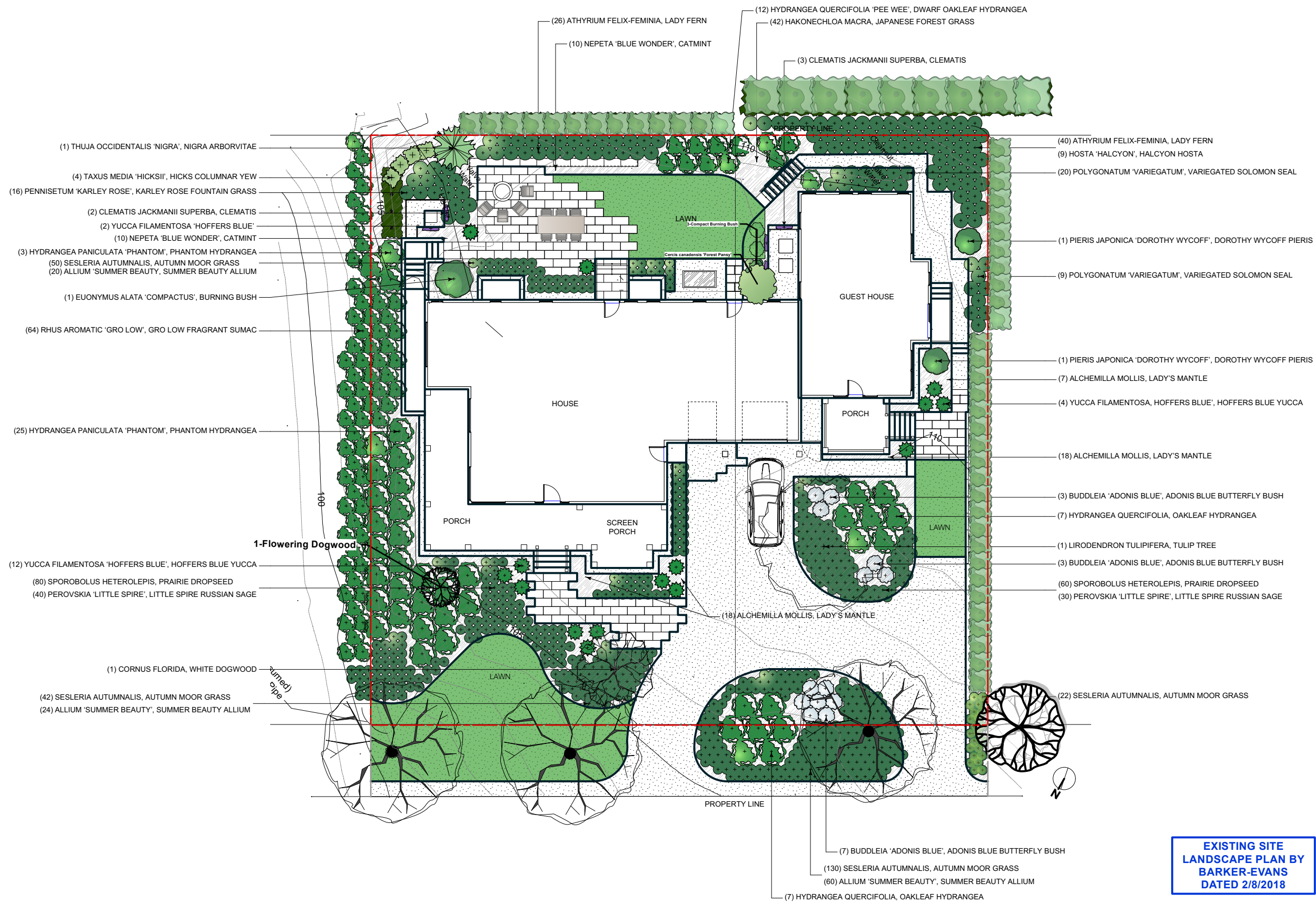
Respectfully,



Ryan B. Boughton, Assoc. AIA

Administrator of Architectural and Land Use Regulations

rboughton@chq.org | o: 716.357.6245



Client Name:
 Susan & Thomas Stenovec

Client Address:
 3 OAK AVENUE
 CHAUTAUQUA, NEW YORK

PERMIT SUBMISSION

PROJECT:
 Landscape Renovations & Alterations

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Revisions:	Date:	Description:

Drawing Date: 12/18/24

Drawn By: JWR & PLB

Drawing Name: EXISTING PLANTING PLAN

**EXISTING SITE
 LANDSCAPE PLAN BY
 BARKER-EVANS
 DATED 2/8/2018**

1 EXISTING SITE LANDSCAPE PLAN
 Scale: 1" = 20'-0"

L 1.1

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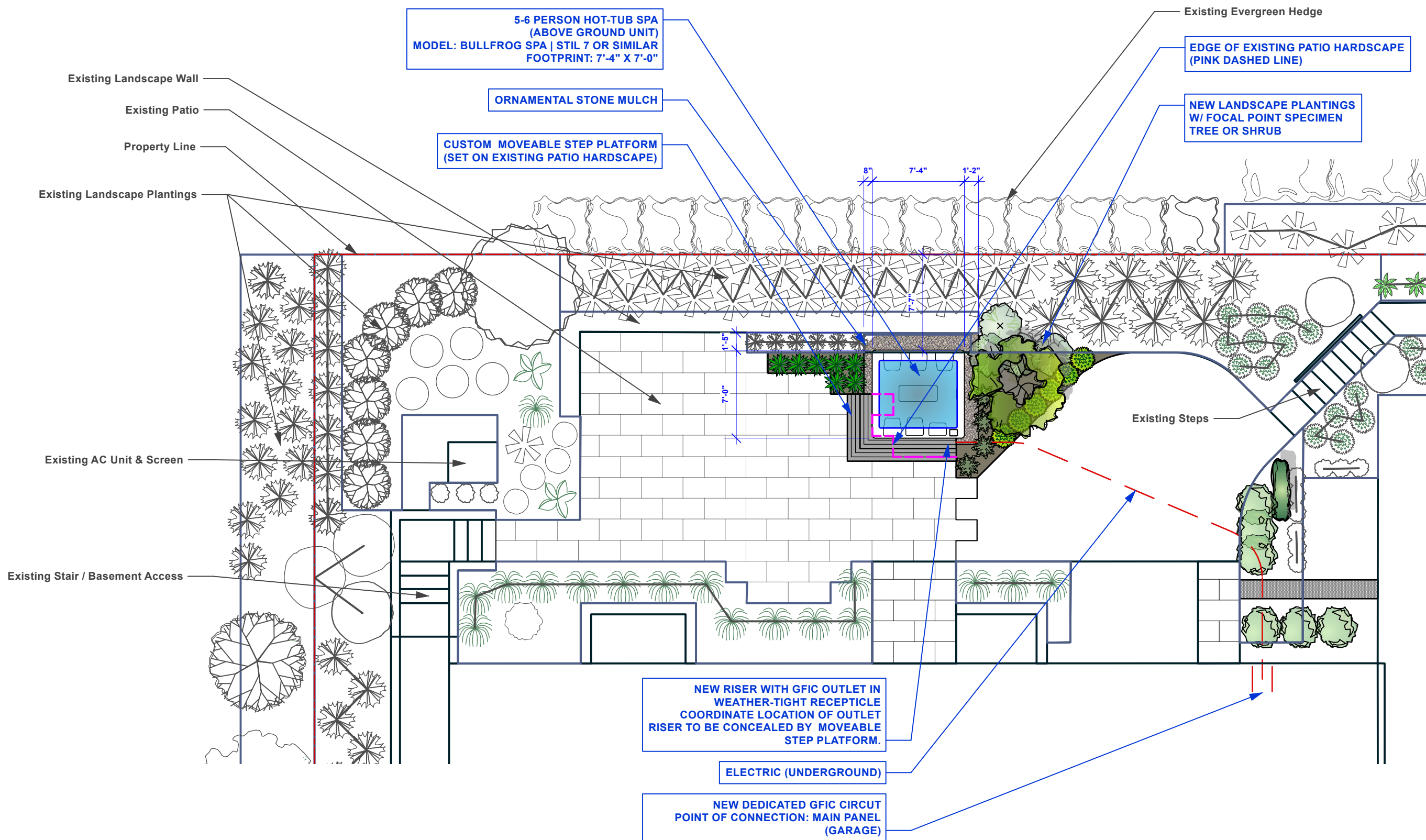
Revisions:	Date:	Description:

Drawing Date: 12/18/24

Drawn By: JWR & PLB

Drawing Name: Propose Patio Spa Plan

Drawing No.



2 Proposed Patio Alterations
 Scale: 1/8" = 1'-0"

4.7.3. Maximum Lot Size, Intensity, and IRS

Regulation		Neighborhood Suburban
Minimum Lot Width	50 Feet	
Minimum Lot Area	6,000 Square Feet	
Maximum FAR	0.5 (See exemptions below)	
Maximum ISR		
Single Lot	Single Lots: 50% total site area including all surfaces of driveways, parking lots, walkways, window wells, patios etc. 50% of site area must remain green and pervious	
Multiple Lots	Multiple Lots: 40% total site area including all surfaces of driveways, parking lots, walkways, window wells, patios etc. 60% of site area must remain green and pervious	

3 Oak Ave - Impermeable Surface Area Tabulation

Cover Type	Stenovec Property : 14,236.7 SF 100.0%			Chautauqua Property: 1357.7 SF 100.0%		
	Measured Area (SF)	Tabulated Area (SF)	% of Total Area	Measured Area (SF)	Tabulated Area (SF)	% of Total Area
100% Impermeable Structures	3888.0	3888.00	27.3%	0	0.00	0.0%
100% Impermeable Landscape Elements	122.0	122.00	0.9%	0	0.00	0.0%
Semi Permeable (90% Impervious) (Compacted Aggregate, Unit Pavers)	1106.1	995.49	7.8%		0.00	0.0%
Semi Permeable Open-graded Aggregate (10% Impervious)	2334.0	233.40	16.4%	314.3	31.43	23.1%
100% Permeable	6786.6	6786.60	47.7%	1043.4	1043.40	76.9%
Total Impermeable Area (SF):		5238.89			31.43	
Calculated ISR Value:		0.37			0.02	

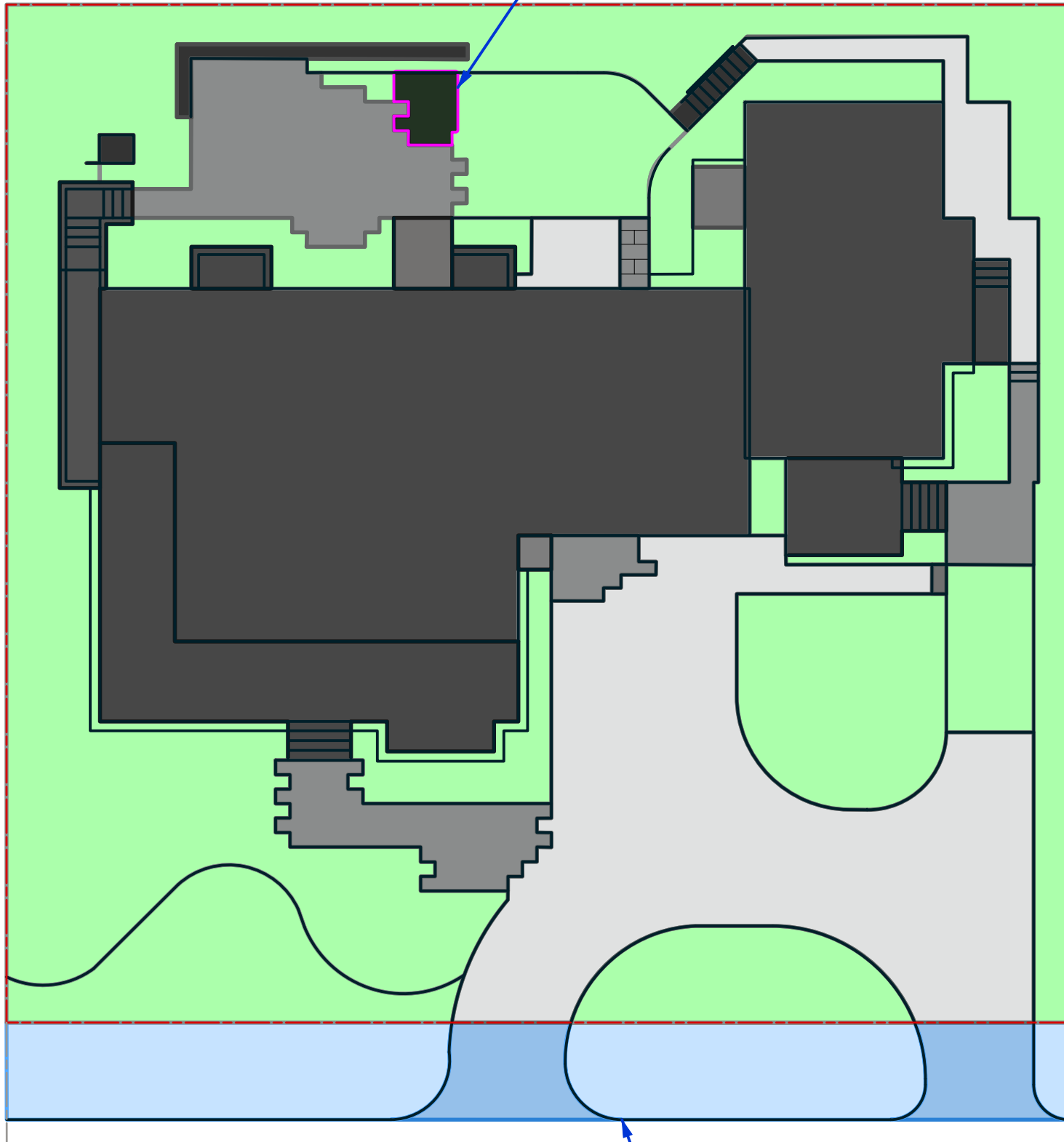
PROPOSED NEW IMPERVIOUS SURFACE AREA (55.6 SF)

Private Property (14,236.74 SF +/-)

CHQ. R.O.W. (1,357.7 SF)

Surface Area Legend

- 100% Pervious (Private Property) [6,786.6 SF]
- 10% Impervious (Private Property) [2,334.0 SF]
- 90% Impervious (Private Property) [1,106.1 SF]
- 100% Impervious (Private Property) [4,065.6 SF]
- 100% Pervious (CHQ. R.O.W.) [1,043.4 SF]
- 10% Impervious (CHQ. R.O.W.) [314.3 SF]
- 90% Impervious (CHQ. R.O.W.) [0 SF]
- 100% Impervious (CHQ. R.O.W.) [0 SF]



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