

CHAUTAUQUA INSTITUTION
Architectural Review Board
Minutes of Meeting; **February 3, 2022**
ZOOM VIDEO – 12PM

The Architectural Review Board met at 12PM on Thursday, February 3, 2022, via Zoom video conference. Those in attendance were **CHAIR ANITA LIN, JOHN HAUGHTON, BILL NECHES, PAUL HAGMAN and RICK EVANS**. Staff members present were **JOHN SHEDD, JENNIFER MAJEWSKI, and DANA LUNDBURG**

1.) 22-01 MAXINE AWNER 32 Waugh

Maxine Awner, owner, and Dave Sutton architect, were present with plans and photos to demolish an existing carport along the west side of the home. The owners will not be replacing it with anything and will landscape the area.

NEIGHBOR COMMENTS:

August Spector – L – approve

Farley Toothman – L - approve

After discussion: THE MOTION TO REQUEST A VARIANCE TO A PARTIAL DEMOLITION, REMOVAL OF EXISTING CARPORT PER REGULATIONS 6.11 WAS APPROVED 5-0.

2.) 22-02 RICHARD WADE 10 N. Lake

Emmett Tenpas, architect, was present with plans to add a first and second floor awning structures on the easterly (lake) side, along Gliden Avenue, of the newly reconstructed house within the required setback. The Wade's came before the Architectural Review Board in May of 2021 and received authorization for a substantial reconstruction and alterations project to their newly purchased home. Photos were provided to show similar awnings in the past.

NEIGHBOR COMMENTS: NONE

After discussion: THE MOTION TO REQUEST A VARIANCE FOR INSTALLATION OF AWNING STRUCTURES WITHIN THE REQUIRED 10' SETBACK ON THE EASTERLY SIDE; PER REGULATIONS 4.3.6 AND 5.14.17 WAS APPROVED 5-0.

3.) 22-03 MILLER/CLINGER FAMILY 8-10 Peck

Bijou and Greg Miller, owner, was present with plans to construct a new kitchen addition within the 10' rear-yard setback.

NEIGHBOR COMMENTS: NONE

After discussion: THE MOTION TO REQUEST A VARIANCE TO CONSTRUCT A NEW KITCHEN WITHIN THE 10' REAR-YARD SETBACK; PER REGULATIONS 4.4.6 WAS APPROVED 5-0.

4.) 22-04 HOLLISTER REID 16 Forest

Diane Hendrix, architect, was present with plans and photos to construct a new bathroom addition within the 3' side-yard setback and within 10' of a neighboring structure. Drawing show to enclose a porch to build the bathroom.

NEIGHBOR COMMENTS:

Mary Lee Talbot – L – approve

After discussion: THE MOTION TO REQUEST A VARIANCE TO CONSTRUCT A NEW BATHROOM ADDITION WITHIN THE SIDE-YARD SETBACK AND WITHIN THE SETBACK OF A NEIGHBORING STRUCTURE PER REGULATIONS 4.4.6; WAS APPROVED 5-0.

5.) 22-05

GEORGIA COURT

36 Scott

Ryan Olson, architect, was present with plans to add a first-floor half-bath addition on the easterly side of the house partially within the required 3' street-side-yard setback along Crescent Avenue. Also, construction within the required 10' rear-yard setback on the Northerly side. This will allow the Courts to add a laundry room and a bathroom.

NEIGHBOR COMMENTS: NONE

After discussion: THE MOTION TO REQUEST A VARIANCE FOR CONSTRUCTION WITHIN THE REQUIRED STREET-SIDE-YARD SETBACK ON THE EASTERLY SIDE AND CONSTRUCTION WITHIN THE REQUIRED 10' REAR-YARD SETBACK ON THE NORTHERLY SIDE; PER REGULATIONS 4.4.6 WAS APPROVED 5-0.

6.) 22-06

KENT & JENNIFER NEW

98 N. Lake

Kent & Jennifer, owner, and Michele Bultman, architect, were present with plans to demolish an existing house and construct a new house with site improvements. Plans are to change the grade in excess of 12" to create a driveway and parking area. The new house will exceed the maximum floor area ratio (FAR) of .50 by .18. John Shedd stated if the basement were not included in the calculation for the FAR, it would be significantly lower. The New's discussed mobility challenges with the current home and the hardship with the house not being handicap friendly. Michele Bultman discussed in detail their water management plan as well as environmental protection. Rick Evans talked about just looking at the Regulations and not personal views.

The New's have withdrawn their request to construct a swimming pool on the east side (lake side) of the house; planned for phase 2. They will come back before the ARB when they decide to build one.

NEIGHBOR COMMENTS:

Maggie Lieber – L,P – concerns with construction and it affecting her propety

After discussion: THE MOTION TO REQUEST A VARIANCE TO DEMOLISISH THE EXISTING HOUSE; PER REGULATIONS 6.11; CHANGE IN GRADE IN EXCESS OF 12"; PER REGULATIONS 5.11.3.3; EXCEED THE MAXIMUM far OF .50; PER REGULATIONS 4.7.3 WAS APPROVED 5-0.

Minutes were approved for November 2, 2021.

There being no further business, the meeting was adjourned.

Respectfully submitted,

Jennifer Majewski