



OFFICE OF CAMPUS PLANNING & OPERATIONS

ARCHITECTURAL REVIEW BOARD MEETING NOTIFICATION

March 28th 2025

Dear Chautauquan,

The owners of 27 Scott, Kristen and Michell Rogers, are requesting to come before the Architectural Review Board for the scope of work for renovation and rehabilitation of their home with three additions to the existing Building. The scope of work proposing the additions falls within 3'-0" side yard setback and the 7'-0" rear yard setbacks, and is proposing an increase over the maximum allowed Floor Area Ratio of 1.0. Therefore, this project requires an Architectural Review Board review for the following considerations required as a part of this proposal's scope of work.

Variances/Requests being considered:

1. Variance for an expansion of an existing non-conforming use in the 3'-0" interior side yard setback with the proposed second floor addition (Architectural and Land Use Regulations Section 4.4.6)
2. Variance for encroachment into the 6'-0" front yard setback with the addition to the basement (Architectural and Land Use Regulations Section 4.4.6)
3. Variance to exceed the maximum allowable Floor Area Ratio by increasing the floor area ratio of 1.04 to 1.23 as a result of the proposed additions to the basement, and 2nd floor, with the removal of residential use from the current attic space. (Architectural and Land Use Regulations Section 5.1.4)

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:

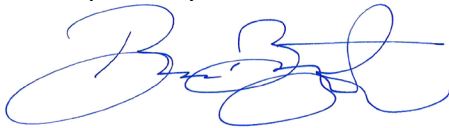
www.chq.org/ARB

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

The Architectural Review Board will meet on **May 1st 2025 at 12:00pm Noon in the Turner Community Center Conference Room.** 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 April 30th 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

27 Scott Avenue
CHAUTAUQUA INSTITUTION
Chautauqua New York



DON HARRINGTON,

Harrington Architecture
Design, Development, & Green Consulting
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Phone: 716-640-0737
Email: dwh@harrington-architecture.com

COVER SHEET AND GENERAL NOTES COPY 1

Rogers Residence

27 Scott Avenue, Chaulauqua NY 14701

5-UN
DER

Sum
TC

42

DATE 3-12-2025

NEY TEF

25 103

HEET NUMBER:

G1.1

- Found Iron Stake
- Found rebar with Rodgers cap
- Set 3/4" rebar with cap



Assumed

Scott Avenue

Wythe Avenue

southwest street line

to an ex. 5/8" rebar
buried 1.0', then another 49.98'
to an ex. mag nail in roots

driveway encroachment
by Chautauqua Institution
onto the Pollier property

Tax parcel 297.23-2-5
Reputed owner
Chautauqua Institution

Lot numbers are from a map of Chautauqua Institution recorded 04/25/1939 in Cabinet 2 Section E, Map 159

**2½ story
wood frame
house # 27
Scott Avenue**

Tax parcel
297.3-2-3
Lot 833
Liber 2562
Page 602
12/20/2004

deed 9'±

0.3'
over

covered porch

0.1' over

7.6'

12

S 61°45'16" W
119.83' to an
ex. iron stake

Tax parcel 297.23-2-2
Lot 832
John C. Childs &
Catherine T. Applewhite
Instrument # DE2018005650
08/21/2018

porch
0.3' porch
0.2' over

**THIS MAP IS VOID IF USED WITH
AN AFFIDAVIT OF NO CHANGE**

Only originals of this survey map, marked with an original of an embossed seal, and signed in red, shall be considered to be true, valid survey maps. Copyright 2022 Daniel L. Barry Land Surveyor LLC. All rights reserved.

Note: the date shown on this plat is the date of the completion of the field survey work.

This map is void if used with an affidavit of no change.
This survey was prepared without the benefit of an abstract
therefore the facts shown upon this survey are subject to
possibly adversely affecting the property that an up to date
show.

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Plat of a survey for

Ella M. Pollier

27 Scott Avenue-Chautauqua Institution
Town of Chautauqua
County of Chautauqua, State of New York
Part of Lot 29, Town 3, Range 13 of the
Holland Land Company's Survey

Job No. 5339-22
Dated: July 19, 2022

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Daniel L. Barry Land Surveyor LLC

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92 Baxter Avenue
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Phone: 716-763-1254
www.danbarrysurveyor.com

Daniel L. Barry, NY & PA PLS
Scott R. Johnson, NY & PA PLS

David & Gary

Traverse PC

NO. 15, 1911, 1912, 1913, 1914, 1915, 1916, 1917, 1918, 1919, 1920, 1921, 1922, 1923, 1924, 1925, 1926, 1927, 1928, 1929, 1930, 1931, 1932, 1933, 1934, 1935, 1936, 1937, 1938, 1939, 1940, 1941, 1942, 1943, 1944, 1945, 1946, 1947, 1948, 1949, 1950, 1951, 1952, 1953, 1954, 1955, 1956, 1957, 1958, 1959, 1960, 1961, 1962, 1963, 1964, 1965, 1966, 1967, 1968, 1969, 1970, 1971, 1972, 1973, 1974, 1975, 1976, 1977, 1978, 1979, 1980, 1981, 1982, 1983, 1984, 1985, 1986, 1987, 1988, 1989, 1990, 1991, 1992, 1993, 1994, 1995, 1996, 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 259

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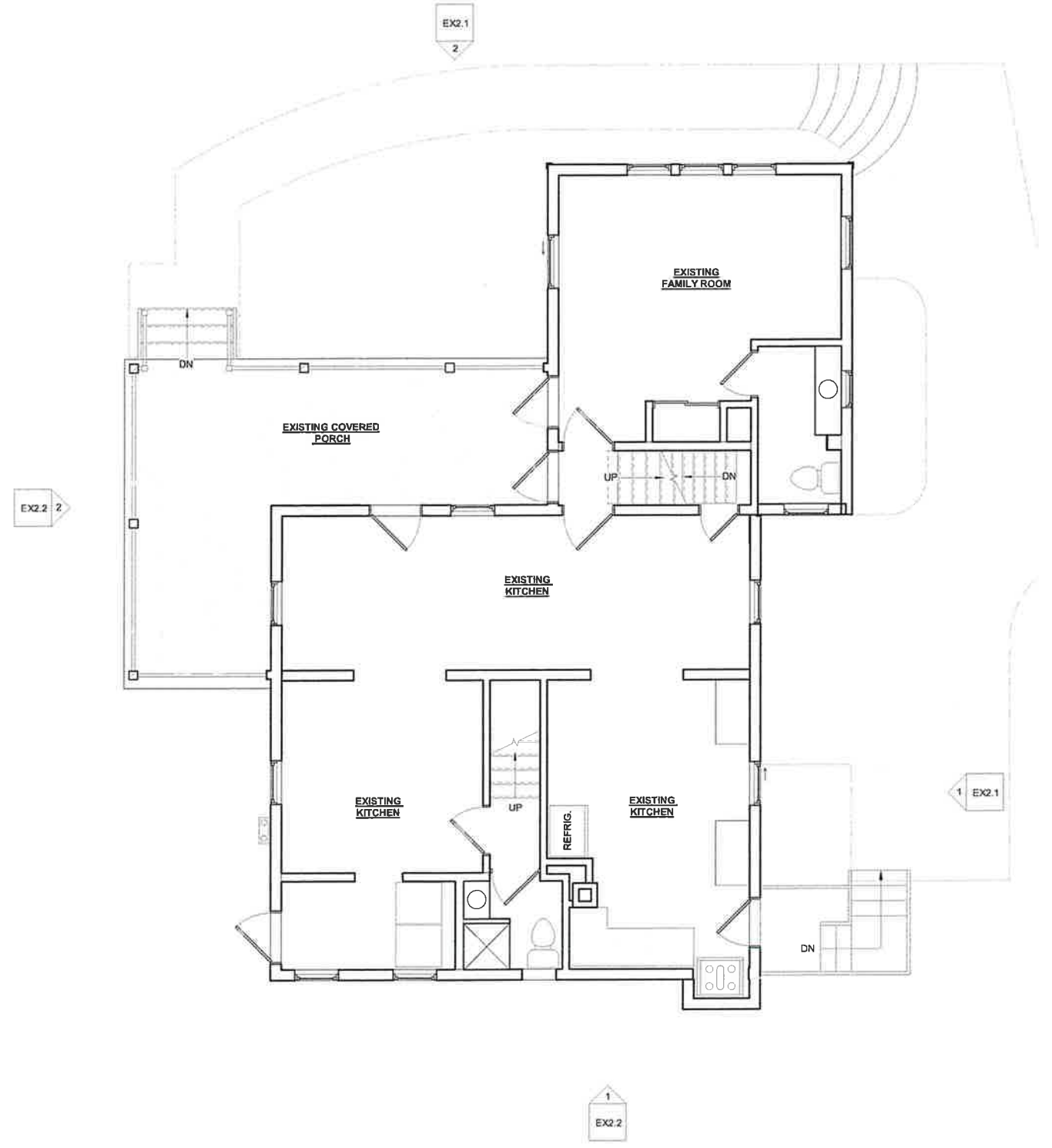
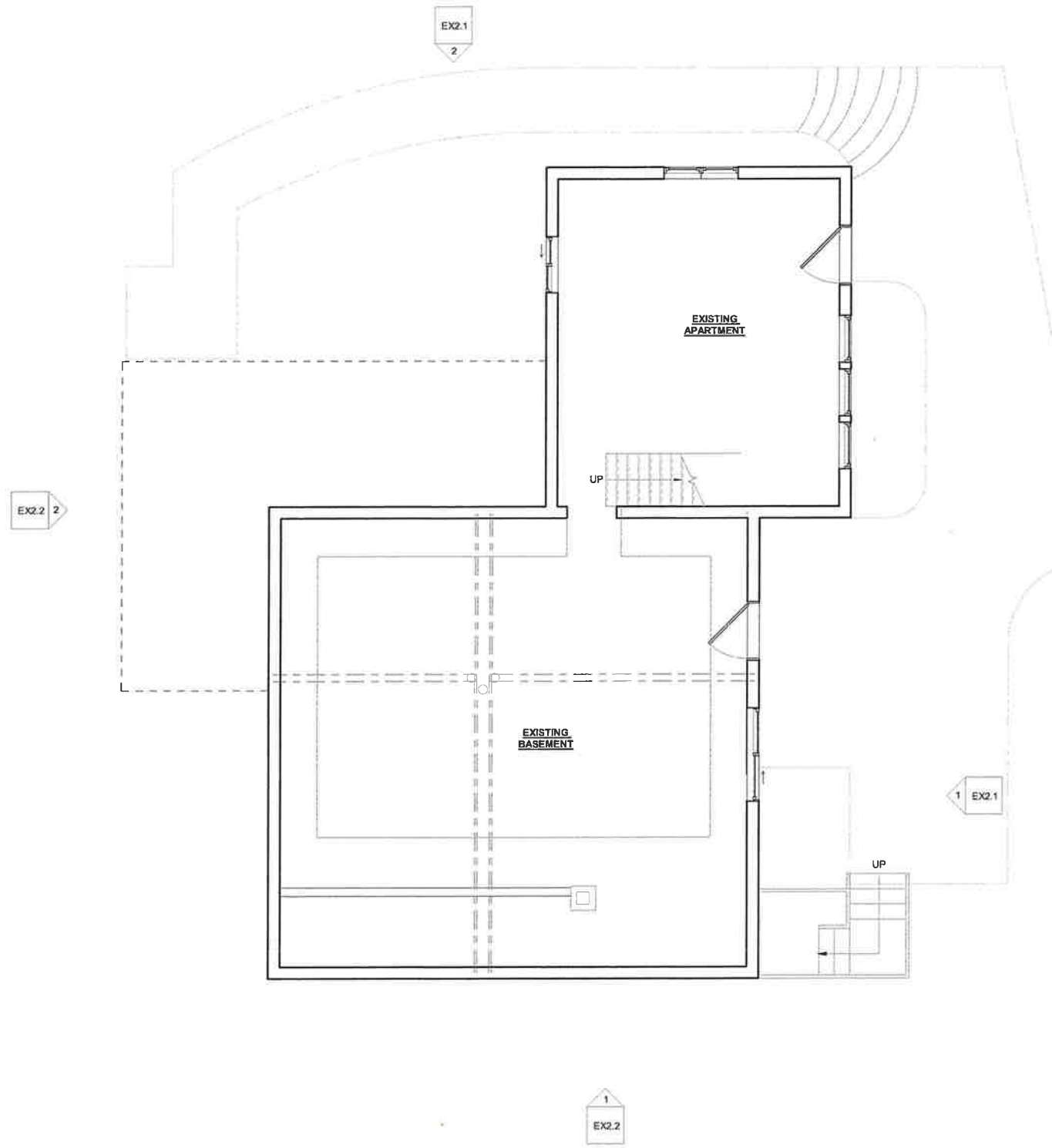
Rogers Residence

27 Scott Avenue, Chautauqua NY 14701

[illegible]

SHEET NUMBER:

CO.1



1 EXISTING BASEMENT PLAN
1/4" = 1'-0"

2 EXISTING FIRST FLOOR PLAN
1/4" = 1'-0"

GENERAL NOTE

DO NOT INSTRUCT ARCHITECT SHALL OWN ALL RIGHTS IN THE ARCHITECTURAL DRAWINGS AND NOT BE RESPONSIBLE FOR ANY CONSTRUCTION OF THE PROJECT. ANY CHANGES OR WORKS OF ANY MATERIAL NATURE SHALL BE THE RESPONSIBILITY OF THE OWNER OR ARCHITECT. ANY CHANGES OR WORKS OF ANY MATERIAL NATURE SHALL BE THE RESPONSIBILITY OF THE OWNER OR ARCHITECT. ANY CHANGES OR WORKS OF ANY MATERIAL NATURE SHALL BE THE RESPONSIBILITY OF THE OWNER OR ARCHITECT.

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EXISTING FLOOR PLANS

Rogers Residence

27 Scott Avenue, Chautauque NY 14701

REVISION

DATE

BY

NO.

DATE

BY

NO.

DATE

BY

NO.

DATE

BY

NO.

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BY

NO.

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NO.

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NO.

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NO.

SCALE: 1/4" = 1'-0"

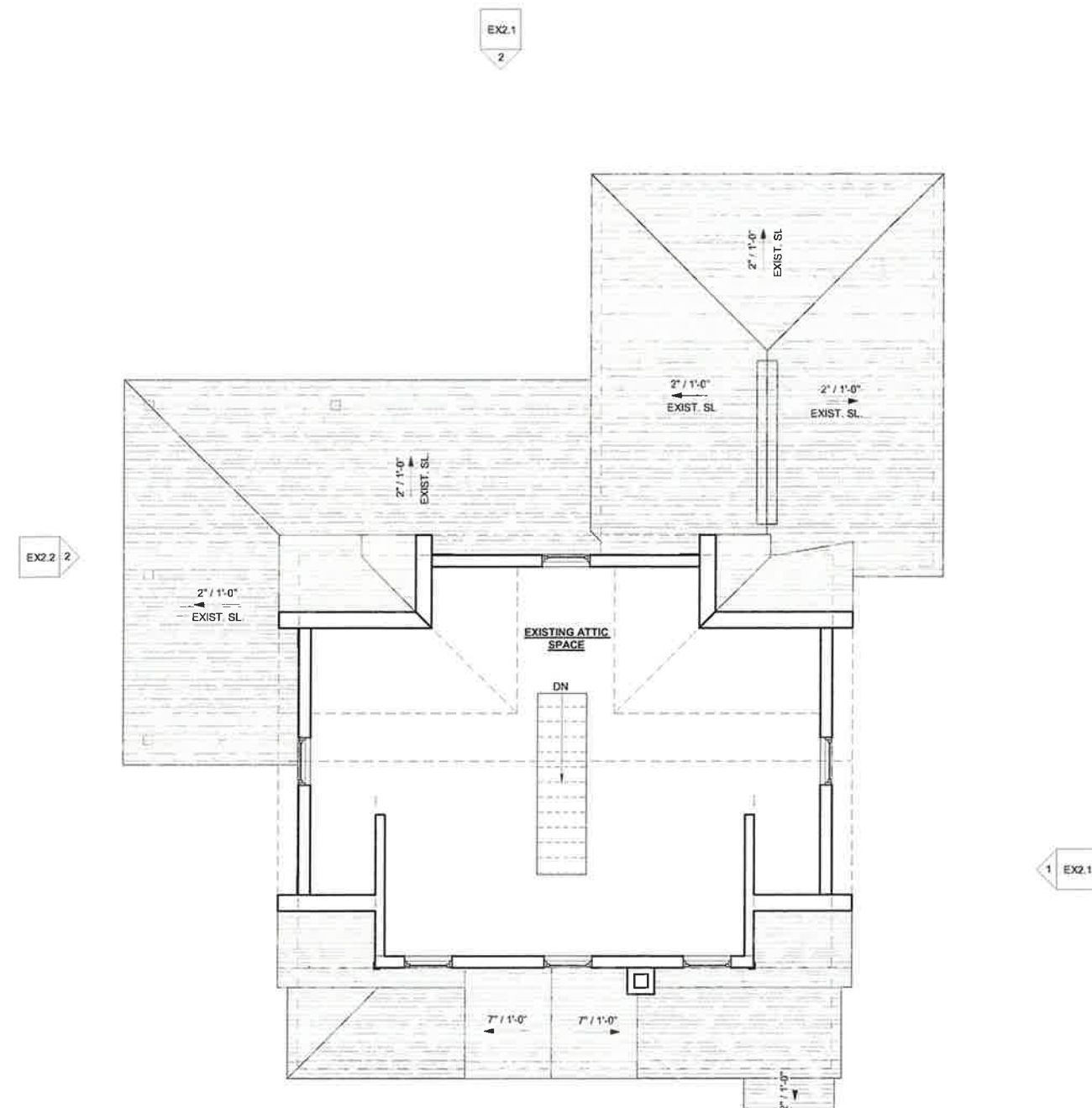
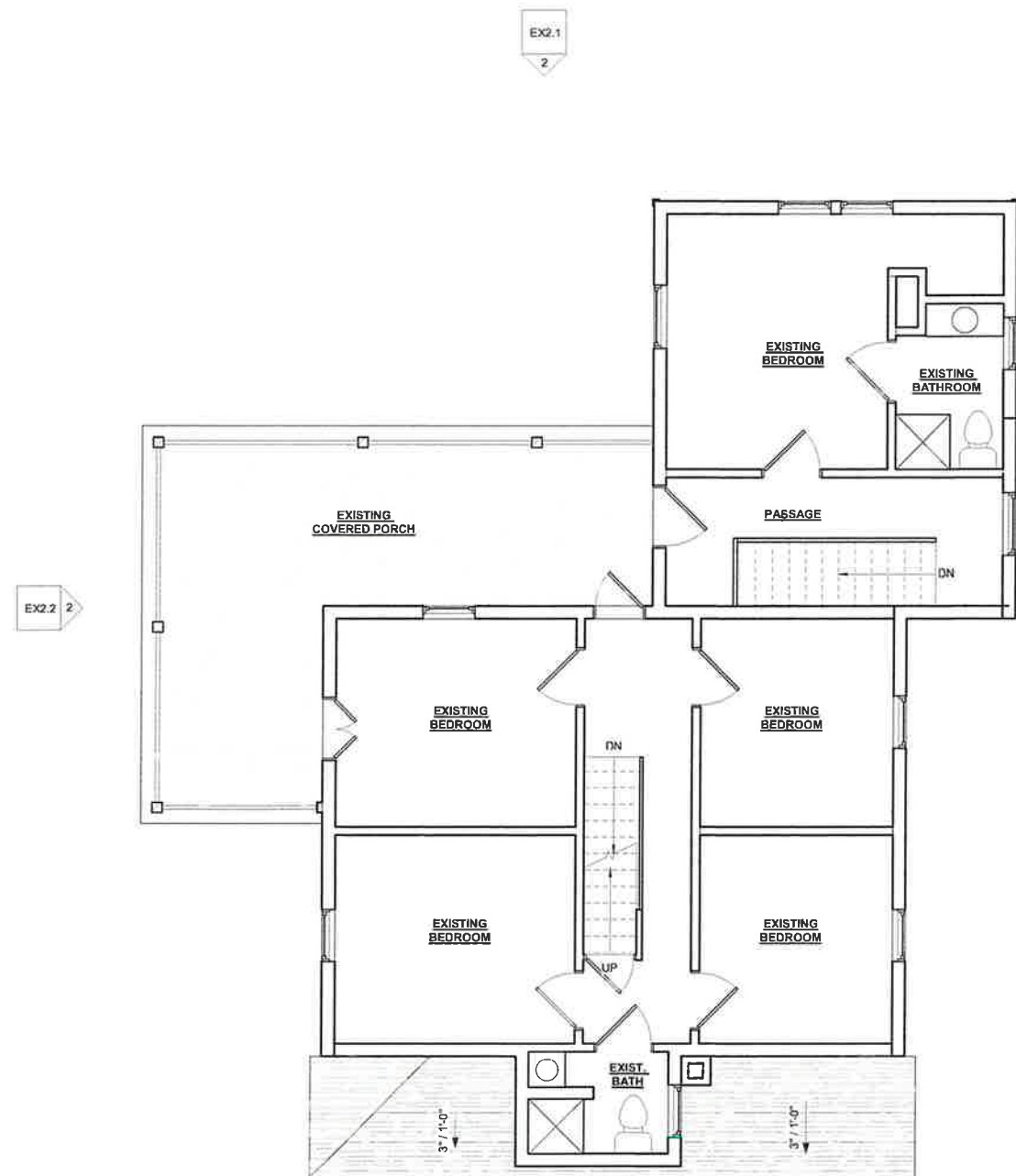
DATE: 3-12-2025




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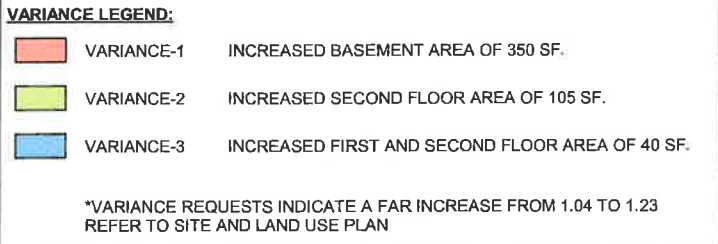
PROJECT NUMBER: 25-102

SHEET NUMBER:

EX1.1



- | VARIANCE LEGEND: | | |
|---|------------|---|
|  | VARIANCE-1 | INCREASED BASEMENT AREA OF 350 SF. |
|  | VARIANCE-2 | INCREASED SECOND FLOOR AREA OF 105 SF. |
|  | VARIANCE-3 | INCREASED FIRST AND SECOND FLOOR AREA OF 40 SF. |

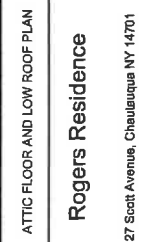


PLAN KEY	
NEW EXTERIOR WALL	
NEW INTERIOR WALL	
EGRESS WINDOW	
ENTRY / EXIT	

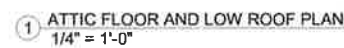
GENERAL NOTES




REVISION NUMBER	REVISION DATE
SCALE	As indicated
DATE	3-12-2025
SUBMITTAL FOR	TEE
PROJECT NUMBER:	25-102

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A1.3



<u>VARIANCE LEGEND:</u>		
	VARIANCE-1	INCREASED BASEMENT AREA OF 350 SF.
	VARIANCE-2	INCREASED SECOND FLOOR AREA OF 105 SF.
	VARIANCE-3	INCREASED FIRST AND SECOND FLOOR AREA OF 40 SF.

*VARIANCE REQUESTS INDICATE A FAR INCREASE FROM 1.04 TO 1.23
REFER TO SITE AND LAND USE PLAN

