

JONES APPEAL ARCHITECTURAL STANDARDS COMMITTEE DECISION

BOARD OF DIRECTORS MEETING JANUARY 22, 2021

APPEAL HEARING PROCEDURES

- Each hearing is scheduled for 30 minutes
- Staff provides Decision Paper/Staff Report – 10 min
- Appellant states his/her case – 10 min
- Board asks questions of staff, appellant (adjacent neighbor), and property owner – 10 minutes
- For closed session hearings, the board will then excuse appellant from appeal hearing in order to deliberate and act on the appeal
- Appellant will receive written decision of the board within 10 days of the hearing

RECOMMENDED ACTION

By Motion:

The Board of Directors deny the appeal made by the Owner of Unit 04, Lot 543 and uphold the decision of the Architectural Standards Committee which granted conditional permit approval November 18, 2020, based on revision to the site plan (noting power be proposed overhead) and elevations (to include vents) without modification and not including the additional requirements placed on the owner as per suggested in the appeal request.

COMMITTEE DECISION- NOVEMBER 18, 2020

Submittal for new house/garage construction: Unit: 04 Lot: 544 - 14543 Christie Ln

Action 3:0 (Whitten, Phelps, Hipkins). The project was conditionally approved based on revisions to the site plan and elevation plans.

APPELLANT APPEAL BASIS

- The ASC approved the project on Lot 544 without adequate conditions for preservation of existing mature trees on the lot.

See appeal request and appeal documentation for further details.

ARCHITECTURAL STANDARDS AND LAND USE RULES AND PROCEDURES

Project approval is consistent with authority, scope, rules and procedures, and past similar projects.

Citing:

- Design Policies and Review – Section I, B
- Right of Owner of Adjacent Property to Appeal – Section II, H
- ASC Approval and Permit Issuance - Section IV

Once the committee approves a construction project, the project can commence without a wait period for potential, so long as a project has all fees paid for and permit picked up and posted.

- Tree Removal: Section 2, F

“While they must be shown on the submitted site plan, tree removal will be allowed by the committee within a 10’ zone measured from all sides of the foundation and a 5’ zone measured from the sides of a deck or paved surface. Aside from the preceding, no trees greater than 4” in diameter (3’ above the ground) may be removed without a permit from the TD Forester.”

APPEAL HEARING PROCEDURES

- Each hearing is scheduled for 30 minutes
- Staff provides Decision Paper/Staff Report – 10 min
- Appellant states his/her case – 10 min
- Board asks questions of staff, appellant (adjacent neighbor), and property owner – 10 minutes
- For closed session hearings, the board will then excuse appellant from appeal hearing in order to deliberate and act on the appeal
- Appellant will receive written decision of the board within 10 days of the hearing