



## STAFF REPORT

**DATE:** March 18, 2021

### **TITLE:**

Unit 07, Lot 088 Appeal of Architectural Standards Committee Decision

### **RECOMMENDATION:**

#### **By Motion:**

The Board of Directors denies the appeal made by the Owner of Unit 07, Lot 088 and upholds the decision of the Architectural Standards Committee.

### **BACKGROUND**

Property owner of Unit 07, Lot 088 submitted a new two-story house/garage construction application for review and consideration of approval at the November 18, 2020 Architectural Standards Committee Meeting. The owner proposed siding that would require an exception for plywood and battens measuring over 50% on the rear elevation of the house.

The proposed siding material and percentage of application to the rear elevation was outside the permissible parameters and subject to consideration for exception. The committee was not able to discuss possible solutions to meet the siding rule as the owner was not present at the submittal review meeting.

### **ANALYSIS:**

The property owner of Unit 07, Lot 088 is appealing the Architectural Standards Committee decision and requesting the board to granted proposed exception to siding side rules for the rear elevation of the building. The property owner requests the board approve the exception to use plywood and battens measuring over 50% on the rear elevation of the house.

The proposed new two-story house/garage construction included the siding material submission of plywood and battens material for:

- Right and left elevation: on the lower two floors on a downslope totaling under 50%
- Rear elevation: on the lower two floors over 50%

Tahoe Donner Architectural Standard Rules, Procedures and Restrictions for Land Use: Section III Exterior Specifications, (5) Exterior Siding, or Sheathing and Trim explicitly states,

*“No type of plywood or sheet siding is allowed on any street side(s), or on any golf course side(s) where visible from the golf course. This includes use of such siding with battens. On all other individual sides of the building, a maximum of 50% of the siding area may be plywood or sheet siding...”*





*EXCEPTIONS: Plywood or sheet siding exceeding the above 50% maximum may be allowed as an exception, on a case-by case basis...only if: A) the design is in harmony with the street/golf course view; and b) the plywood or sheet siding is properly coated or treated to minimize discoloration and deterioration.”*

Historically, the Committee has approved exceptions to the side or rear elevations for the siding requirements under the following conditions:

- Proposed plywood and battens siding are broken up by either a natural break architecture, i.e., corner or belly band on a two-story building.
- Proposed plywood and battens on addition or garage to match existing structure’s plywood and battens. See Exhibit A for further details on allowance.

These approvals fall within the proposed design and are harmonious to the street and/or existing structure. See Exhibit B for examples.

Any structures in the community with side siding more than 50% without approval for exception were deviations from project approval where upon the owner was fined for installation without approval. Therefore, the decision by the Committee on the Unit 07, Lot 088 project is consistent with prior approvals by the committee.

The board has also recently considered a similar appeal request and denied the request for a siding exception on December 3, 2020 for Unit 01, Lot 218.

The property owner was not in attendance at the project submittal meeting. Had the owner or representative attended, the committee would have conducted a discussion in attempt to resolve the concern using alternative materials or changing the siding layout design at the meeting. Absent any discussion, the committee moved to take action on the project submittal. Therefore, the decision letter with accompanied minutes reflects the committee disapproving the use of excess plywood and battens material without granting an exception to the rule and requesting a siding revision to reduce the amount of sheet siding product used on the rear elevation.

#### **OUTREACH:**

N/A

#### **FISCAL IMPACT**

N/A

#### **ALTERNATIVE:**

The board has a number of alternatives including:

1. The board may deny the appeal with modifications
2. The board may choose approval the appeal
3. The board may choose to approve the appeal with modifications





**ATTACHMENTS:**

Exhibit A: AS Rules, Procedures and Restrictions for Land Use, Section III Exterior Specifications, (5) Siding, or Sheathing and Trim

Exhibit B: Examples of Siding

Exhibit C: Map and Plot

Exhibit D: Unit 07, Lot 088 ASC Decision Letter

Exhibit E: Unit 07, Lot 088 Appeal Request and Basis of Appeal Letter

Prepared By: Sheryl Walker, Architectural Standards Office Manager

Reviewed By: Annie Rosenfeld, Director of Risk Management and Real Property

Board Meeting Date: March 26, 2021

General Manager Approval to Place on the Agenda: \_\_\_\_\_

