

MACDONOUGH APPEAL OF THE ARCHITECTURAL STANDARDS COMMITTEE DECISION

BOARD OF DIRECTORS SPECIAL MEETING – September 17, 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 and applicant – 10 minutes
- For open session hearings, the board will then 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 10, Lot 288 and uphold the decision of the Architectural Standards Committee.

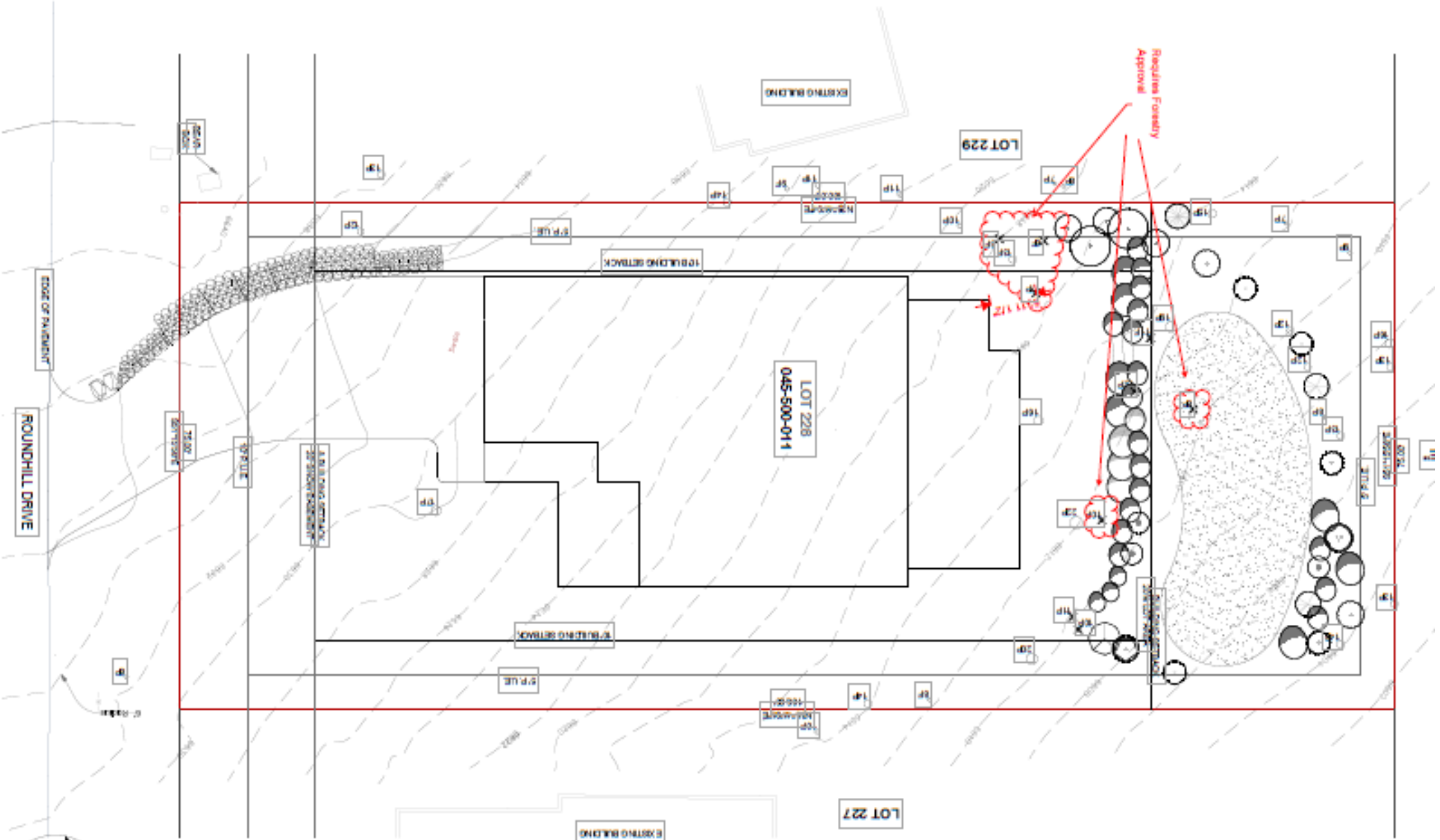
ARCHITECTURAL STANDARDS COMMITTEE DECISION – NOVEMBER 18, 2020

Minor w/ Notification: Landscaping in the Rear Setback with a Variance

Action 3:0 (Whitten, Phelps, Hipkins). The project with the variance was disapproved as submitted based on proposing irrigation in the rear setback, the proposed planting with tree removal in the rear setback, and the proposed tree removal outside the scope of the committee's authority and require a resubmittal for the noted revision items.

The committee agreed that with further discussion the following revision items are required for a resubmittal:

- o Provide updated site plan to update ASC approvable trees for removal.*
- o Provide update site plan to reduce the impact of improvement in the rear setback and eliminate irrigation and drought proof non-invasive plantings.*
- o Provide forestry a review of proposed planting to ensure not invasive species.*



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LANDSCAPE PLAN

SCALE: 1" = 10'

ROUNDHILL DRIVE

EDGE OF PAVEMENT







APPELLANT APPEAL BASIS

- Requesting approval of the variance for irrigation to also be approved in the rear setback .

See appeal request and appeal documentation for further details.

ARCHITECTURAL STANDARDS AND LAND USE RULES AND PROCEDURES

The committee decision is consistent with authority, scope, rules and procedures.

The following ASC Rules that apply from the Tahoe Donner Architectural Standard Rules, Procedures and Restrictions for Land Use include:

- 1). Rear Yard Setback that notes no structure or improvement shall be constructed, erected, placed or maintained within setback areas and the rear yard setback is intended to be preserved as a greenbelt area. (Section III Specific Building Requirements, B. Setbacks 3). Rear Yard Setback (pg.9)
- 2). Variances where the C&Rs grant to the ASC the power to allow reasonable variances in order to overcome practical difficulties and to prevent unnecessary hardships, provided that the variance will not be materially detrimental to adjacent properties or Tahoe Donner, in general. (Section XII Variances (pg.20)

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