



STAFF REPORT

DATE: October 6, 2021

TITLE:

Unit 03, Lot 352 Architectural Standards Committee Hearing – 4th Extension Request

RECOMMENDATION:

By Motion:

The Board of Directors uphold the decision/recommendation of the Architectural Standards Committee and grant the 4th extension request to extend the permit to 7/30/2022 with a \$1000 extension fee.

BACKGROUND

Major project permit for Garage / Addition / Deck Project

Project history:

- 9/30/15 - Permit Issued for 2 years to 9/29/2017
- 12/21/17 - Extension 1 was approved by ASO staff to 9/29/18 with \$500 extension fee
- 3/6/19 - Extension 2 was approved by the ASC to 11/1/19 with \$1000 extension fee
- 10/23/20 - Board granted 3rd extension to 7/30/2021 with \$1000 extension fee
- 7/30/21 - Permit Expired
- 9/15/21 - ASC Hearing for Failure to Final with recommendation to Board to extend permit to 7/30/22

The property owner of Unit 03, Lot 352 is requesting an additional permit extension (4th) and in support of the Architectural Standards Committee decision to be granted an extension of 1 year to 7/30/2022 to complete the project.

ANALYSIS:

Per Board Policy from 2013, extensions requested beyond the 2nd extension require Board approval. The Board heard the case on 10/23/20 and extended the permit to 7/30/21 with a 3rd extension.

Upon review of the current photos and discussion at the 9/15/21 ASC Meeting, the committee determined progress is being made and a realistic extension for project completion would be to extend the permit out another year to 7/30/22.

OUTREACH:

N/A

FISCAL IMPACT

Receipt of \$1000 for an extension fee





ALTERNATIVE:

The board has a number of alternatives:

1. The board may deny the extension request
2. The board may choose to approve the request with modifications

ATTACHMENTS:

Exhibit A: AS Rules, Procedures and Restrictions for Land Use, Section VIII Extension of Time for Project Completion

Exhibit B: Location, Photos, Project Plans

Exhibit C: Unit 03, Lot 352 ASC Decision Letter

Exhibit D: Unit 03, Lot 352 Extension Request with Timeline - Awaiting

Exhibit E: Unit 03, Lot 352 Board Decision Letter

Prepared By: Sheryl Walker, Architectural Standards Office Manager

Reviewed By: Brian Yohn, Interim Director of Risk Management and Real Property

Board Meeting Date: October 22, 2021

General Manager Approval to Place on the Agenda: _____

