



Legislation Details (With Text)

File #: 24-0497 **Version:** 1

Type: Agenda Item **Status:** Agenda Item

File created: 3/6/2024 **In control:** Zoning Administrator

On agenda: 3/20/2024 **Final action:** 3/20/2024

Title: Hearing to consider Hanewinkel (Variance V23-0003) request to allow a reduction of the front setback from 20 feet to 6 feet 3 inches to allow for the construction of a two-car garage with dwelling space above on property identified Assessor's Parcel Number 081-074-001, consisting of 0.18 acre, is located on the east side of Tionontati Street, approximately 530 feet north of the intersection with Oflying Drive and Pioneer Trail, in the South Lake Tahoe area, submitted by Sudhausen Design and Draft, Eric Sudhausen; staff recommends the Zoning Administrator take the following actions:
1) Find Variance V23-0003 is covered under the New Construction or Conversion of Small Structures exemption pursuant to CEQA Guidelines Section 15305(a); and
2) Approve Variance V23-0003 based on the Findings, and subject to the Conditions of Approval as presented.
(Supervisory District 5)

Sponsors:

Indexes:

Code sections:

Attachments: 1. A - Staff Report, 2. B - Staff Report Exhibits A-G, 3. C - Proof of Publication-Mountain Democrat, 4. D - Proof of Publication-Tahoe Daily Tribune, 5. RECEIPT Notice of Exemption, 6. Final Findings_Conditions of Approval, 7. APPROVED STAMPED Exhibit G, 8. APPROVED STAMPED Maps, 9. FILED Notice of Exemption

Date	Ver.	Action By	Action	Result
3/20/2024	1	Zoning Administrator	Approved	

Hearing to consider Hanewinkel (Variance V23-0003) request to allow a reduction of the front setback from 20 feet to 6 feet 3 inches to allow for the construction of a two-car garage with dwelling space above on property identified Assessor's Parcel Number 081-074-001, consisting of 0.18 acre, is located on the east side of Tionontati Street, approximately 530 feet north of the intersection with Oflying Drive and Pioneer Trail, in the South Lake Tahoe area, submitted by Sudhausen Design and Draft, Eric Sudhausen; staff recommends the Zoning Administrator take the following actions:
1) Find Variance V23-0003 is covered under the New Construction or Conversion of Small Structures exemption pursuant to CEQA Guidelines Section 15305(a); and
2) Approve Variance V23-0003 based on the Findings, and subject to the Conditions of Approval as presented.
(Supervisory District 5)

DISCUSSION / BACKGROUND

Request to consider Variance V23-0003/Hanewinkel submitted by Sudhausen Design and Draft, Eric Sudhausen to allow a reduction of the front setback from 20 feet to 6 feet 3 inches to allow for the construction of a two-car garage with dwelling space above. The property, identified by Assessor's Parcel Number 081-074-001, consisting of 0.18 acre, is located on the east side of Tionontati Street, approximately 530 feet north of the intersection with Oflying Drive and Pioneer Trail, in the South Lake Tahoe area, Supervisory District 5. (County Planner: Melanie Shasha, 530-573-7904)

(Categorical Exemption pursuant to Section 15305(a) of the CEQA Guidelines)

A Staff Report is attached.

CONTACT

Melanie Shasha

Planning and Building Department, Planning Division