

EXHIBIT A

Submittal Timeline

8/11/2023 Application received

8/11/2023 Fees Due w/ Site Inspection Letter sent to owner

8/14/2023 ASC Meeting Notice Sent to Owner for Variance Request

8/31/2023 ASC Neighbor Notification Letters Sent for Variance Request

9/6/2023 Variance Fee Letter Sent to Owner.

9/11/2023 Site Inspection Completed

9/13/2023 ASC Meeting was Held

9/18/2023 ASC Decision Letter Sent to Owner

9/19/2023 Appeal Information Sent to Owner

EXHIBIT B

Project Location, Submitted Plans and Renderings



EXHIBIT B

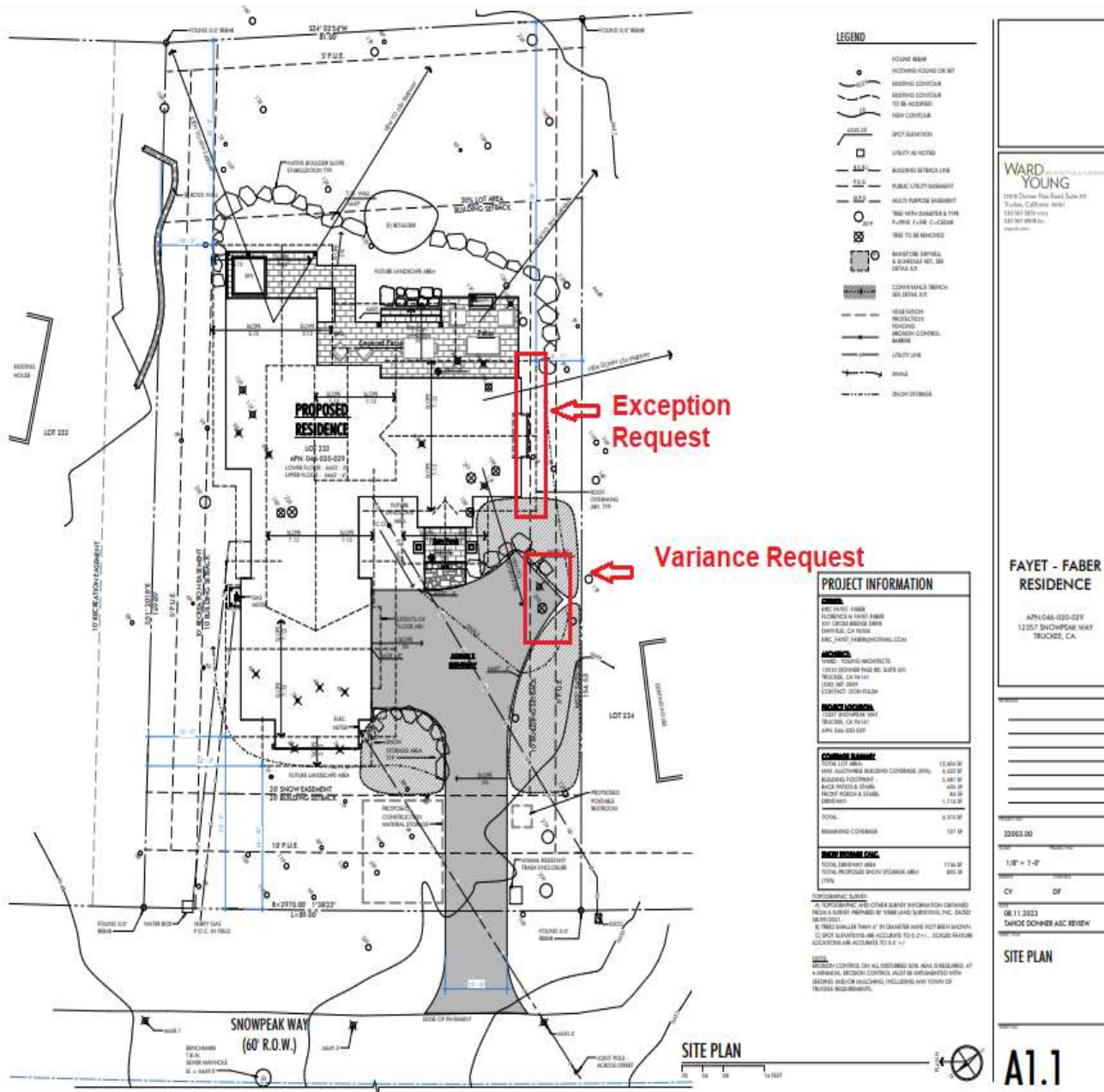
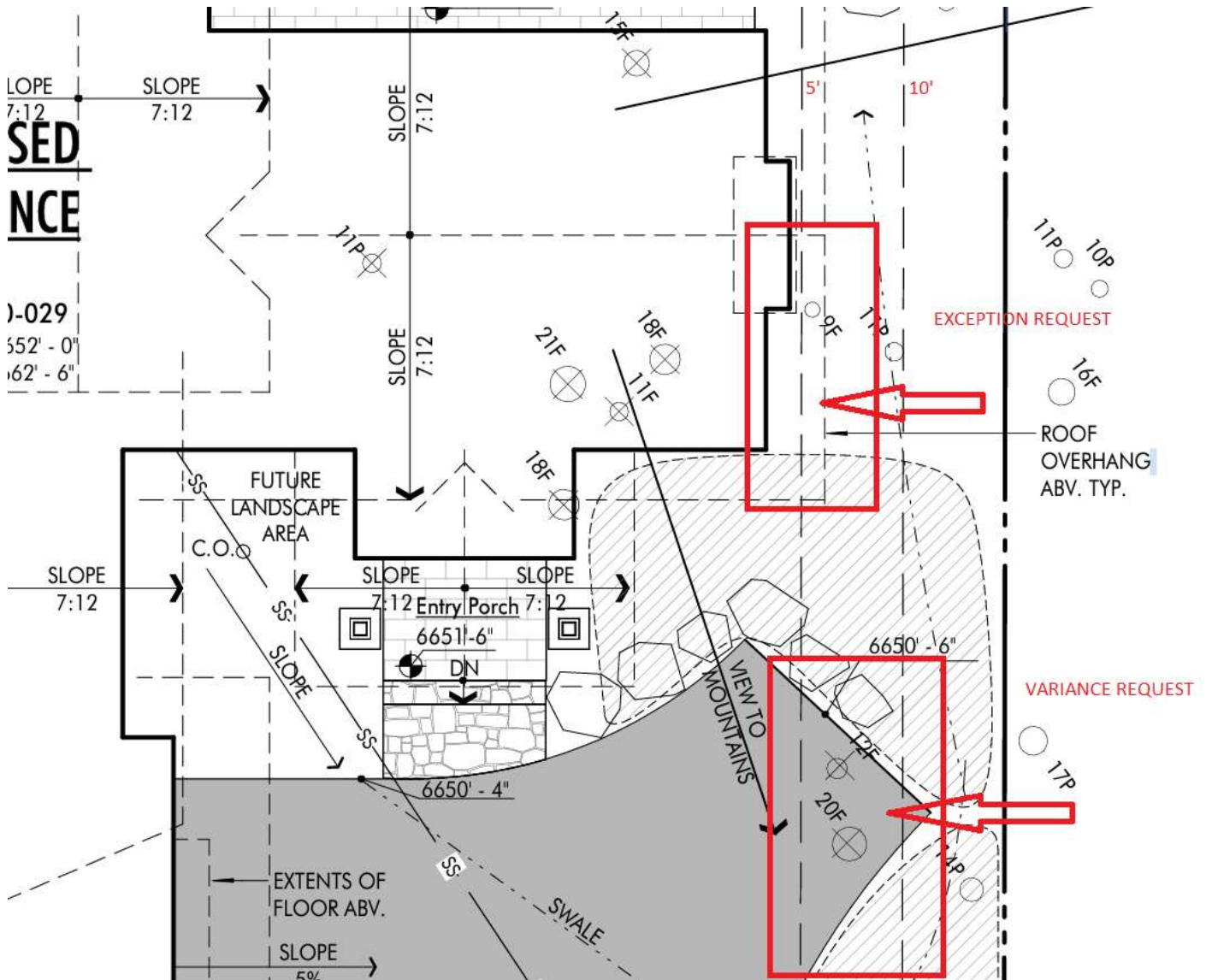
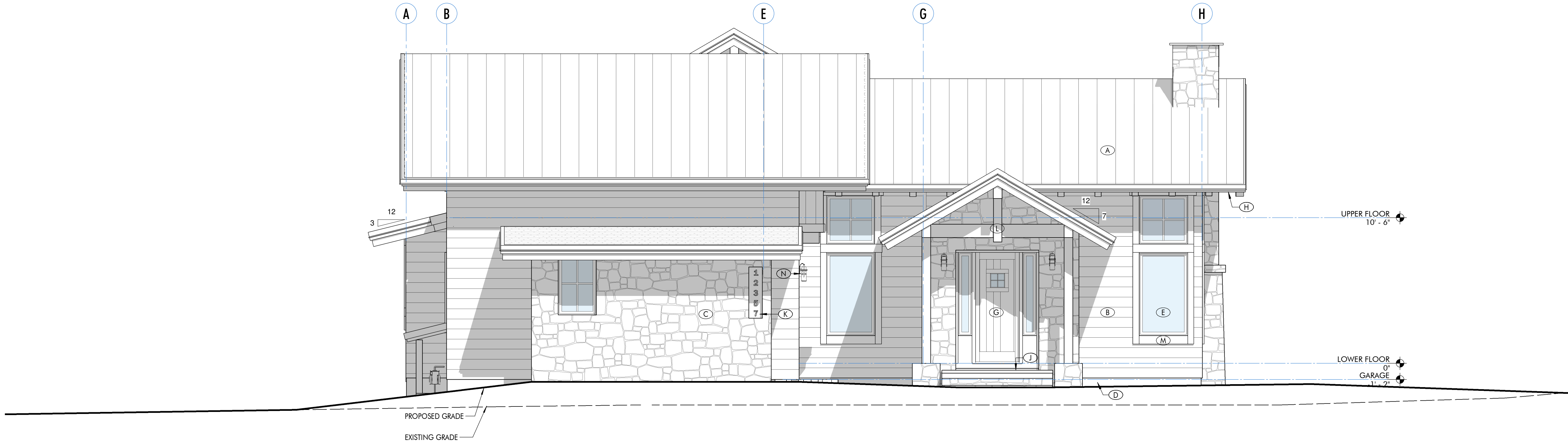


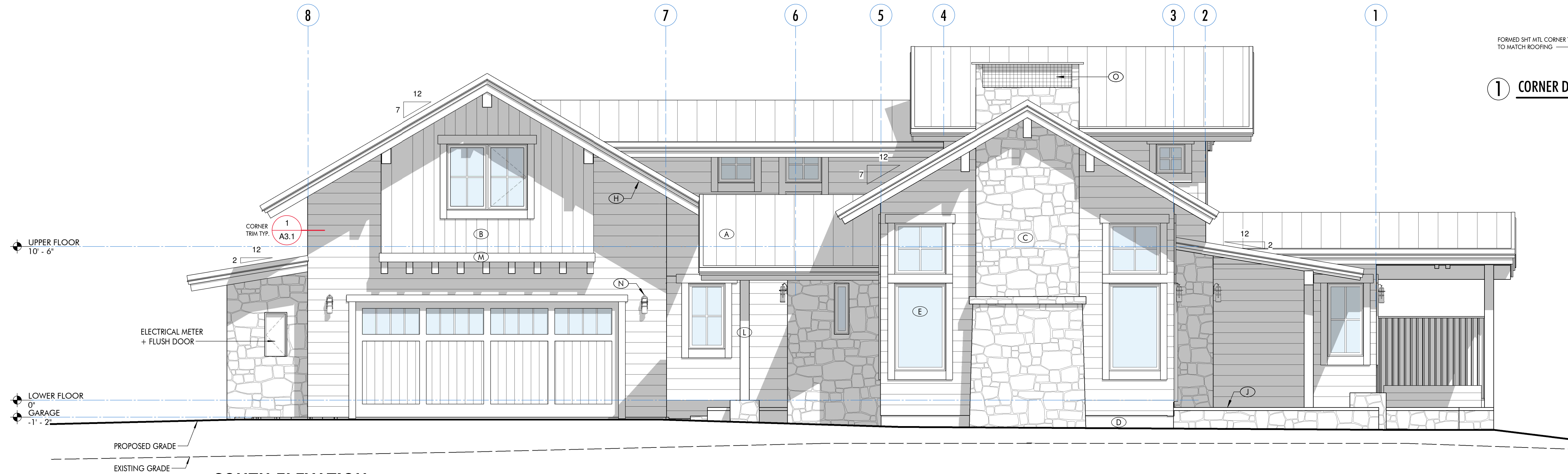
EXHIBIT B





WEST ELEVATION - STREET SIDE

00 02 04 08 FEET



SOUTH ELEVATION

00 02 04 08 FEET



EXTERIOR MATERIAL LEGEND:

- ALL EXTERIOR MATERIALS & COLORS ARE SUBJECT TO APPROVAL BY TAHOE DONNER ASC REVIEW, OWNER & ARCHITECT. OWNER & ARCHITECT SHALL APPROVE FINAL COLORS AT THE ON-SITE MOCK-UP. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE APPROVAL PROCESS. NOTIFY OWNER & ARCHITECT FOR REVIEW PRIOR TO CONTACTING DESIGN REVIEW.
- TRIM, FASCIAS, SOFFIT, ETC SHALL BE SELECT C & BETTER CLEAR WESTERN RED CEDAR, RESAWN (S1S2E), K.D. SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION.
- INSTALL & FASTEN ALL WOOD SIDING PER WESTERN RED CEDAR LUMBER ASSOCIATION RECOMMENDATIONS.
- ALL EXTERIOR MATERIALS SHALL COMPLY WITH W.U.I. REQTS. SEE COMPLIANCE SUMMARY ON SHEET A0.2 FOR ADDITIONAL INFORMATION.

- (A) STANDING SEAM METAL ROOFING, ROOF FLASHINGS & RELATED METAL FLASHINGS: PAC-CLAD PETERSEN 24 GA PAINTED METAL, 16" (VERIFY) SEAM SPACING, LOCK SEAM CONCEALED FASTENER PROFILE W/ 1-1/2" MIN RIB HEIGHT, STRIATION PATTERN, COLOR: "GRAPHITE"
- (B) VERTICAL & HORIZONTAL WOOD SIDING: 1x8 SHIPLAP HORIZONTAL & 1x6 VERTICAL RECLAIMED WOOD, MONTANA TIMBER OR CENTENNIAL T.B.D.
- (C) STONE VENEER: MIXED GRANITE SQUARES AND RECTANGLES. BATTER WITH THICKER STONES AT BASE. USE LARGER STONES AT CORNERS.
- (D) EXPOSED CONCRETE STRUCTURE: PROVIDE LITHOCHROME CHEM STAIN CONCRETE SEALER FINISH. COLOR: CS-14 DARK WALNUT
- (E) CLAD WOOD WINDOW SYSTEM: SIERRA PACIFIC WINDOWS. COLOR: "BRONZE" 024.
- (F) SLIDING & MULTI-GLIDE PATIO DOORS: SIERRA PACIFIC - DOOR CLADDING COLOR TO MATCH WINDOW CLADDING. VERIFY HARDWARE TYPE / FINISH W/ OWNER & ARCHITECT.

- (G) CUSTOM WOOD ENTRY DOOR. SEE DOOR ELEVATIONS ON SCHEDULE SHEET. STYLES AND RAILS K.D. D.F. COLOR: OLYMPIC 726 LIGHT MOCHA WITH SIDELIGHTS TO MATCH
- (H) SOFFITS: 1x6 RSWN WESTERN RED CEDAR T&G SQ. EDGE. STAIN: OLYMPIC DESSERT SAND
- (J) ENTRY PORCH & PATIOS: CALSTONE QUARRY STONE COLOR: SEQUOIA SANDSTONE.
- (K) ADDRESS NUMERALS: 5" (MIN) CAST MTL LETTERS. FONT: "TWENTIETH CENTURY" (O.A.E.). FINISH/COLOR : DARK BONZE
- (L) EXPOSED POSTS, BEAMS & PRIVACY SCREEN: D.F. STAIN: OLYMPIC 726 LIGHT MOCHA
- (M) TRIM AND FASCIA: 1X/2X RESAWN WESTERN RED CEDAR. COLOR: OLYMPIC 726 LIGHT MOCHA
- (N) EXTERIOR WALL SCENCE: BALTHUS LED OUTDOOR WALL SCENCE. FINISH: OIL RUBBED BRONZE. SEE CUT SHEET.
- (O) 1 1/2" STEEL MESH AT CHIMNEY TOP

WARD
YOUNG
ARCHITECTURE & PLANNING
12010 Donner Pass Road, Suite 201
Truckee, California 96161
530 587-5859 voice
530 587-8908 fax
wyarch.com

**FAYET - FABER
RESIDENCE**

APN:046-020-029
12357 SNOWPEAK WAY
TRUCKEE, CA.

REVISIONS

PROJECT NO.

22003.00

SCALE PROJECT NO.

As indicated

DRAWN CHECKED

CV DF

DATE

08.11.2023
TAHOE DONNER ASC REVIEW

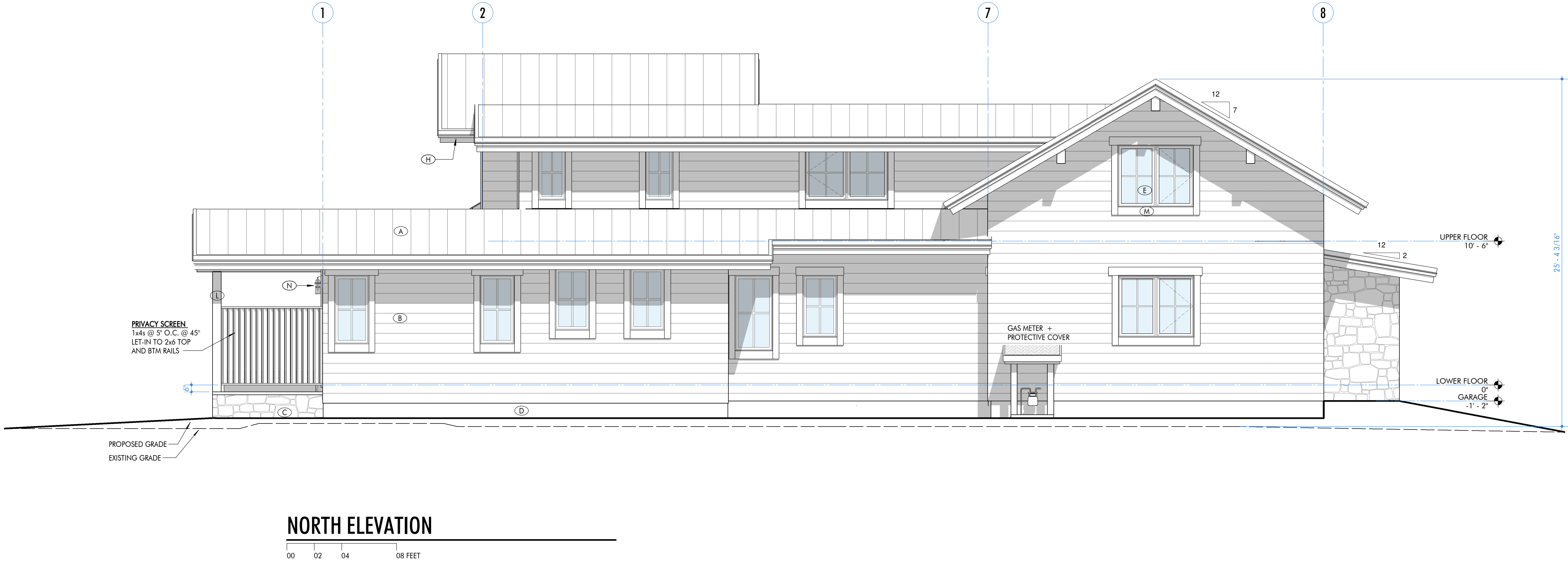
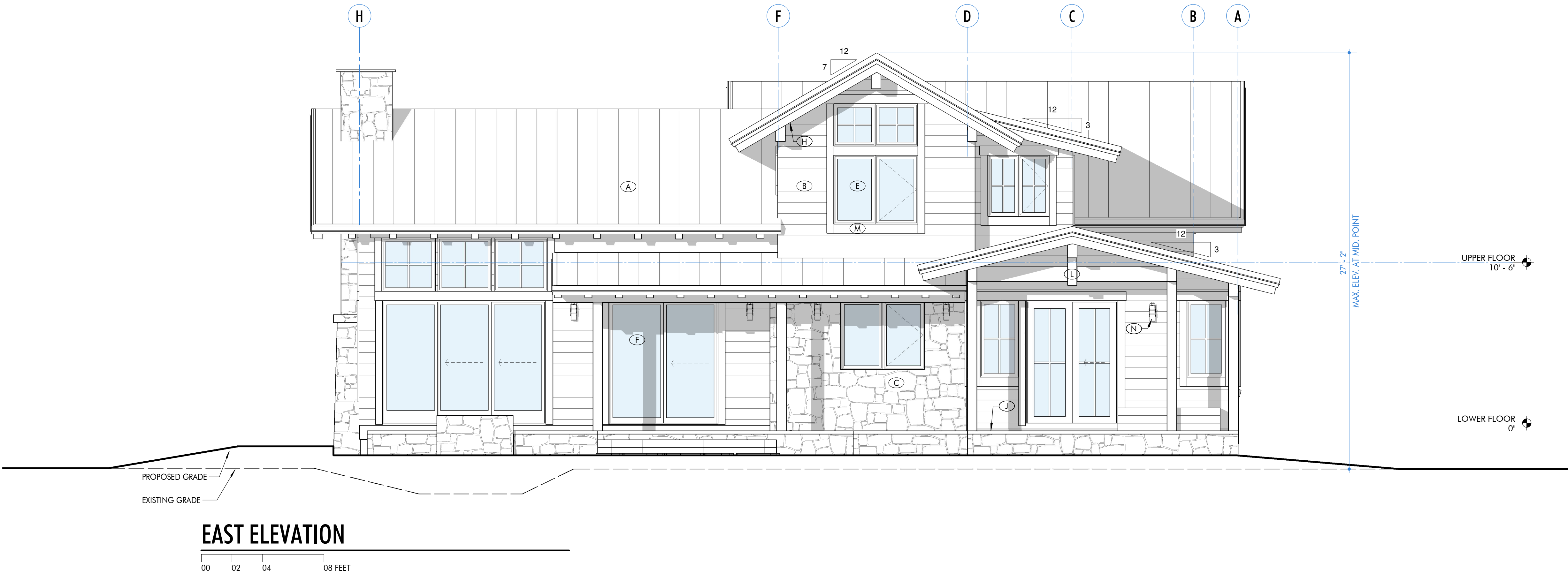
SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NO.

A3.1

EXHIBIT B



**WARD
YOUNG** ARCHITECTURE & PLANNING
12010 Donner Pass Road, Suite 201
Truckee, California 96161
530 587-5859 voice
530 587-8908 fax
wyarch.com

**FAYET - FABER
RESIDENCE**

APN:046-020-029
12357 SNOWPEAK WAY
TRUCKEE, CA.

REVISIONS

PROJECT NO.

22003.00

SCALE PROJECT NO.

1/4" = 1'-0"

DRAWN CHECKED

CV DF

DATE

08.11.2023

TAHOE DONNER ASC REVIEW

SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NO.

SEE A3.1 FOR EXTERIOR MATERIAL LEGEND,
TYP ELEVATION NOTES, & CRAWL SPACE VENT CALCS

A3.2

EXHIBIT B



Fayet-Faber Residence - View From West
August 11, 2023



Fayet-Faber Residence - View From South
August 11, 2023



Fayet-Faber Residence - View From South East
August 11, 2023



Fayet-Faber Residence - View From North East
August 11, 2023

**DECISION LETTER
ARCHITECTURAL STANDARDS COMMITTEE**

**DATE: September 18, 2023
FILING: 505726**

Eric and Florence Fayet-Faber
REDACTED ADDRESS

Re: 12357 Snowpeak Way

Dear Property Owner(s);

On September 13, 2023, the Tahoe DonnerSM Architectural Standards Committee (ASC) reviewed the submitted project for the above-referenced property.

Following are the advisories and comments of the Architectural Standards Committee:

Decision: SUBMITTAL: House/Garage 2,755SF with variance for driveway turnout in side setback and exception for eave in side setback

The designers were present. The staff provided historical project information.

- The committee reviewed the survey and had no comments.
- The committee reviewed the site plan, noting the coverage percentage at 34.5%.
- The committee reviewed the marking of the trees for removal, noting that more trees can be marked for removal and requiring the rock wall to be relocated off the subject property.
- The committee reviewed the variance request for a corner of the driveway turnout 4 feet from the property line.
- The designer explained that the shape of the turnaround is necessary given that the house is designed with a side approach to the garage. The designer also explained that the encroachment is not vertical and therefore would be minimally intrusive on the neighbors.
- The committee reviewed Article V, Section 8 of the Tahoe Donner C&Rs which grants the ASC the authority to allow reasonable variances in order to overcome practical difficulties, avoid unnecessary expense or prevent unnecessary hardship.
- The committee determined that the driveway turnout does not meet the requirements for a variance due to a lack of hardship as it is not needed for safety and the driveway can be redesigned out of the side setback.
- Joe Veni moved to deny the driveway variance and to require that the turnout be pulled back to at least 10 feet from the side property line. Bill Staehlin seconded the motion. (Passed: 3-0)

- The committee reviewed the exception request for the eave on the south side projecting one inch into the 10-foot side setback.
- The designer explained that the eave provides shade and the snow shed won't affect the adjacent neighbor on lot 234 since the houses are not lined up and that encroachments by eaves into side setbacks have historically been approved by Tahoe Donner and the Town of Truckee.
- The committee explained the history of the side setbacks going from 5 to 10 feet and the authority of the committee, under Tahoe Donner C&Rs, Art. VI, Section 2(ii), to permit exceptions to this side yard setback requirement to a minimum of 5 feet, without compliance with the variance procedures, when such is deemed necessary to accommodate special circumstances that would otherwise lead to burdensome costs.
- The committee determined that the proposed eave in the south side yard setback does not meet the test for burdensome costs since a redesign does not constitute burdensome costs.
- Joe Veni moved to deny the exception for eaves in the side setback. Bill Staehlin seconded the motion. (Passed: 3-0)
- The committee reviewed the exterior specifications and agreed approvable.
- The committee requires the following revisions:
 - Updated site plan showing the driveway and eaves out of the side 10 foot setback
 - Updated elevations and floor plans if the house is redesigned
- There were no neighbor comments submitted and no neighbors attended this meeting.
- The deposit has been paid.
- The site inspection is complete.
- The committee explained if there is more than 2 ft of snow on the ground, special permission must be requested for the use of heavy equipment.
- The committee discussed the new Town of Truckee noise ordinance that started on January 1, 2021 restricts construction noise beyond that of the Tahoe Donner construction hours.
- The committee stated the owners may appeal any decision to the Board of Directors.
- Bill Staehlin moved to approve the submittal as a whole but to deny the variance for the driveway in the side setback and to deny the exception for the eave in the side setback and to require updated plans to be submitted to the Community Standards Office for review by one member of the committee before permit issuance. Joe Veni seconded the motion. (Passed 3:0)
- Action 3:0 (Clarin, Staehlin, Veni) The committee agreed to approve the submittal as a whole but to deny the variance for the driveway in the side setback and to deny the exception for the eave in the side setback and to require updated plans to be submitted to the Community Standards Office for review by one member of the committee before permit issuance.

PLEASE NOTE: No excavation, tree removal or construction of any type may proceed prior to the issuance of an Architectural Standards permit. Any violations of this rule will result in the

assessment of a fine as well as legal proceedings to compel compliance with the Covenants and Restrictions and Rules.

PLEASE NOTE: When plans are invalidated, the site must be inspected to ensure there has been no alteration of the lot. If the lot has been altered in any way, the site must be returned to its natural condition prior to the refund of any deposit money and unused inspection fees. *The administration fee which accompanied the permit application is non-refundable.*

PLEASE NOTE:

- Any attachments to trees are not allowed.
- Owners are reminded that ARGCEs placed beyond 28' from the pavement edge of the roadway may incur a weekly surcharge to be determined by the disposal company.
- Any exposed metal and plastic shall be painted to harmonize with the structure's principal color.
- Any exposed concrete more than 6" above grade must be painted or stained to blend with the principal exterior color.
- All boundary markers and property line strings must be in place and plainly visible at time of final inspection.
- All construction site driveways must be treated so as to minimize mud and/or dirt being tracked onto the roadway. 3" of gravel would be considered an acceptable treatment.

PLEASE NOTE: During winter months, clearing of snow from a building site with heavy equipment will not be allowed except under special circumstances with the discretion of the ASC. The parcel must be reasonably clear of snow (less than 2') to avoid any damage to native vegetation, and any such damage, other than where approved, may result in a fine. Caution is urged at all times.

CONSTRUCTION HOURS:

Tahoe Donner Construction Hours were effective to 12/31/2020: 7am to 7pm Monday through Friday and 8am to 7pm Saturdays, Sundays, and Holidays. For this provision, recognized holidays are January 1st, Presidents Day, Memorial Day, 4th of July, Labor Day, Thanksgiving Day, and Christmas Day. However, *The Town of Truckee has a new noise ordinance that started January 1, 2021, prohibiting construction noise between the hours of 7:00 p.m. and 7:00 a.m. on weekdays, between the hours of 5:00 p.m. and 8:00 a.m. on Saturdays, or at any time on Sunday or a federal holiday. Please see the Town of Truckee website for more information:* <https://www.townoftruckee.com/home/showdocument?id=20356>.

If you choose to appeal the ASC decision, you do retain the option to schedule a hearing with the Appeal Board (Board of Directors) to further discuss this matter. At your hearing, the Appeal Board will review your appeal. **You may obtain an Appeal package from the Community Standards Office (CSO). The request for the Appeal package must include a written statement and be requested and returned to the CSO within 15 days following receipt of this letter.**

If you elect to schedule an appeal or if you have any questions, please contact the Community Standards Office at (530) 587-9407 or cso@tahoedonner.com.

Sincerely,

A handwritten signature in blue ink that reads "Lisa Purchard".

Lisa Purchard
Community Standards Supervisor
Community Standards Office

cc: Ward Young Architects - via email

**EXHIBIT D - EXCERPT FROM:
Architectural Standards Committee Meeting
In Person/Teleconference
Minutes for September 13, 2023**

Members Present: Mitch Clarin (Acting Chair)

Alternates Present: Debi Phelps, Joe Veni, Bill Staehlin

TDA Staff Present: Lisa Purchard, Kevin Finnen, Stacey Fite

Others Present: Jay and Jackie Lempinen, Dean Jacobsen, Don Fulda, Crystal Virrey

Meeting called to order: 9:02 am

Member Comments: None.

Unit 03, Lot 233

SUBMITTAL: House/Garage 2,755SF with variance for driveway turnout in side setback and exception for eave in side setback

- The designers were present. The staff provided historical project information.
- The committee reviewed the survey and had no comments.
- The committee reviewed the site plan, noting the coverage percentage at 34.5%.
- The committee reviewed the marking of the trees for removal, noting that more trees can be marked for removal and requiring the rock wall to be relocated off the subject property.
- The committee reviewed the variance request for a corner of the driveway turnout 4 feet from the property line.
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The committee requires the following revisions:

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- Updated elevations and floor plans if the house is redesigned
- There were no neighbor comments submitted and no neighbors attended this meeting.
- The deposit has been paid.
- The site inspection is complete.
- The committee explained if there is more than 2 ft of snow on the ground, special permission must be requested for the use of heavy equipment.
- The committee discussed the new Town of Truckee noise ordinance that started on January 1, 2021 restricts construction noise beyond that of the Tahoe Donner construction hours.
- The committee stated the owners may appeal any decision to the Board of Directors.

Bill Staehlin moved to approve the submittal as a whole but to deny the variance for the driveway in the side setback and to deny the exception for the eave in the side setback and to require updated plans to be submitted to the Community Standards Office for review by one member of the committee before permit issuance. Joe Veni seconded the motion. (Passed 3:0)

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Joe Veni moved to adjourn. Bill Staehlin seconded the motion. (Passed 3:0 Clarin, Staehlin, Veni)

Meeting Adjourned at 10:29 AM. The next meeting is scheduled for September 27, 2023, at 9:00 AM, via teleconference and in person in the Mezzanine at Northwoods Clubhouse.

Request for Appeal

[Click here to read procedures/rules.](#)

This is a Request for Appeal from a Decision of the Following Committee

☒ Architectural Standards

☐ Covenants

☒ I request that the hearing be open (check box if applicable)

Committee Decision Information

Date of Meeting

9/13/2023

Result of Decision

denial of variance and exception requests

Subject Property

Tahoe Donner Property Address

12357 Snowpeak Way

Unit

3

Lot

233

Appellant Information

Property Owner Name Requesting Appeal

Eric

First

Fayet-Faber

Last

Mailing Address

REDACTED

Address Line 1

Example: 12345 Street Name, Truckee, CA 96161

Primary Phone

REDACTED

Email

REDACTED

Appeal Hearing

Name of owner(s) or designee(s) to appear at the hearing

Owner or designee 1

Name

Don

First

Fulda

Last

Owner or designee 2

Name

Eric

First

Fayet-Faber

Last

Attached is a written statement why I believe I have a basis for appeal. I understand that all decisions of the Appeal Board shall be final and binding.

Date

9/29/2023

Signature



I understand this is a legal representation of my signature.

Reason for Appeal/Additional Comments

Denial of driveway variance creates hardship and risk.

Denial of the roof overhang exception - the stated reasons for the 10' side setback requirement are not applicable to this project.

See letter (attached).

Letter to the Board - Basis of Appeal

11. Fayet-Faber Appeal Request Letter and Exhibit.pdf

September 29, 2023

Tahoe Donner Association Board of Directors
(Sent by electronic attachment)

RE: 12357 Snowpeak Way – Request for Appeal
Unit 3, Lot 233

Dear Board Members –

We are planning a new home at the above address and our project was reviewed by the ARC on September 13, 2023. Our submittal included a variance request for a 44 s.f./6'-4" intrusion for a small section of driveway and a 1'-1" exception request for the roof overhang into the 10' side setback. Both the variance and exception request were denied. We are appealing the denial for the following reasons:

Driveway Variance Request –

The home has a side entry from within the site to the garage. The driveway as designed provides the optimal geometry and turning movements to provide access to the east bay of the two-car garage. The back up space required using typical turning movement templates encroaches 6'-4" into the 10' side setback and the area of the encroachment is 44 s.f., or a little less than a sheet and a half of plywood. The encroachment involves minimal grading with no vertical construction, the resultant driveway will not be visible from off site, and the driveway is 4'-5" from the side setback line providing more separation and space for snow storage and landscape screening. It is possible to design a "T" driveway (refer to the exhibit included) but the driveway will be on the 10' setback line and the minimum required back up space will be unreasonably close to the house Entry and in an area that will receive roof snow discharge. There is less room along the side of the driveway for snow storage and landscape screening. The alternate "T" driveway will require adding snow retention to the roof at additional expense and will impose unnecessary hardship and potential risk to people and property by forcing the back up space to be so close to the house. The variance request is for the minimum necessary relief and the neighbors were notified per the requirements of C&R Article V section 8. No comments were received.

Roof Overhang Exception Request –

The gable end overhang on the 20' wide south end of the house as designed has a 3' roof overhang to provide shade and shadow to the home and reduce the apparent mass of the chimney. To accommodate the overhang, we requested a 1'-1" exception to the 10' side setback. Article VI, section 2 (ii) states the prescriptive 10' side setback "is required in order to avoid snow shedding from the Residence to the adjacent Lot and to prevent a row house appearance of adjoining residences". The proposed gable end will not shed on to the adjoining lot and it cannot be argued that the granting of the exception will contribute in any way to a "row house appearance". To the contrary, turning the roof ridge direction such that there is no shedding on the adjacent lot with the proposed longer overhang provides visual relief and variety. Again, the neighbors were notified of the exception request and no comments were received.

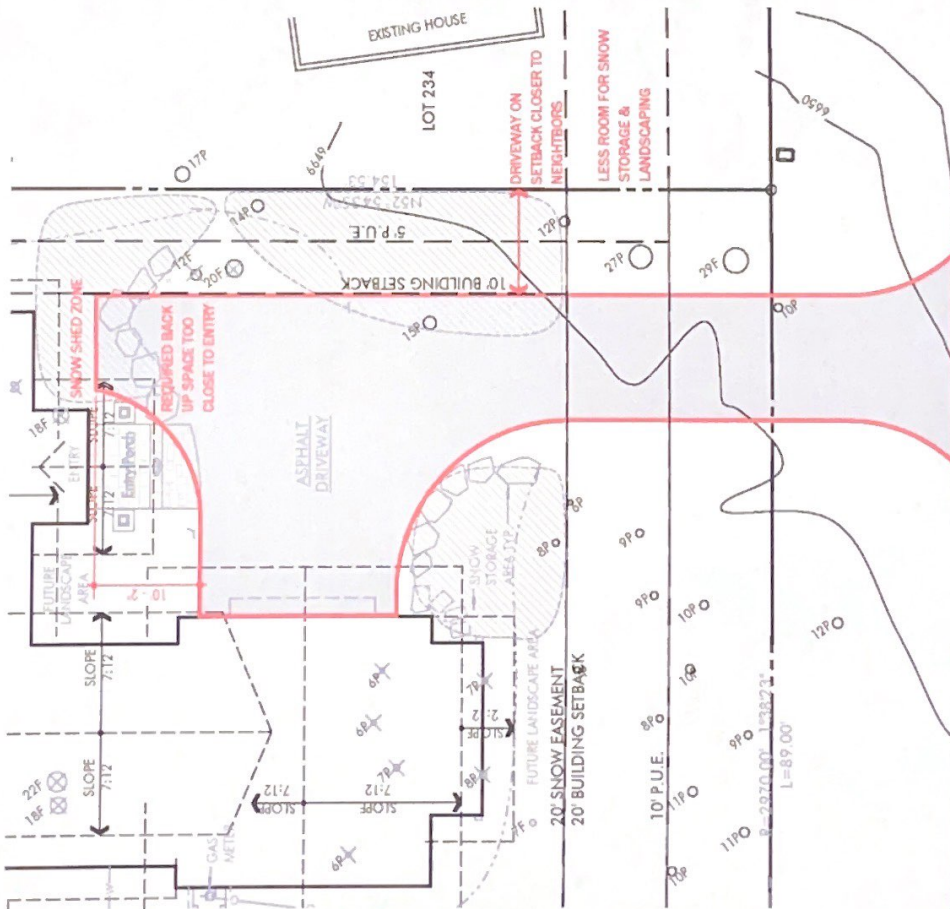
Tahoe Donner Association
September 29, 2023 page 2

We feel the granting of the minimal deviations for the driveway variance and roof overhang exception is not only preferable from a functional and design perspective but also minimizes the impacts on the adjacent parcel by providing more space between the driveway and neighbor's house and additional space for snow storage and landscape screening.

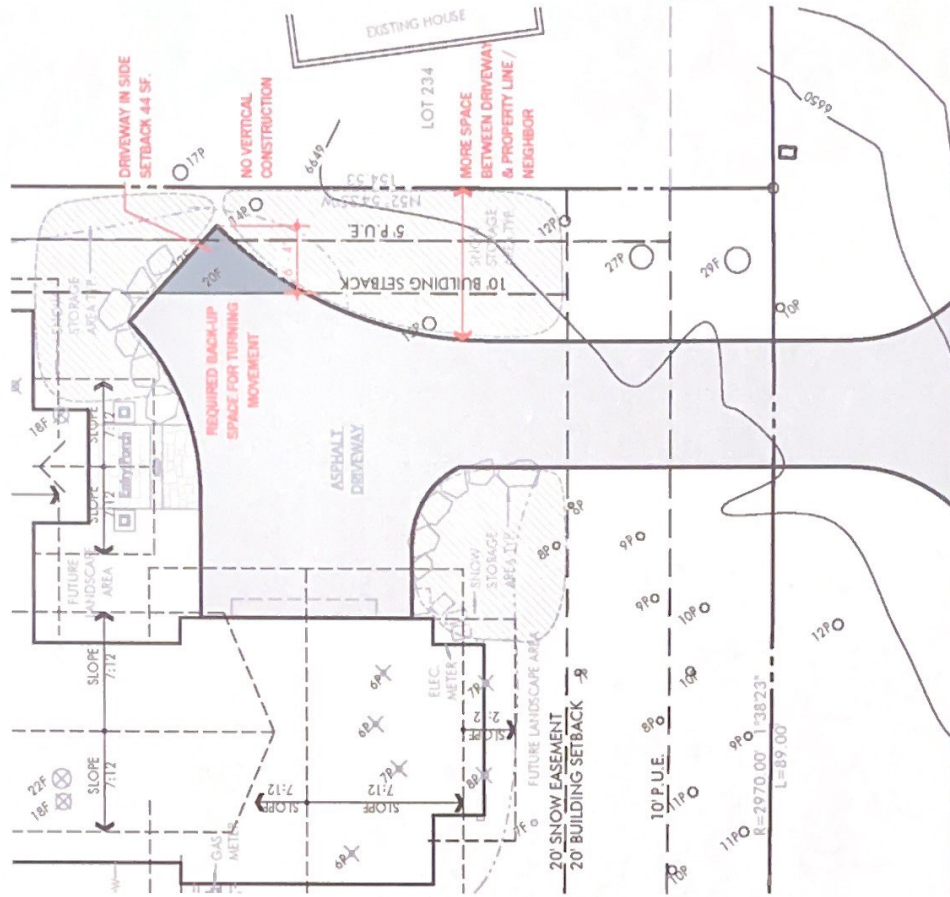
Thank you for your consideration,

Eric Fayet-Faber

A handwritten signature in blue ink, consisting of a stylized 'E' and 'F' followed by a horizontal line.



ALTERNATIVE "T" DRIVEWAY



PROPOSED DRIVEWAY - VARIANCE DENIED

<div>WARD YOUNG</div> <div>ARCHITECTURE & PLANNING</div> <div>12010 Danner Pass Road, Suite 201 Truckee, California 96161 530.547.8059 voice 530.547.8908 fax wyoung@wyarch.com</div>	SHEET TITLE		REFERENCE		REVISIONS	
	SITE PLAN - DRIVEWAY EXHIBIT					
	PROJECT		FAYET-FABER RESIDENCE			
			12357 SNOWPEAK WAY TRUCKEE, CA			
	DRAWN	SCALE	DATE	PROJECT NO		
	CY	1" = 10'-0"	09/29/23	22003.00		