

# Request for Appeal

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**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**

11/15/2023

**Result of Decision**

"The committee agreed to approve the project conditional upon payment of the deposit and to approve the exception for eaves in the side setback but to deny the variance for those eaves in the recreational easement, requiring updated plans for one member review before permit issuance with a recommendation that the variance be approved by the Board of Directors in the event an appeal is filed by the applicant, due to the hardship of having to build a substandard garage if the variance were denied."

## Subject Property

**Tahoe Donner Property Address**

14730 Northwoods Blvd.

**Unit**

4

**Lot**

312

## Appellant Information

**Property Owner Name Requesting Appeal**

Stacy & Keith

First

Jackson

Last

**Mailing Address**

Address Line 1

*Example: 12345 Street Name, Truckee, CA 96161*

**Primary Phone**

**Email**

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

### Owner or designee 1

**Name**

Stacy	Jackson
First	Last

### Owner or designee 2

**Name**

Keith	Jackson
First	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**

11/27/2023

**Signature**

*Stacy C Jackson*

*I understand this is a legal representation of my signature.*

**Reason for Appeal/Additional Comments**

clarification on variance for eave overhanging rec easement

**Letter to the Board - Basis of Appeal**

Variance Appeal letter (14730 Northwoods) 2023-11-27.pdf

November 27, 2023

Re: Appeal of variance for 14730 Northwoods

Don, Ben, Steve, Courtney, & Jim,

We're writing to request authorization of a variance for our garage addition at 14730 Northwoods Blvd.

**Variance on a Recreational Easement**

At issue is whether the ASC has authority to issue a variance relating to a recreational easement.

We met with the ASC on Wednesday 11/15 and received approval of our design and approval of an exception for an eave encroaching over the side setback.

The remaining topic is a variance to approve an eave that will extend into the airspace of the recreational easement. This is the same eave that has been approved by the ASC for the side setback exception.

The ASC indicated that they did not know if the committee had authority to approve a variance for a recreational easement. If the committee had this authority, the ASC indicated that they would approve the variance, as they had approved the exception, and they recommended that we bring an appeal to the Board to clarify the matter.

**Project Specifics**

Our home was built in 1982 without a garage, and was situated on the lot such that the available space for a garage is quite narrow (16 feet). We purchased the home in February and have worked with our designer to maximize the available space to enable a narrow two-car garage, placing the wall of the garage on the easement line. This means that the eave of the garage extends 16-18" into the recreational easement, at 8 feet above grade at its shortest point.

The recreational easement is not used today. That said, we are fans of the recreational easements in Tahoe Donner and are intentionally bringing forward a design that maintains the walkable/bikeable space in the side easement if any residents would like to utilize it in the future.

**Summary**

In summary, we are requesting the Board's approval of the variance for our side eave, consistent with the intent of the ASC.

If you have questions, please feel free to reach out to us or to the ASC chair/staff. We look forward to discussing at your earliest convenience.

Thanks,  
Stacy & Keith Jackson  
14730 Northwoods Blvd.