

# 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

4/9/2025

### Result of Decision

Committee confirmed that the variance submitted by the owners of 12889 Hansel Ave which changed the address from 12889 Hansel Ave to 14300 Saint Bernard Drive was approved.

## Subject Property

### Tahoe Donner Property Address

12889 Hansel Ave

### Unit

### Lot

## Appellant Information

### Property Owner Name Requesting Appeal

Larry

First

Stonebarger

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

Anthony

First

Beckstead

Last

#### Owner or designee 2

Name

Larry

First

Stonebarger

Last

#### Owner or designee 3

Name

Casey

First

Meints

Last

#### Owner or designee 4

Name

Tim

First

Maggiore

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

4/22/2025

Signature



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

Reason for Appeal/Additional Comments

By changing the address and orientation of the building, our property line is now on the side instead of the rear. This change greatly affects the setback distances from our property line to the edge of their building. Prior to the address change, the setback from our property line would have been 25', now it is only 10'. Also, the plans show a proposed retaining wall on the property line which is proposed to match the existing natural grade; how can the existing natural grade be at the same elevation as the top of the retaining wall without disturbing our property. We have a section of driveway for parking just above that retaining wall; how can the designer guarantee that it won't be disturbed? Therefore, we are 100% negatively at a disadvantage if this variance is approved.

**Letter to the Board - Basis of Appeal**  
20250422143204824.pdf

Exhibit F

Larry Stonebarger

April 22<sup>nd</sup>, 2025

Board of Directors

Tahoe Donner

11509 Northwoods Blvd.

Truckee, CA 96161

Re: 11430 St Bernard Drive / Filing #577676

Dear Board of Directors,

We have owned Lot 134 and Lot 135 for over 30 years. We have had generations of our families cherish memorable times at Tahoe Donner and look forward to many more in the future.

Although change is difficult and selling the vacant Lot 135 just 6 months ago was an impactful decision, community and neighbors are important to us as we hold a background of farming in small agricultural towns where fraternity is encouraged.

However, the new variance approved at the hearing on April 9<sup>th</sup>, 2025, is detrimental to our privacy.

By changing the address and orientation of the building, our property line is now on the side instead of the rear. This change greatly affects the setback distances from our property line to the edge of their building. Prior to the address change, the setback from our property line would have been 25', now it is only 10'. Also, the plans show a proposed retaining wall on the property line which is proposed to match the existing natural grade; how can the existing natural grade be at the same elevation as the top of the retaining wall without disturbing our property. We have a section of driveway for parking just above that retaining wall; how can the designer guarantee that it won't be disturbed? Therefore, we are 100% negatively at a disadvantage if this variance is approved.

For the reasons above, we respectfully request this appeal to be carefully considered. We appreciate the level of seriousness that Tahoe Donner exhausts to uphold the integrity of this community and we are hopeful that this situation is no different.

Please do not hesitate to reach out with any questions,

Kind Regards,

A handwritten signature in black ink, appearing to read "Larry Stonebarger", written in a cursive style.

Larry Stonebarger

