

July 26, 2021

Joanne Marchetta
Executive Director
Tahoe Regional Planning Agency
P.O. Box 5310
Stateline, NV 89449

Midkiff
& Associates, Inc.
CONSULTANTS

Re: Notice Intent to Appeal Permit for Westermeyer Addition and Remodel, 1015 Skyland Dr., Douglas County, NV APN# 1318-03-210-030, TRPA File Number ERSP2021-0347

Dear Ms. Marchetta,


This letter, and the attached Notice of Appeal Application and filing fee, serves Notice of Intent to Appeal the above referenced Executive Director's approval. This notice is respectfully submitted on behalf of Jonathon Herwig the owner of the parcel immediately to the north of the Westermeyer parcel.

Furthermore, we respectfully request that the Westermeyer permit be stayed pending the hearing of the appeal because if construction on the Westermeyer project is commenced, and site work including any grading is done, it will destroy the key topographic features of the site which form the basis of this appeal.

The site plan upon which the plans are drawn does not adequately represent the site topography to allow TRPA to accurately identify the low point of natural grade where the foundation intercepts natural grade.

The appellant believes that the Westermeyer plans incorrectly represented the slope through the building site by measuring the slope in an area entirely outside the footprint of the house. Also, after being told that the low point was incorrect because it ignored the new living room footings, they changed it to show a new low point. However, they selected a spot elevation point of 103.2 outside the footprint of the house and ignored a spot elevation point of 102.6 much closer to the house addition foundation.

Because the low point appears to be incorrectly identified, and the slope through the building site is incorrectly calculated, the house is over the allowed height according to Chapter 37, Table 37.4.1-1 of the TRPA Code of Ordinances.

Respectfully,

Gary D. Midkiff
President

Attachments: Notice of Appeal Application and filing fee

Cc: Jonathon Herwig
Michael Johnson

LEGAL COMMITTEE ITEM NO. 2 &
AGENDA ITEM NO. VII. A.