

City of Fallon

VARIANCE APPLICATION FOR: Business or Home Improvement
Please check one

Applicant: Kelli Brothers DBA High Desert Massage Therapy
Address: 538 Keddie St Fallon NV 89406
Telephone Number: (775) 315-6503

Owner In Escrow Leasehold
Purchasers in escrow must file proof of title with Variance Board before granted variances are effective.

Legal Description of Property Involved: Lot 12, Blk 79 Subdivision Meadow Valley
Street and Number 538 Keddie St.

(Attach sheet for Metes & Bounds Description)
Variance Requested: operate massage business in R1 zoning

Ordinance Provisions: _____ Zoning _____
Deed Restrictions _____

Former Restrictions _____
Expiration Date: _____

Applicants must present evidence of ability and intent to proceed with actual construction within six months of the above filing date.

It is not possible for me to use the above described property in the way it is zoned because: Requirements are not allowed in R1

My inability to use the above described property in the way I desire causes an undue hardship on me because: (Financial hardship is not considered valid). Repeated loss of commercial space. one client at a time

The above described property is different from other properties in the same area zoned the same classification because: N/A

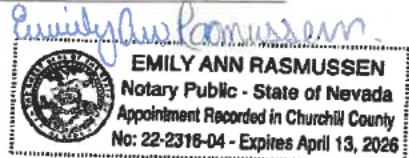
Use of the above-described property in the manner proposed by this application will not be detrimental to surrounding properties because: parking in driveway, all business conducted inside. owned in nature.

PLOT PLANS MUST ACCOMPANY THIS APPLICATION

I, Kelli Brothers owner in fee of the above described property state that this application for a variance has been made with my full knowledge and consent and the facts stated above are true to the best of my knowledge and belief.

Owner: Kelli Brothers
Address: 538 Keddie St
Fallon NV 89406
Phone # 775.315.6503
Signature: [Signature]

{Nevada
{County of Churchill
Signed and sworn to before me on July 6, 2023
by Kelli Brothers



All the above facts as stated herein are correct to my knowledge and belief.

Applicant: _____
Address: _____
Phone # _____
Signature: _____

{Nevada
{County of _____
Signed and sworn to before me on _____
by _____
{
{

To whom it may concern,

I, Kelli Brothers, am the owner of High Desert Massage Therapy. Due to recent rental leasing complications, I am seeking a zoning variance for 538 Keddie St, Fallon NV. My previous location was sold and I was forced to relocate to a new office space. After settling into the new office space, again the building was sold and I am forced to relocate. I would like to run my business out of the house I own at 538 Keddie St, Fallon NV.

Due to the nature of my business, it will not be a disruption to the neighborhood. I work quietly with only one client at a time. Clients are only seen during normal business hours. I have sufficient parking in my driveway as to not take up street space. There will be no external signage or advertisement as a business on the outside of the home. I also do not intend to add the address to google maps for my business. The address will only be given to clients.

Kind Regards,

A handwritten signature in cursive script, appearing to read 'Kelli Brothers', written in black ink.

Kelli Brothers

Ken Tedford
MAYOR



Kelly Frost
Councilwoman

Karla Kent
Councilwoman

Paul Harmon
Councilman

October 26, 2023

Dear Property Owner:

NOTICE IS HEREBY GIVEN that the City of Fallon Board of Adjustment will hold a public hearing on **Tuesday, November 7, 2023 at 6:00 p.m.** in the City Council Chambers, 55 West Williams Avenue, Fallon, Nevada in order to consider an application by Kelli Brothers, 538 Keddie Street (APN #001-029-12), for a variance in an R-1 zone to operate a massage business out of her home.

The Board of Adjustment may vary the strict application of Title 21 of the Fallon Municipal Code in appropriate cases and under certain conditions and safeguards in harmony with its general intent and purpose, in accordance with the rules and regulations set forth therein and under the provisions of Chapter 278 of the Nevada Revised Statutes.

In accordance with Section 21.76.020 of the Fallon Municipal Code, there is a 10-day period in which to appeal the Board of Adjustment's decision, in writing, to the City Council. Said appeal shall be filed with the City Clerk's Office.

NOTICE IS HEREBY FURTHER GIVEN that you are invited to attend the public hearing and to be heard regarding the variance application. Prior to the public hearing, written comments may be filed with the City Clerk to be considered by the Board of Adjustment. Copies of the application are available for inspection at the City Clerk's Office, 55 West Williams Avenue, Fallon, Nevada. If you have any questions, please feel free to contact Derek Zimney, City Engineer, at (775) 423-5107 or dzimney@fallonnevada.gov.

Sincerely,

A handwritten signature in blue ink, appearing to read "Derek Zimney".

Derek Zimney
City Engineer


1 712 DANI ST FALLON, NV, 89406-5763
2 DILL, ERIK & LACYDEE
3 937 W ENCORE DR HANFORD, CA, 93230-6775
4 CANTU, RUBEN A
5 2343 PINE VALLEY GLEN ESCONDIDO, CA, 92026-1478
6 HEINTZ, NOAH
7 544 DANI ST FALLON, NV, 89406-5757
8 BARTON, BRAD & DANA
9 520 DANI ST FALLON, NV, 89406-5757
10 FERRENBURG, JACK L & SUSAN
11 498 DANI ST FALLON, NV, 89406-5755
12 SAVALA, SUSAN RAE TRUSTEE
13 717 NOEL LN FALLON, NV, 89406-5758
14 TROXEL, GARY & CYNTHIA & RYAN
15 943 W WILLIAMS AVE FALLON, NV, 89406-2631
16 THOMAS, MARK R & TERESA V
17 719 DANI ST FALLON, NV, 89406-5764
18 PEARCE, KIRBY N & GOETSCH CONOR
19 701 DANI ST FALLON, NV, 89406-5764
20 FOUSS, MICHAEL C & KATHY A
21 653 DANI ST FALLON, NV, 89406-5762
22 BYRNE, FRANK W & BEATRICE J
23 591 DANI ST FALLON, NV, 89406-5756
24 JOHNSON TRUSTEES, RANDOLPH M & NANCY J
25 537 DANI ST FALLON, NV, 89406-5756
26 BARKLEY, DAVID C
27 485 DANI ST FALLON, NV, 89406-5754
28

- 1 SWEENEY, CHAD E & HEIDI A
471 DANI ST FALLON, NV, 89406-5754
- 2
- 3 PALLUDAN, COLLEEN A
457 DANI ST FALLON, NV, 89406-5754
- 4
- 5 MC MILLIN ANNE TRUSTEE
678 KEDDIE ST FALLON, NV, 89406-5741
- 6
- 7 MARSAN, TWAIN B & BRENDA J
654 KEDDIE ST FALLON, NV, 89406-5741
- 8
- 9 RIOS, HECTOR & JENNY S
628 KEDDIE ST FALLON, NV, 89406-5741
- 10
- 11 REEDER, GEORGE R
602 KEDDIE ST FALLON, NV, 89406-5741
- 12
- 13 CRAIG, VICKI A
584 KEDDIE ST FALLON, NV, 89406-5741
- 14
- 15 ROAT, JOLIE L
562 KEDDIE ST FALLON, NV, 89406-5741
- 16
- 17 BROTHERS, KELLI
538 KEDDIE ST FALLON, NV, 89406-5741
- 18
- 19 STAFFORD, JOHN EDWARD & SHARON L
506 KEDDIE ST FALLON, NV, 89406-5741
- 20
- 21 PAUL & MICHELLE HERZBRUN TRUSTEES
492 KEDDIE ST FALLON, NV, 89406-5740
- 22
- 23 FAUGHT, SHANNON MARIE & HADLEY DOYLE
474 KEDDIE ST FALLON, NV, 89406-5740
- 24
- 25 LE FORT, MICHEL J & OLIVIA D
458 KEDDIE ST FALLON, NV, 89406-5740
- 26
- 27 PORTER, ETHEL VARONA
400 MEADOW GLEN DR FALLON, NV, 89406-5746
- 28

1 KUANG WEIMING &, LI WENCHAN
2 150 VAN NESS AVE SAN FRANCISCO, CA, 94012-5200
3
4 JARSCHKE, BOWIE J & FELISHA H
481 KEDDIE ST FALLON, NV, 89406-5743
5
6 POMEROY TRUSTEE, CARLA
4882 HARRIGAN RD FALLON, NV, 89406-3223
7
8 MAYS, MICHAEL & JENNIFER
12421 160TH ST E PUYALLUP, WA, 98374-9256
9
10 MC CONNELL LYMAN F & SANDRA K
1247 RICE RD FALLON, NV, 89406-9440
11
12 MENDOZA-MICHEL, JOSE M ET AL
571 MEADOW GLEN DR FALLON, NV, 89406-5749
13
14 ADAMS, MICHELLE
621 KEDDIE ST FALLON, NV, 89406-5745
15
16 LOUIE, STEVEN E
550 MICHAEL DR FALLON, NV, 89406-5726
17
18 RADEN, WILLIAM J JR & SHEILA M
540 MICHAEL DR FALLON, NV, 89406-5726
19
20 COTTLE TRUSTEE, GARY ROSS
530 MICHAEL DR FALLON, NV, 89406-5726
21
22 ANDHAVARAPU, GIRIDHAR
296 W HAROLD GRISWOLD WAY HANFORD, CA, 93230-8310
23
24 HERT, SCOTT S & KATHERINE M
PO BOX 590 LUCERNE VALLEY, CA, 92356-0590
25
26 KESSEY, THOMAS K
561 MEADOW GLEN DR FALLON, NV, 89406-5749
27
28 MC ALLISTER KATHLEEN A

1 530 MEADOW GLEN DR FALLON, NV, 89406-5748
2 MILLER, JARED & KIMBERLY
3 520 MEADOW GLEN DR FALLON, NV, 89406-5748
4 LOWER HEIDEMARIE & SHOUN DENNIS
5 500 MEADOW GLEN DR FALLON, NV, 89406-5748
6 CONWAY, DEBORAH S
7 PO BOX 5082 FALLON, NV, 89407-5082
8 LOPEZ, JOHN-HENRY
9 460 MEADOW GLEN DR FALLON, NV, 89406-5746
10 HURSTAK, RICHARD E & KATHLEEN B
11 440 MEADOW GLEN DR FALLON, NV, 89406-5746
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

1 DATED this 26th day of October, 2023.

2 
3 _____

4 Derek Zimney

- 5
- 6
- 7
- 8
- 9
- 10
- 11
- 12
- 13
- 14
- 15
- 16
- 17
- 18
- 19
- 20
- 21
- 22
- 23
- 24
- 25
- 26
- 27
- 28

DRIVE

621	571
550	561
540	551
530	
520	

541	541	521	501	481	461	400
530	520	500	480	460	440	

401	421	431
411		

401	421	431
411		

704	678	654	628	602	584	562	538	506
755	737	719	701	653	591	537		

492	474	458	442
485	471	457	

401	421	431
411		

DANI STREET

745	729	733	738	641	617	603	745	
758	734	712	682	668	544	520	498	717
738	726	714						

KEDDIE STREET

DOVE WAY

MEADOW GLEN DR.

1/4th

3/4th

1/2

441

441

441

441

From: apmcmillin@charter.net <apmcmillin@charter.net>
Sent: Wednesday, July 19, 2023 12:42 PM
To: Derek Zimney <dzimney@fallonnevada.gov>
Subject: [EXTERNAL] - Board of Adjustment on July 26, 2023

Hi Derek,

Thank you for your time last week to discuss the variance application of Kelli Brothers to operate a massage business out of her home on Keddie Street.

I remain opposed to this variance for the reasons I stated in your office.

Primarily, I'd like to see the neighborhood remain strictly residential. Seeing all the commercial vacancies in the business areas of the city, I expect Ms. Brothers could find a suitable location for her business.

Secondly, I oppose the variance application due to the expected increase in traffic on Keddie Street which is already heavily used as a thoroughfare between Venturacci and Maine Streets. I understand that the proposed massage business would only have 1-2 customers at a time, but I am opposed to any additional traffic, however small.

Finally, the occupants of the homes around Ms. Brothers' residence have multiple cars parked on Keddie Street and on their property and adding customers for her business would add to the congestion already on the street.

For these reasons, I am opposed to the request to operate a customer-based business in the residential area of Keddie Street.

Sincerely,

Anne McMillin
678 Keddie Street
Fallon, Nevada
775-423-0919