

Ken Tedford
MAYOR



Kelly Frost
Councilwoman

Karla Kent
Councilwoman

Paul Harmon
Councilman

July 3, 2023

Dear Property Owner:

NOTICE IS HEREBY GIVEN that the City of Fallon Board of Adjustment will hold a public hearing on **Wednesday, July 26, 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,

Elsie Lee
Deputy City Clerk

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 7A 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: Businesses 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 connection 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, quiet 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: [Handwritten Signature]

{Nevada

{County of Churchill

Signed and sworn to before me on July 6, 2023

by Kelli Brothers

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

Applicant: _____

Address: _____

Phone # _____

Signature: _____

{Nevada

{County of _____

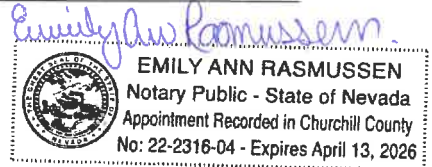
Signed and sworn to before me on _____

by _____

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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 black ink, appearing to read 'Kelli Brothers', written in a cursive style.

Kelli Brothers

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DECLARATION OF MAILING

I declare under penalty of perjury under the laws of the State of Nevada that the foregoing is true and correct:

1. That I am a citizen of the United States of America, over the age of twenty-one (21) year; and
2. That on the date below, I mailed, by U.S. Mail, with postage fully prepaid, for 538 Keddie Street APN #001-029-02, Proposed Board of Adjustment Letter to the following persons:

GINE, RUDOLF
729 MEGAN WAY FALLON, NV, 89406-5505

WEISS, ROLAND H TRUSTEE
3512 CHEROKEE DR CARSON CITY, NV, 89705-6929

PICKETT LOUIS &, GORDON ELIZABETH
738 KINSLI ST FALLON, NV, 89406-4104

ARCHAMBAULT, JARED T & BRIANNA L
641 MEGAN WAY FALLON, NV, 89406-3157

CORTES, G N & RAMIREZ D N
617 MEGAN WAY FALLON, NV, 89406-3157

CAPPS, HARLEY J & CHERIE A
603 MEGAN WAY FALLON, NV, 89406-3157

F & K KROLL LLC
PO BOX 1634 FALLON, NV, 89407-1634

ONEY, CLINT JUSTIN
733 NOEL LN FALLON, NV, 89406-5758

ANDHAVARAPU, GIRIDHAR & ARAVINDA
296 W HAROLD GRISWOLD WAY HANFORD, CA, 93230-8310

ISBISTER KAREN &, BASSHAM BENJAMIN S

- 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
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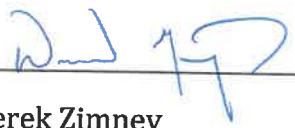
- 1 SWEENEY, CHAD E & HEIDI A
471 DANI ST FALLON, NV, 89406-5754
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- 3 PALLUDAN, COLLEEN A
457 DANI ST FALLON, NV, 89406-5754
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- 5 MC MILLIN ANNE TRUSTEE
678 KEDDIE ST FALLON, NV, 89406-5741
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- 7 MARSAN, TWAIN B & BRENDA J
654 KEDDIE ST FALLON, NV, 89406-5741
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- 9 RIOS, HECTOR & JENNY S
628 KEDDIE ST FALLON, NV, 89406-5741
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- 11 REEDER, GEORGE R
602 KEDDIE ST FALLON, NV, 89406-5741
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- 13 CRAIG, VICKI A
584 KEDDIE ST FALLON, NV, 89406-5741
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- 15 ROAT, JOLIE L
562 KEDDIE ST FALLON, NV, 89406-5741
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- 17 BROTHERS, KELLI
538 KEDDIE ST FALLON, NV, 89406-5741
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- 19 STAFFORD, JOHN EDWARD & SHARON L
506 KEDDIE ST FALLON, NV, 89406-5741
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- 21 PAUL & MICHELLE HERZBRUN TRUSTEES
492 KEDDIE ST FALLON, NV, 89406-5740
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- 23 FAUGHT, SHANNON MARIE & HADLEY DOYLE
474 KEDDIE ST FALLON, NV, 89406-5740
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- 25 LE FORT, MICHEL J & OLIVIA D
458 KEDDIE ST FALLON, NV, 89406-5740
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- 27 PORTER, ETHEL VARONA
400 MEADOW GLEN DR FALLON, NV, 89406-5746
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1 KUANG WEIMING &, LI WENCHAN
2 150 VAN NESS AVE SAN FRANCISCO, CA, 94012-5200
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4 JARSCHKE, BOWIE J & FELISHA H
481 KEDDIE ST FALLON, NV, 89406-5743
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6 POMEROY TRUSTEE, CARLA
4882 HARRIGAN RD FALLON, NV, 89406-3223
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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
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12 MENDOZA-MICHEL, JOSE M ET AL
571 MEADOW GLEN DR FALLON, NV, 89406-5749
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14 ADAMS, MICHELLE
621 KEDDIE ST FALLON, NV, 89406-5745
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16 LOUIE, STEVEN E
550 MICHAEL DR FALLON, NV, 89406-5726
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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
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DATED this 5th day of July, 2023.



Derek Zimney

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521	520	500	480	460	440	
481						

441	431	401	421

KEDDIE STREET

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

492	474	458	442
485	471	457	

702	714	726	738	745

DANI STREET

745	729	733
758	734	712

738	641	617	603	745	
682	668	544	520	498	717

738	726	714	702

DOVE WAY

