

**CITY OF FALLON – BOARD OF ADJUSTMENT**  
**MINUTES**  
**55 West Williams Ave**  
**Fallon, Nevada**  
**October 10, 2024**

The City Board of Adjustment met on the above date in the Council Chambers, City Hall, 55 West Williams Avenue, Fallon, Nevada.

**Present:**

Board Chairwoman Kim Barrenchea  
Board Member Sheila Scholz  
Board Member Charlie Arciniega  
Board Member Chris Webb  
City Engineer Derek Zimney  
Deputy City Attorney Trent deBraga

The meeting was called to order by Board Member Kim Barrenchea at 6:00 p.m.

Board Chairwoman Kim Barrenchea inquired if the agenda had been posted in compliance with NRS requirements.

City Engineer Derek Zimney advised that the agenda was posted in compliance with the NRS requirements.

**Public Comments**

Board Chairwoman Barrenchea inquired if there were any public comments. She noted that comments are to be general in nature, not relative to any agenda items. No action may be taken on a matter raised under this item until the matter has been specifically included on an agenda as an item upon which action will be taken.

No comments were noted.

**Consideration and possible approval of Board of Adjustment meeting minutes for November 7, 2023. (For possible action)**

Board Member Charlie Arciniega made a motion to approve the Board of Adjustment meeting minutes for November 7, 2023, without any corrections or additions; seconded by Board Member Chris Webb and the motion carried with a 4-0 vote by the Board.

City Engineer Derek Zimney mentioned that Board Member Dusty Casey was unable to make this meeting and therefore absent.

**Consideration and possible approval of an application by Richard & Doreen Dooley, 910 Joyce Court (APN #001-311-02), for a variance in an R-1 zone to encroach nine feet into a twenty-foot front setback. (For possible action)**

City Engineer Derek Zimney stated that Richard & Doreen Dooley, 910 Joyce Court,

have filed for a variance in an R-1 zone to encroach nine feet into their twenty-foot front setback. The existing porch currently sits two feet into the twenty-foot front setback. The Dooleys' have requested to extend the existing porch an additional seven feet for a total of nine feet encroaching. The building plans have been reviewed by the City of Fallon Building Department and are attached. Letters were sent to everybody within 300 feet and I received no comments. As far as the existing encroachment, the City Engineer does have the authority with a 10% rule, with nothing in the file to show that that was not approved when it was built.

Doreen Dooley introduced herself to the Board and read her letter. We are Richard and Doreen Dooley and have lived at 910 Joyce Court since 1976. For 48 years, we have seen our family grow from 6 to almost 26. We have been blessed to live near our church, a big, beautiful park, and many neighbors. We have always taken great pride in our cul-de-sac and our community. Over the past several months, it has become apparent to us that our golden years will be filled with time in our home. Richard suffers from medical issues that make walking extremely difficult. After much discussion, we have decided what we would like is to sit outside on a porch and accommodate our golden dreams. In order for this to happen, to extend our existing porch, according to the Municipal guidelines, we must obtain a variance. Please consider this letter our formal request for an extension. Your signature, in favor of this, would allow for much needed room to safely navigate, comfortably sit, and let's not forget, added curb appeal. Thank you in advance for your consideration. If you have any questions or concerns, please feel free to contact us.

Board Member Charlie Arciniega commented. I went by your home today to see that the porch looks good and I don't see any reason why seven more feet would be an issue. I believe in compliance with what the City Engineer has already reported.

Board Member Sheila Scholz commented. I also drove by and looked at the front of your house and it looks like you have plenty of room. I am assuming that you have spoken to your neighbors and they don't have any problems, otherwise, they would be here.

No further comments were noted.

Board Chairwoman Kim Barrenchea motioned to approve the application by Richard & Doreen Dooley, 910 Joyce Court (APN #001-311-02), for a variance in an R-1 zone to encroach nine feet into a twenty-foot front setback; seconded by Sheila Scholz and the motion was approved on a 4-0 vote by Board.

### **Public Comments**

Chairwoman Barrenchea inquired if there were any public comments.  
No comments were noted.

### **Adjournment**

There being no further business to come before the Board of Adjustment, Board Chairwoman Kim Barrenchea adjourned the meeting at 6:09 p.m.

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Chairwoman Kim Barrenchea

Attest: \_\_\_\_\_  
Derek Zimney, City Engineer