

City of Fallon

VARIANCE APPLICATION FOR: _____ Business or ☒ Home Improvement
Please check one

Applicant: ☒ SAMATHA MELLID

Address: ☒ 850 SUNSET DRIVE FALLON NEVADA 89406

Telephone Number: ☒ 775-560 4174

☒ 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 _____, Blk _____ Subdivision _____
Street and Number _____

Variance Requested: (Attach sheet for Metes & Bounds Description)
ADD A COVERED 4' WIDE FRONT PORCH
PORCH 4' X 16'

Ordinance Provisions: _____
Deed Restrictions _____ Zoning _____

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: WE NEED TO ENCLOSE 4' INTO THE EXISTING SET BACK

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). YEA

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

Use of the above-described property in the manner proposed by this application will not be detrimental to surrounding properties because: _____

PLOT PLANS MUST ACCOMPANY THIS APPLICATION

I, SAMATHA MURPHY MELLID 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: ☒ SAMATHA MELLID
Address: 850 SUNSET DRIVE

Phone # 775 560 4174

Signature: [Signature]

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

Applicant: _____
Address: _____

Phone # _____

Signature: _____

{Nevada
{County of Churchill
Signed and sworn to before me on 6/5/25
by Emily Ann Rasmussen
{ EMILY ANN RASMUSSEN
{Notary Public - State of Nevada
{Appointment Recorded in Churchill County
{No: 22-2316-04 - Expires April 13, 2026

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

ALLEY

SAMATHA MURPHY MELLO
850 SUNSET DRIVE
FALLON NEVADA 89406

24'

GARAGE

BACK YARD

14'

DWELLING

5'

24'

DWELLING

5'

LOT LINE

LOT LINE

24'

20'

4'x16'
PORCH COVERING,
ENDS OPEN,
METAL ROOF

60' ROAD
EASEMENT

4'

4'6"

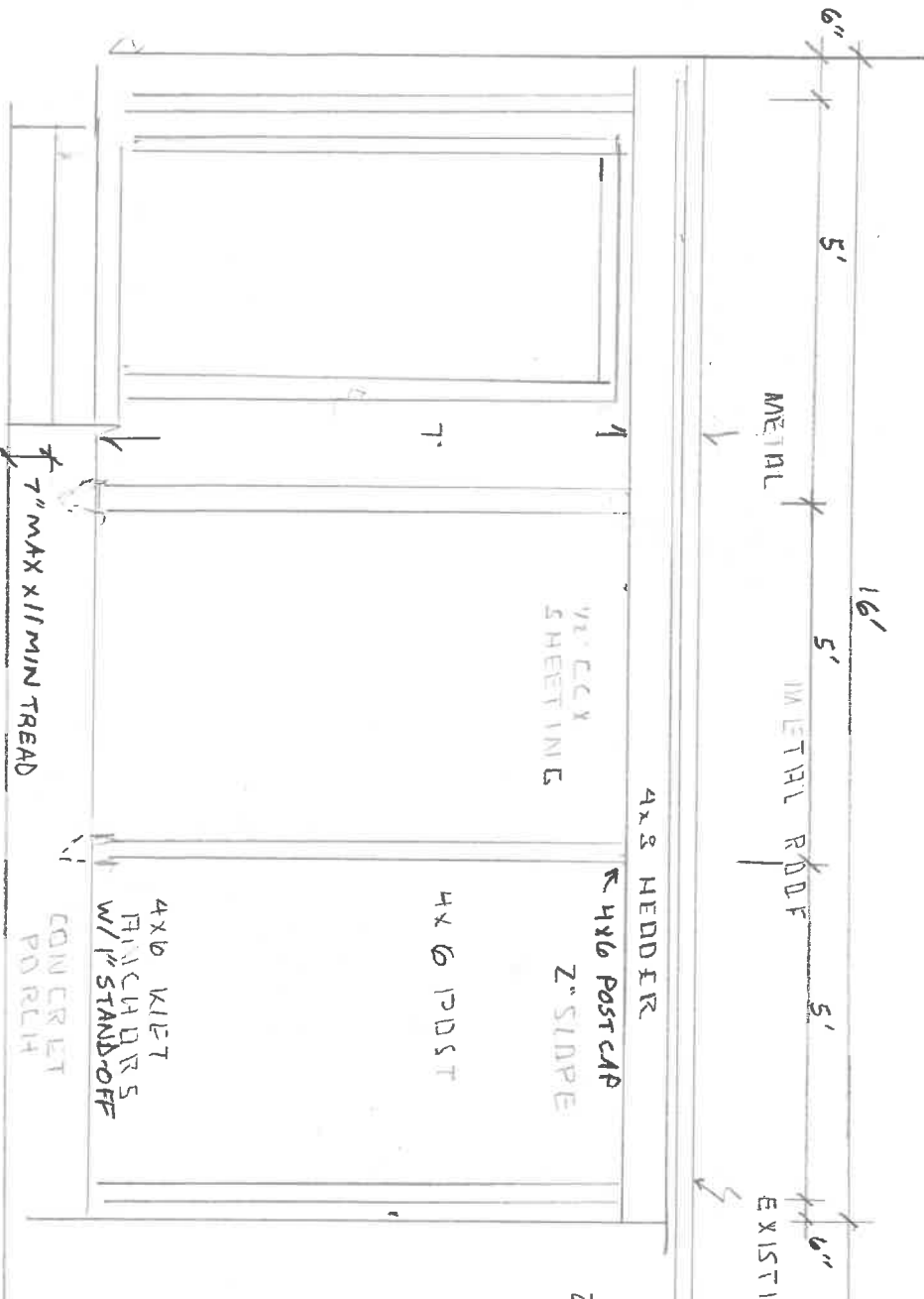
FENCE LINE

SIDEWALK

CURB

30'

CL
SUNSET DRIVE



METAL

METAL ROD

EXISTING FLOOR

4x8 HEADER

1/2\"/>

4x6 POST CAP
2\"/>

4x6 POST

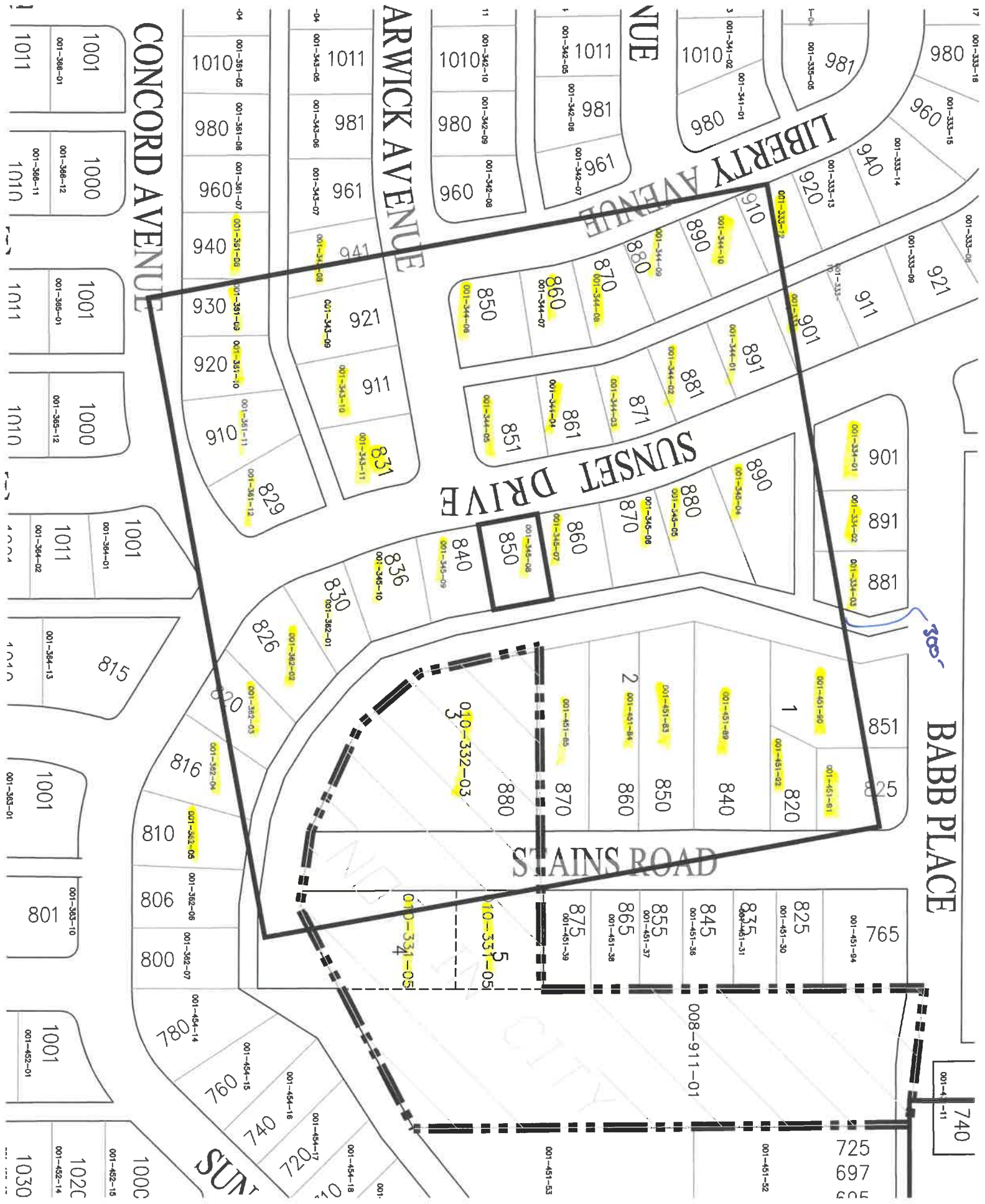
7\"/>

4x6 KILT
STANDARDS
W/1\"/>

CONCRETE
PORCH

LEDGER
2x4 NAIL TO EXISTING
STUDS TOP PLATE

SPRINTER MOUNT MULTIPLEX
850 SUSSET DRILL
FALLON NEW YORK 89406



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 850 Sunset Drive APN #001-345-08, Proposed Board of Adjustment Letter to the following persons:

JONES TRUSTEES, RICHARD C & NANCY E
P O BOX 1434 CRYSTAL BAY, NV, 89402-1434

MONTGOMERY, EILEEN A
PO BOX 1272 FALLON, NV, 89407-1272

CRANE, ROBERT J
880 LIBERTY AVE FALLON, NV, 89406-3639

870 NV LLC
2040 RENO HWY #332 FALLON, NV, 89406-2772

ASHBY D J SR 1/2 &, FORD-ASHBY S L 1/2
860 LIBERTY AVE FALLON, NV, 89406-3639

DIMICK, CASSANDRA L
850 LIBERTY AVE FALLON, NV, 89406-3636

CHAPPELL, FRANCIS NORMAN & TENA
941 WARWICK AVE FALLON, NV, 89406-3662

HUNTER BRAXTON &, ANDERSON ZOEANNE
921 WARWICK AVE FALLON, NV, 89406-3660

FERRIER, MELANIE A
2193 LONGHORN DR FALLON, NV, 89406-3288

LISTER, ALLISON S K & AMANDA

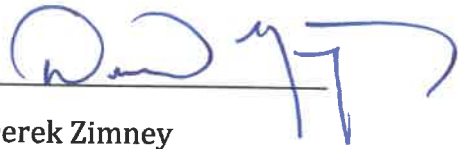
1 831 SUNSET DR FALLON, NV, 89406-3666
2 FRAZEE CO-TRUSTEES, SAMMY & SARAH
3 175 DRUMM LN FALLON, NV, 89406-7130
4 CAMACHO-GALENO, M & GALENO C L
5 940 CONCORD AVE FALLON, NV, 89406-3618
6 ASHMEAD, TERRY L & MARY L
7 920 CONCORD AVE FALLON, NV, 89406-3618
8 ROBINSON, GABRIELLE MARIE
9 910 CONCORD AVE FALLON, NV, 89406-3618
10 UMPLEBY, ARDEN A JR
11 % RACHELLE L GOEBEL
12 PO BOX 5 LUNING, NV, 89420-0005
13 HEARN DALTON G &, ALEXANDER ASHLIE
14 810 SUNSET DR FALLON, NV, 89406-3653
15 SMITH, BRENT
16 816 SUNSET DR FALLON, NV, 89406-3653
17 O BRIEN, JAMES L & JENNIFER
18 915 WADE LN FALLON, NV, 89406-7425
19 CHASCSA, CHRISTOPHER J
20 826 SUNSET DR FALLON , NV, 89406
21 CLARK, AARON A
22 830 SUNSET DR FALLON, NV, 89406-3653
23 BAILEY, ROBERT B & MIRIAM A W
24 836 SUNSET DR FALLON, NV, 89406-3653
25 BRIMMER, MARTHA DAVIS TRUSTEE
26 750 E STILLWATER AVE #191 FALLON, NV, 89406-4065
27 MELLO, SAMANTHA
28 850 SUNSET DR FALLON, NV, 89406-3653

1 SERNA, LORETTA I & ALBERTO N
2 1255 ROBERSON LN FALLON, NV, 89406-8312
3
4 LARSON, DANIEL D & JULIANA E
5 870 SUNSET DR FALLON, NV, 89406-3653
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7 MAFFI, BRANDY L
8 880 SUNSET DR FALLON, NV, 89406-3653
9
10 STEINERD TRUSTEES, TIMOTHY J & JAIMIE R
11 890 SUNSET DR FALLON, NV, 89406-3653
12
13 NORRIS, T & MARTIN C C JR
14 901 BABB PL FALLON, NV, 89406-3664
15
16 CUNNING, ALYSSA MARIE
17 891 BABB PL FALLON, NV, 89406-3601
18
19 MORGAN, AMBER M
20 881 BABB PL FALLON, NV, 89406-3601
21
22 MURILLO, ESMERALDA
23 3340 DELLA CIRCLE FALLON, NV, 89406-8911
24
25 ARNOLD, VIOLETTE PATRICIA SIDNEY
26 825 BABB PL FALLON, NV, 89406-3601
27
28 TRACEY, JEFFREY E & LAURA
850 STAINS RD FALLON, NV, 89406-3669
GONZALEZ JUAN R &, FLORES MARIA P V
860 STAINS RD FALLON, NV, 89406-3669
SORENSEN TRUSTEES, J & T ET AL
640 W CORKILL LN FALLON, NV, 89406-9260
MILLER AARON L, & SAMAD NORHANITA
880 STAINS RD FALLON, NV, 89406-3669
THOMAS & THOMAS PROPERTIES LLC

1 3333 RENO HWY FALLON, NV, 89406-7832
2
3 CHRISTIANSEN TRUSTEES, J L & J L
3655 SHECKLER RD FALLON, NV, 89406-7239
4
5 MITCHELL, DENNIS P
891 SUNSET DR FALLON, NV, 89406-3665
6
7 KISSICK, EVERETT L & MAUREEN L
5015 SANDALWOOD DR FALLON, NV, 89406-4223
8
9 SOTTILE RAEBURN &, CURRIER ALICIA L
871 SUNSET DR FALLON, NV, 89406-3665
10
11 FREEMAN, MICHAEL P
861 SUNSET DR FALLON, NV, 89406-3665
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13 LARSON, JOHNATHAN S & ANITA L
851 SUNSET DR FALLON, NV, 89406-3665
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DATED this 3rd day of June, 2025.



Derek Zimney

Ken Tedford
MAYOR



Kelly Frost
Councilwoman

Karla Kent
Councilwoman

Paul Harmon
Councilman

June 3, 2025

Dear Property Owner:

NOTICE IS HEREBY GIVEN that the City of Fallon Board of Adjustment will hold a public hearing on **Thursday, June 26, 2025 at 6:00 p.m.** in the City Council Chambers, 55 West Williams Avenue, Fallon, Nevada in order to consider an application by Samantha Mello, 850 Sunset Drive (APN #001-345-08), for a variance in an R-1 zone to encroach four feet into a twenty foot front setback.

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,

Derek Zimney
City Engineer