

AGENDA
CITY OF FALLON – BOARD OF ADJUSTMENT
55 West Williams Avenue
Fallon, Nevada
March 12, 2019 – 6:00 p.m.

The City of Fallon Board of Adjustment will meet on March 12, 2019 at 6:00 p.m. in the City Council Chambers, City Hall, 55 West Williams Avenue, Fallon, Nevada.

Items on the agenda may be taken out of order. The Board of Adjustment may combine two or more agenda items for consideration. The Board of Adjustment may remove an item from the agenda or delay discussion relating to an item on the agenda at any time. Unless otherwise allowed by the Board of Adjustment, public comments by an individual will be limited to five minutes.

1. Certification of compliance with posting requirements.
2. Public Comments: General in nature, not relative to any agenda items.
No action may be taken on a matter raised under this item until the matter itself has been specifically included on an agenda as an item upon which action may be taken. (For discussion only)
3. Consideration and possible approval of Board of Adjustment meeting minutes for May 22, 2018 and October 23, 2018. (For possible action)
4. Consideration and possible approval of an application by Miguel Huchin, 519 Lincoln Street (APN #001-518-08), for a variance in an R-2 zone to encroach 6 feet into the 10-foot rear setback in order to build a carport. (For possible action)
5. Public Comments. (For discussion only)

This agenda has been posted on or before 9:00 a.m. on March 7, 2019 at City Hall, District Court Building, Churchill County Office Complex, Churchill County Public Library and posted to the City's website (<https://fallonnevada.gov>) and the State of Nevada public notice website (<https://notice.nv.gov/>). Members of the public may request the supporting material for this meeting by contacting Elsie M. Lee, Deputy City Clerk, City Clerk's Office, City Hall, 55 West Williams Avenue, Fallon, Nevada, (775) 423-5104. The supporting material for this meeting is also available to the public on the City's website (<https://fallonnevada.gov>) and the State of Nevada public notice website (<https://notice.nv.gov/>).


Elsie M. Lee

NOTICE TO PERSONS WITH DISABILITIES: Reasonable effort will be made to assist and accommodate physically handicapped persons desiring to attend the meeting. Please call the City Clerk's Office at 423-5104 in advance so that arrangements may be conveniently made.

City of Fallon
Board of Adjustment
Meeting

March 12, 2019

Consideration and possible approval of Board of Adjustment meeting minutes for May 22, 2018 and October 23, 2018. (For possible action)

**MINUTES
CITY OF FALLON
BOARD OF ADJUSTMENT
55 West Williams Avenue
Fallon, Nevada
May 22, 2018**

The Board of Adjustments met in a scheduled meeting on the above date at 6:00 p.m. in the Council Chambers.

Present:

Jack Beach, Chairman
Karla Kent, Board Member
Chris Webb, Board Member
Sheila Scholz, Board Member
Michael Miller, City Engineer
Leonard Mackedon, Deputy City Attorney
Elsie Lee, Deputy City Clerk

The meeting was called to order by Chairman Jack Beach at 6:00 p.m., following which, it was noted the agenda was posted in compliance with NRS Chapter 241.

The minutes for March 7, 2018 were reviewed. Motion was made by Chris Webb to approve the minutes for March 7, 2018 as submitted; seconded by Karla Kent and unanimously approved.

Chairman Beach advised as to the procedure for the meeting. He advised the applicant would be called on to explain the purpose of their request for a variance. The Board would then ask any questions they may have, comments would be called from the public and after all comments were heard, the meeting would be closed to further input and the Board would then discuss the matter.

Chairman Beach advised that the Board has 30 days in which to make their decision, followed by 10 days to appeal, if desired by the applicant. In total, once a decision has been reached and the appeal period has expired, the applicant has 180 days in which to enact the variance.

The following agenda item was presented and discussed:

Consideration of a request by Scott Nelson for a variance to operate a business in an R-2 zone at 80 South Allen Street, Fallon, Nevada, APN 001-382-02; more specifically, the applicant is seeking a variance to use the front portion of 80 South Allen Street as office space

Mr. Scott Nelson explained that his firm is Pioneer General Engineering and he would like to use the space as an office for himself and a secretary that comes in one day per week. He mostly reviews plans and does estimating; so there will be very little traffic. There may be an occasional client dropping off paperwork, but most is handled electronically through email. Most of his work is in outlying areas such as Elko, Ely, Austin, and Eureka. He believed it would be very low impact to the surrounding properties.

Chris Webb confirmed that if the board approved Mr. Nelson for his business at this address, it would only be for that specific person and business. If someone else wanted to move in, they would need to appear before the board and request their own variance.

Deputy City Attorney Leonard Mackedon stated that was correct.

Sheila Scholz noted that Mr. Nelson's application stated that it would be a hardship to find another business location. She asked if it was difficult to find office space for a business.

Mr. Nelson replied that it was difficult to find small office space; much that was available was too large and too expensive for his needs.

Sheila Scholz noted that the application stated that most clients would not actually visit the location.

Mr. Nelson stated that he was a general engineering contractor, so he has the same license that Granite Construction does; his firm does heavy earthwork, big equipment, and the like. A lot of his work is out of the area on large jobsites, so there is no reason for a client to come into this office. It would be a rare occasion.

Karla Kent asked about parking in the area.

Mr. Nelson stated that his truck would be parked there and another vehicle one day per week when the secretary is in the office.

Karla Kent asked if there were designated parking spaces.

Mr. Nelson stated that would be a better question for Mr. Mike Janess, owner of the property at 80 South Allen Street.

Mr. Janess stated that there are additional spaces in the back and on the side, right next to the building.

Sheila Scholz asked how many cars typically park in the rear of the building.

Mr. Janess stated that he parks there.

Chairman Beach asked if any calls related to this variance request were received.

City Engineer Miller noted for the record that no calls were received.

Chairman Beach inquired if the City Clerk's Office had received any correspondence or comments regarding this variance request.

It was noted for the record that no correspondence had been received.

Chairman Beach inquired if there were any public comments.

No public comments were noted.

Chris Webb motioned to approve a request by Scott Nelson for a variance to operate a business in an R-2 zone at 80 South Allen Street, APN 001-382-02; more specifically, the applicant is approved to use the front portion of 80 South Allen Street as office space for a general engineering business; seconded by Sheila Scholz and approved.

Public Comments

Chairman Beach inquired if there were any public comments.
No public comments were noted.

As there was no further business or discussion, the meeting was adjourned at 6:11 p.m.

Respectfully Submitted,

Approved,

Valerie Swirczek
Recording Secretary

Jack Beach
Chairman

**MINUTES
CITY OF FALLON
BOARD OF ADJUSTMENT
55 West Williams Avenue
Fallon, Nevada
October 23, 2018**

The Board of Adjustments met in a scheduled meeting on the above date at 6:00 p.m. in the Council Chambers.

Present:

Jack Beach, Chairman
Kim Barrenchea, Board Member
Karla Kent, Board Member
Sheila Scholz, Board Member
Chris Webb, Board Member
Leonard Mackedon, Deputy City Attorney

The meeting was called to order by Chairman Jack Beach at 6:00 p.m., following which, it was noted the agenda was posted in compliance with NRS Chapter 241.

Chairman Beach advised as to the procedure for the meeting. He advised the applicant would be called on to explain the purpose of their request for a variance. The Board would then ask any questions they may have, comments would be called from the public and after all comments were heard, the meeting would be closed to further input and the Board would then discuss the matter.

Chairman Beach advised that the Board has 30 days in which to make their decision, followed by 10 days to appeal, if desired by the applicant. In total, once a decision has been reached and the appeal period has expired, the applicant has 180 days in which to enact the variance.

The following agenda item was presented and discussed:

Consideration and possible approval of an application by Daniel Williams, 1303 Deerfield Drive (APN #001-812-17), for a variance in an R-1 zone to encroach 7 feet into the 20-foot setback in order to build an attached patio cover

Mr. Daniel Williams explained that he hired a contractor to build a patio cover and he was not aware that he needed a variance, so he was present tonight to follow up and request a variance to encroach on his rear setback to install a patio cover.

Karla Kent noted that the request seemed pretty straightforward.

Kim Barrenchea asked if the patio materials would complement the house.

Mr. Daniels stated yes; it will be aluminum and painted the same color as the house.

Sheila Scholz asked Mr. Daniels if he had spoken to his neighbors and received any feedback about his plans.

Mr. Daniels replied affirmative; they did not have any problems with it. One neighbor was a tenant and the other was the homeowner.

Chairman Beach asked if any calls related to this variance request were received.

It was noted for the record that no calls were received.

Chairman Beach inquired if the City Clerk's Office had received any correspondence or comments regarding this variance request.

It was noted for the record that no correspondence had been received.

Chairman Beach inquired if there were any public comments.

No public comments were noted.

Chris Webb motioned to approve an application by Daniel Williams, 1303 Deerfield Drive (APN #001-812-17), for a variance in an R-1 zone to encroach 7 feet into the 20-foot setback in order to build an attached patio cover; seconded by Kim Barrenchea and approved.

Public Comments

Chairman Beach inquired if there were any public comments.

No public comments were noted.

As there was no further business or discussion, the meeting was adjourned at 6:05 p.m.

Respectfully Submitted,

Approved,

Valerie Swirczek
Recording Secretary

Jack Beach
Chairman

City of Fallon Board of Adjustment Meeting

March 12, 2019

Consideration and possible approval of an application by Miguel Huchin, 519 Lincoln Street (APN #001-518-08), for a variance in an R-2 zone to encroach 6 feet into the 10-foot rear setback in order to build a carport. (For possible action)

City of Fallon

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

Applicant: Miguel Huchin

Address: 519 Lincoln St

Telephone Number: 775-217-6879 (Mariano)

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 _____

(Attach sheet for Metes & Bounds Description)

Variance Requested: Encroach 6 feet on rear yard setback

Ordinance Provisions: _____ Zoning R-2
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: I would like to build a carport

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). _____

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, ERIL BLAKY 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.

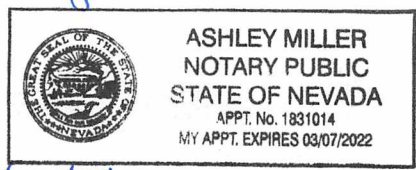
Owner: ERIL BLAKY

Address: 310 W Williams Ave Suite B

Phone # Fallon, NV 89406
775-745-4283

Signature: [Signature]

{ Nevada
{ County of Churchill
Signed and sworn to before me on 1/30/2019
by Ashley Miller



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

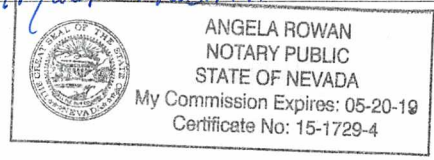
Applicant: MIGUEL HUCHIN

Address: 514 Lincoln St

Phone # 775 217 6879

Signature: [Signature]

{ Nevada
{ County of Churchill
Signed and sworn to before me on January 29, 2019
by Miguel Huchin



Ken Tedford
MAYOR



Robert H. Erickson
Councilman

James D. Richardson
Councilman

Kelly Frost
Councilwoman

February 27, 2019

Miguel Huchin
514 Lincoln Street
Fallon, NV 89406

Dear Miguel:

NOTICE IS HEREBY GIVEN that the City of Fallon Board of Adjustment will hold a public hearing on **Tuesday, March 12, 2019 at 6:00 p.m.** in the City Council Chambers, 55 West Williams Avenue, Fallon, Nevada in order to consider an application by Miguel Huchin, 519 Lincoln Street (APN #001-518-08), for a variance in an R-2 zone to encroach 6 feet into the 10-foot rear setback in order to build a carport.

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 Robert Erquiaga, Legal and Administrative Director, at (775) 423-8816 or rerquiaga@fallonnevada.gov.

Sincerely,

A handwritten signature in black ink, appearing to read "Gary Cordes", written over a horizontal line.

Gary Cordes
City Clerk/Treasurer

330
290
220
210
420
380
300

STILLWATER AVENUE

315	295	265	235	205	425	125	420	401	45	406	445	443	405
001-511-08	001-512-01	001-512-02	001-512-03	001-512-04	001-513-10	001-513-11	001-513-11	001-514-12	001-514-01	001-514-06	001-514-03	001-514-02	001-561-01

280	270	220	200	475	460	445	440	495	40	468	498	495	495
001-512-08	001-512-07	001-512-05	001-512-02	001-513-05	001-513-06	001-513-08	001-513-09	001-514-07	001-514-04	001-514-05	001-514-03	001-514-02	001-561-10

ADA STREET

LaVERNE STREET

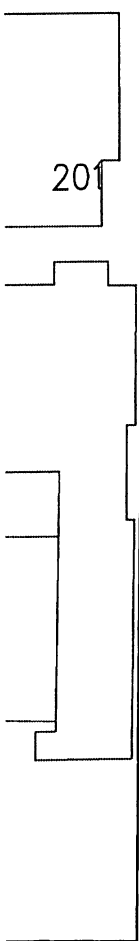
LINCOLN STREET

MAINE STREET

305 1/2	505	225 1/2	205	193	504	65	85	529	519	45	510	521	507
001-516-08	001-516-08	001-516-02	001-516-03	001-517-01	001-517-02	001-518-06	001-518-09	001-518-10	001-518-06	001-518-01	001-518-02	001-518-01	001-518-01

300	280	250	220	200	583	580	593	590	549	570	543	553	
001-516-15	001-516-07	001-516-05	001-516-05	001-516-05	001-517-07	001-517-08	001-517-10	001-517-09	001-518-08	001-518-13	001-518-05	001-518-14	001-518-13

VIRGINIA STREET



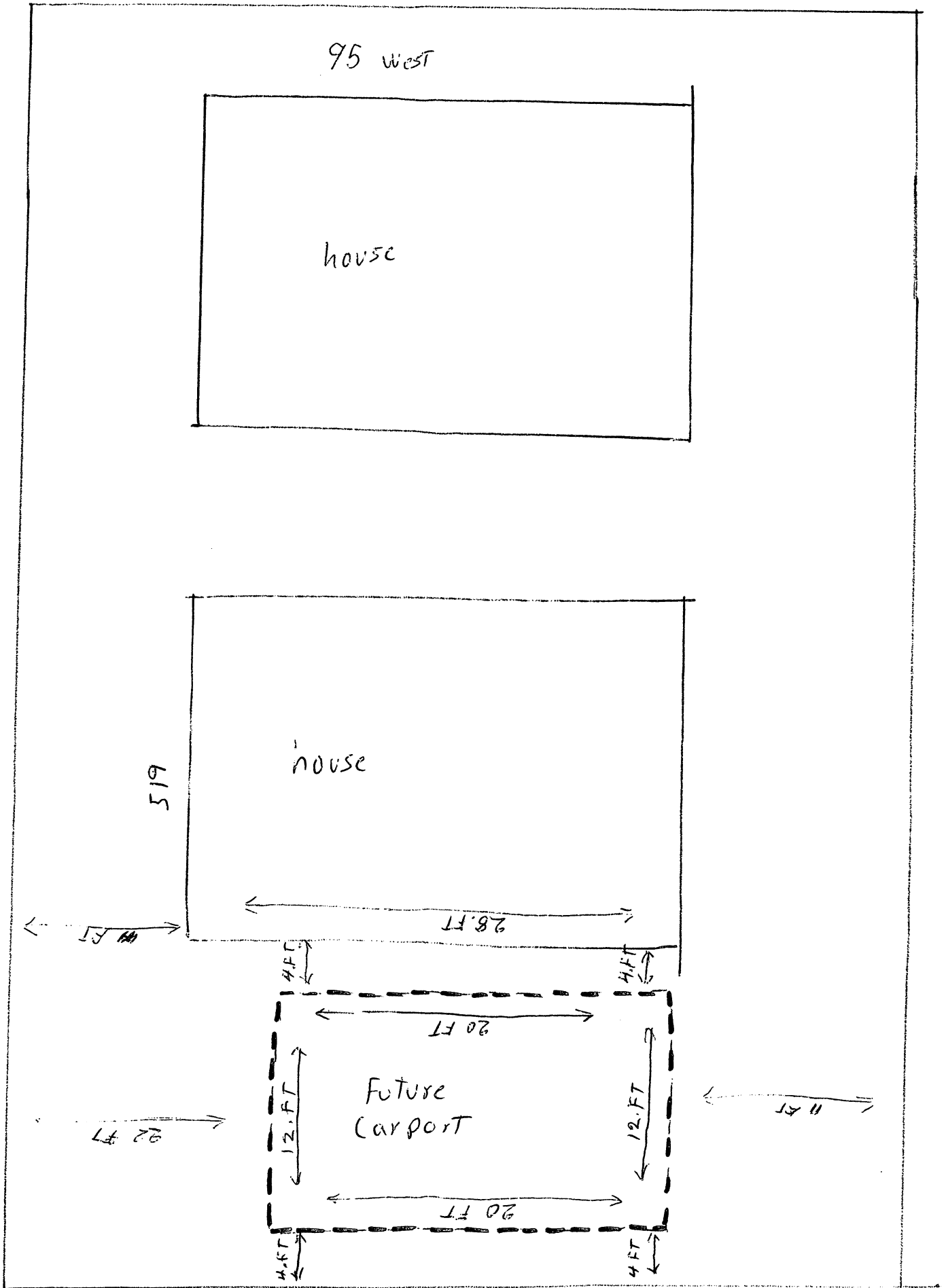
601
001-561-15
607

519 Lincoln
VARIANCE

Parcel Number	Property Owner's Name(s)	Property Owner's Address	City	State	Zip Code
Tennant	Huchin		Fallon	NV	89406
1-518-08	BLAKEY ERIC	P O BOX 344	Fallon	NV	89407
1-518-01	COLBURN DAVID & COLLEEN	5026 SANDALWOOD DR	Fallon	NV	89406
1-518-02	NONKEN BLANCHE W ET AL	5755 RESERVOIR RD	Fallon	NV	89406
1-518-03	MASSIE K A & MURRAY S A	540 S MAINE ST	Fallon	NV	89406
1-518-05	SCHICK CHANCE J & SARA	60 W VIRGINIA ST	Fallon	NV	89406
1-518-06	BENSON JOSEPH M	1120 I ST	Sparks	NV	89431
1-518-09	GSELL MICHAEL R SR & ELIZABETH	85 W FAIRVIEW ST	Fallon	NV	89406
1-518-10	WASSMUTH GLEN & DONNA	1533 STRASDIN LN	Fallon	NV	89406
1-518-11	WASSMUTH GLEN & DONNA				
1-518-12	MOSS BRANDON T & JOYCELYN	3580 HILLSBORO BLVD	Fallon	NV	89406
		% JENNIFER D MC KAY, 50 N SIERRA			
1-518-13	MAINE RENTAL LLC	ST #801	Reno	NV	89501
1-518-14	RAYBON LLC	P O BOX 853	Fallon	NV	89407
1-514-02	BURTON JACK & ANDREA	5185 CODY RD	Fallon	NV	89406
1-514-03	MILLER MICHELLE M	10730 SERRATINA DR	Reno	NV	89521
1-514-04	NORIEGA S T & NAVARRO M L T	468 S MAINE ST	Fallon	NV	89406
1-514-05	BRONTSEMA CATHERINE M	P O BOX 2323	Fallon	NV	89407
1-514-06	BLISS WAYNE A & BRETT E	P O BOX 503	Fallon	NV	89407
1-514-07	BLISS WAYNE A & BRETT E				
1-514-12	BLISS WAYNE A & BRETT E				
1-514-13	BLISS WAYNE A & BRETT E				
1-513-04	SCHOLP EILEEN M	1855 CALIFORNIA AVE #1	San Francisco	CA	94109
1-513-05	SUSTACHA JAMES & KAREN L	720 THOMPSON LN	Fallon	NV	89406
1-513-06	SMITH D & LLOYD C CO-TRUSTEES	13700 CHARIOT RD	Reno	NV	89508
1-513-07	RAYMF LIMITED PARTNERSHIP	1414 STRASDIN LN	Fallon	NV	89406
1-513-08	WADE ANDREA	445 S LAVERNE ST	Fallon	NV	89406
1-513-09	ORTEGA CARLOS	442 LINCOLN ST	Fallon	NV	89406
1-513-11	LUMOS DAVID & SYLVIA CO-TRUSTEE	4405 RENO HWY	Fallon	NV	89406
1-512-05	LAMB ANNA MARIE	13435 FIELDCREEK LN	Reno	NV	89511
1-512-06	SAYRE M T & B L TRUSTEES	270 W FAIRVIEW ST	Fallon	NV	89406
1-516-02	HAMMOND TREVOR F & AMANDA MARIE	1704 ALLEN RD	Fallon	NV	89406
1-516-03	TUPIN CHARLIE & DANELLE	P O BOX 421	Fallon	NV	89407
1-516-04	CLARKE PHILLIP G & CHERYL A	50 GLEN ELLEN CT	Oakley	CA	94561
1-517-01	MERCER ROBERT L	193 W FAIRVIEW ST	Fallon	NV	89406
1-517-02	BIANCHINI EZEKIEL D & MONIQUE R	504 LINCOLN ST	Fallon	NV	89406
1-517-05	CHURCHILL COUNTY	155 N TAYLOR ST STE 153	Fallon	NV	89406
1-517-06	FOSTER DALLAS C	533 S LAVERNE ST	Fallon	NV	89406
1-517-07	GREENWELL KENNETH E & RAYETTA	135 JARBIDGE CT	Fallon	NV	89406
1-517-08	TAHOEE HOLDINGS LLC SERIES L	P O BOX 710	Carson City	NV	89702
1-517-09	MARTYN BRET W & LEE CHRISTY	100 W VIRGINIA ST	Fallon	NV	89406
1-517-10	GREENWELL KENNETH E & RAYETTA				

Fairview

Lincoln





American Steel Carports, Inc.

457 North Broadway St, Joshua, TX 76058

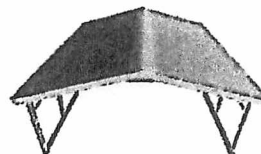
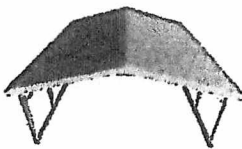
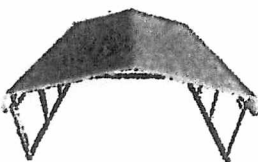
(866) 730-9865

Fax: (817) 484-2182

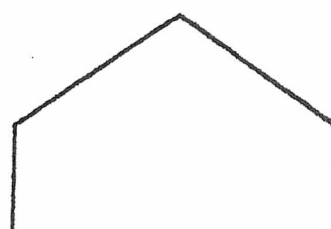
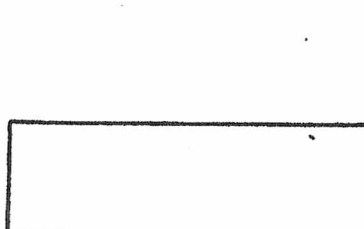
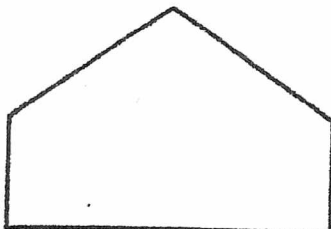
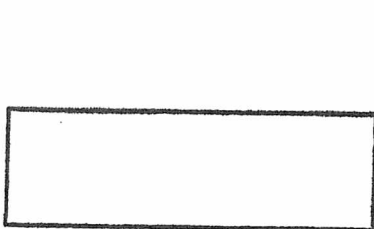
List of applicable charges that may apply at installation. Please initial the following.

- Site **MUST BE LEVEL**. If the site exceeds over 3 inches in un-levelness a labor charge will be applied. If site does exceed the 3 inches, special installations are available and warranties will be voided. MH
- If carport is being installed on a wall, posts, etc., & over any obstacle that can't be moved, customer understands there will be an addition charge. (Photos must be included) MH
- If installers have to carry material more than 100 Ft, an extra charge by the installer will be applied. There must be a minimum of two feet of area cleared to work all around the installation site. MH
- If carport is being installed on a deck/boat dock, there will be an additional charge, in addition all warranties are voided. (Has to be pre-approved.) MH
- It is the customer's responsibility to have any underground line(s) marked before the installation begins. (I.E. Gas, Electricity, Utilities) MH
- If the customer makes any changes to a custom order after fabrication has started, additional charges will be applied. MH
- It is the responsibility of the customer to check with the county/city for permits or restrictions regarding unit prior to installation. (Some states and local ordinances may require a foundation prior to installation.) _____

What style of roof did you order? Standard, A-Frame Horizontal, or A-Frame Vertical?



Please sketch placement of doors, windows, etc.



Left Side Wall

Front End Wall

Right Side Wall

Back End Wall

Customer Signature

Muhammad Hoda

Date

1-23-19

Dealer Signature

Cathy Brown

Date

1-23-19

City of Fallon
55 W Williams Ave
Fallon NV 89406

Receipt No: 2.434955

775-423-5104

Jan 30, 2019

HUCHIN, MIQUEL

Previous Balance:	.00
Miscellaneous Revenues	50.00
VARIANCE FOR 519 LINCOLN ST	
Total:	<u>50.00</u>
Cash	
Payor:	<u>50.00</u>
HUCHIN, MIQUEL	
Total Applied:	50.00
Change Tendered:	<u>.00</u>

01/30/2019 2:02 PM