



**MINUTES**  
**City of Stephenville**  
**Board of Adjustment**

Thursday, August 13, 2020 at 4:00 PM

The Board of Adjustment of the City of Stephenville, Texas, convened on Thursday, August 13, 2020, at 4:00 PM, via teleconference, for the purpose of a Regular Business Meeting, with the meeting being open to the public and notice of said meeting, giving the date, time, place and subject thereof, having been posted as prescribed by Chapter 551, Government Code, Vernon's Texas Codes Annotated, with the following members present, to wit:

**BOARD MEMBERS PRESENT:** Janette Cochran, Vice Chair  
 Janet Cole  
 Robert Nimmo  
 Moumin Quazi, Chair  
 Cecilia Willett

**BOARD MEMBERS ABSENT:** Adam Cash  
 Ron Henry

**OTHERS ATTENDING:** Steve Killen, Director of Development Services  
 Karen Wilkerson, Secretary

**I. CALL TO ORDER**

Moumin Quazi called the meeting to order at 4:10 p.m.

**II. CONSIDER APPROVAL OF MINUTES**

**1. Minutes for June 11, 2020.**

Cecilia made the motion to approve the minutes with the correction of changing Commission Present to Board Present and moving the members absent to the Board Absent. Janet seconds that motion. Motion carried unanimously.

**III. PUBLIC HEARING**

**1. Case No.: V2020-003**

**Applicant Sarah Kupelian is requesting a Subdivision Waiver from Section 154.05.6.D(8)(C) – Side Setback Requirements to be constructed at 550 West Minnie, Lot 1C, Block 1, of the Frey First Addition to the City of Stephenville, Erath County, Texas.**

Steve Killen presented Case No. V2020-003 to the board. The request is for a side setback of one foot.

Sarah Kupelian was present to address the board and stated that if I were to abide with the five (5) foot from the side, it would not look good and I want my property to look good. There is currently no shed at this location.

Moumin Quazi opened the public hearing.

**Those in favor of Case No. V2020-003:**

There were none

**Those not in favor of Case No. V2020-003:**

There were none

Moumin Quazi closed the public hearing.

Janette made a motion to approve Case No. V2020-003. Robert seconds that motion.  
Motion carried unanimously.

2. **Case No.: V2020-004**

**Applicant Sarah Kupelian is requesting a Subdivision Waiver from Section 154.05.6.D(8)(D) – Rear Setback Requirements to be constructed at 550 West Minnie, Lot 1C, Block 1, of the Frey First Addition to the City of Stephenville, Erath County, Texas.**

Steve Killen presented Case No. V2020-004 to the board and the applicant is asking for a two (2) foot setback.

Moumin Quazi opened the public hearing.

**Those in favor of Case No. V2020-004:**

There were none.

**Those not in favor of Case No. V2020-004:**

There were none.

Moumin Quazi closed the public hearing.

Janet made a motion to approve Case No. V2020-004. Robert seconds that motion.  
Motion carried unanimously.

3. **Case No.: V2020-005**

**Applicant Sarah Kupelian is requesting a Subdivision Waiver from Section 154.05.6.D(8)(E) – Minimum Depth from Edge of Main Building Requirements to be constructed at 550 West Minnie, Lot 1C, Block 1, of the Frey First Addition to the City of Stephenville, Erath County, Texas.**

Steve Killen presented Case No. V2020-005 to the board and stated that the applicant is asking for a six (6) foot setback from the main building.

Moumin Quazi opened the public hearing.

**Those in favor of Case No. V2020-005:**

There were none.

**Those not in favor of Case No. V2020-005:**

There were none.

Moumin Quazi closed the public hearing.

Janette made a motion to approve Case No. V2020-005. Janet seconds that motion.  
Motion carried unanimously.

**IV. ADJOURN**

Meeting adjourned at 4:33 p.m.

Moumin Quazi

Digitally signed by Moumin Quazi  
DN: cn=Moumin Quazi, o=Earleton State University,  
ou=Associate Professor, email=cquazi@earleton.edu, c=US  
Date: 2020.11.13 01:26:37 -0600

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Moumin Quazi, Chair