



MINUTES
City of Stephenville
Board of Adjustment

Thursday, June 11, 2020 at 4:00 PM

The Board of Adjustment of the City of Stephenville, Texas, convened on Thursday, June 11, 2020, at 4:00 PM, in the Council Chambers at City Hall, 298 West Washington Street, 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 PRESENT: Moumin Quazi
Janet Cole
Cecila Willett
Ron Henry
Janette Sohm

BOARD ABSENT: Devan Hansen
Robert Nimmo
Adam Cash
Ian Martinez

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

I. CALL TO ORDER

Moumin called the meeting to order at 4:00 p.m.

II. Oath of Office

Administer Oath of Office to Ron Henry

Karen Wilkerson administered the Oath of Office to Ron Henry.

III. Election of Vice Chairperson

Election of Vice Chairperson

Cecila made a motion to elect Janette Sohm. Janet seconds that motion. Motion carried unanimously.

IV. CONSIDER APPROVAL OF MINUTES

Consider approval of minutes for February 13, 2020

***No minutes to review for May as Meeting was not held.**

Janette made a motion to approve the minutes with correction to the spelling of her name. Cecila seconds that motion. Motion carried unanimously.

V. PUBLIC HEARING

Case No.: V2020-002

Applicant John Dirk, is requesting a Subdivision Waiver from Section 154.05.5.D.A4 – Setback Requirements to be constructed at 701 Riverside, being Lot 1 & 3 (PT of 1), Block 16, of the Clifton Heights Addition to the City of Stephenville, Erath County, Texas.

Moumin Quazi opened the public hearing at 4:04 p.m.

Steve presented stating that the staff has no objection to the applicant's request for a six to ten foot variance of the required 25 foot front setback. Current zoning is R-2.

John Dirk was present and addressed the board regarding variance request.

- Request as follows: We request a variance on the minimum setback requirement from the property line adjoining the street. We already completed demolition of my father's previous home and warehouses which were on the property line to only a few feet from the property line with the goal of improving his residence. However, we created his floorplan and pad location with the goal of compliance with this requirement based on previous survey markers which varied significantly from his final survey. Therefore, we will need the left street view of the floorplan to be approximately 15 feet from the property line adjoining the street. This area will be the carport and will have a driveway connecting to the street. On the right street view will need a 19 foot set back from the property line adjoining the street. Both of these setbacks will still be a significant improvement from the previous residence that we recently demolished. We greatly appreciate your assistance in creating a new home for our father on a property that has been in our family for over 80 years and has been his lifelong residence. We look forward to making this a great addition to the neighborhood and community of Stephenville.

Moumin Quazi closed the public hearing at 4:12 p.m.

Janette made a motion to approve Case No: V2020-002. Cecilia seconds that motion. Motion carried unanimously.

VI. ADJOURN

Janette made a motion to adjourn at 4:13 p.m. Cecilia seconds that motion. Motion carried unanimously.

Moumin Quazi, Chair