

**MINUTES OF THE CITY OF PORT NECHES
ZONING BOARD OF ADJUSTMENT**

4:00 P.M.

March 9, 2020

MEETING

The regular meeting was called to order at 4:00 p.m. by Chairman Vincent at Port Neches City Hall, 1005 Merriman Street, Port Neches, Texas with the following members in attendance to wit:

Matt Vincent, Chairman
Paul Roberts, Board Member
Gary Boudoin, Board Member
Johnny Powers, Board Member
Danny Viator, Alternate Board Member

Also present:
Clint Fore, Building Official
Cari Reynolds, Public Works Secretary

Absent:
Lee West, Alternate Board Member
Sam Loyacano, Board Member

AGENDA ITEM 2 – APPROVAL OF MINUTES

Board Member Boudoin made a motion to approve the minutes from the regular meeting held on February 10, 2020, seconded by Board Member Roberts. **MOTION PASSED BY UNANIMOUS VOTE.**

AGENDA ITEM 3 – REQUEST FROM BILLY WANCA, 1101 SUN AVENUE, FOR A 3’ VARIANCE, 12’ ENCROACHMENT TO THE 15’ SIDE YARD BUILDING SETBACK REQUIREMENT FOR CONSTRUCTION OF A PORCH

Mr. Billy Wanca was present at the meeting and informed the Board that he is requesting a three foot (3’) variance, twelve foot (12’) encroachment, to the fifteen foot (15’) side yard setback for the construction of a front porch.

Mr. Fore stated that the home was built prior to City’s requirements regarding the orientation of the front of the home. It’s actually the front setback but due to the orientation of the home it appears to be the side setback. The existing garage extends out further than the requested porch. I informed the contractor and the home owners that if approved it must remain open.

Chairman Vincent asked if there was anyone present at the meeting that would like to speak for or against this request. No one was present

There were twenty four (24) notices mailed to property owners surrounding two hundred feet (200’) of 1101 Sun Avenue. In the letters, there are attachments where the property owners

could approve or protest this request. There was one (1) received in approval: Lerisa Leblanc, 2110 14th Street; and none received in protest of the request.

Board Member Powers made a motion to approve the request from Billy Wance, 1101 Sun Avenue, for a 3' variance, 12' encroachment to the 15' side yard building setback requirement with the stipulation that it remains open, seconded by Board Member Boudoin. **MOTION PASSED BY UNANIMOUS VOTE.**

AGENDA ITEM 4 – REQUEST FROM LANE DUHE, JR., 2233 EARLE STREET, FOR A 22' VARIANCE, 3' ENCROACHMENT TO THE 25' FRONT YARD BUILDING SETBACK REQUIREMENT

Lane Duhe, 2233 Earle Street, was present at the meeting and informed the Board that he is requesting a twenty two foot (22') variance, three foot (3') encroachment to the twenty five foot (25') front yard setback to add an overhang to cover the front sidewalk and porch

Chairman Vincent asked if there was anyone present at the meeting that would like to speak for or against this request. No one was present.

There were twenty two (22) notices mailed to property owners surrounding two hundred feet (200') of 2233 Earle Street. In the letters, there are attachments where the property owners could approve or protest this request. There were two (2) received in approval: Terri Gunter, 2222 Earle Street and Jennifer Veitch, 2226 Earle Street; and none received in protest of the request.

Board Member Boudoin made a motion to approve the request from Lane Duhe, Jr., 2233 Earle Street, for a 22' variance, 3' encroachment, to the 25' front yard building setback requirement with the stipulation that it must remain open, seconded by Board Member Roberts. **MOTION PASSED BY UNANIMOUS VOTE.**

AGENDA ITEM 5 – REQUEST FROM AHMAD HENDIANI, 1701 GRIGSBY AVENUE, FOR A 100' VARIANCE, TO THE 110' MINIMUM DEPTH REQUIREMENT FOR A LOT

Ahmad Hendiani, 1701 Grigsby Avenue, was present at the meeting and informed the Board that he is requesting a one hundred foot (100') variance, to the one hundred ten foot (110') minimum depth requirement for a lot for a new construction home. The property currently faces Wagner Street and will be replatted to face Grigsby Avenue if approved. Mr. Hendiani stated that he was granted this same variance request for the property at the corner of Goodwin Street and 8th Street.

Chairman Vincent asked if there was anyone present at the meeting that would like to speak for or against this request. No one was present.

There were twenty five (25) notices mailed to property owners surrounding two hundred feet (200') of 1101 Sun Avenue. In the letters, there are attachments where the property owners could approve or protest this request. There were none received in protest of the request.

Board Member Roberts made a motion to approve the request from Ahmad Hendiani, 1701 Grigsby Avenue, for a 100' variance, to the 110' minimum depth requirement for a lot, seconded by Alternate Board Member Viator. **MOTION PASSED BY UNANIMOUS VOTE.**

AGENDA ITEM 6 – REQUEST FROM AHMAD HENDIANI, 1705 GRIGSBY AVENUE, FOR A 100' VARIANCE, TO THE 110' MINIMUM DEPTH REQUIREMENT FOR A LOT

Ahmad Hendiani, 1705 Grigsby Avenue, was present at the meeting and informed the Board that he is requesting a one hundred foot (100') variance, to the one hundred ten foot (110') minimum depth requirement for a lot for a new construction home.

Chairman Vincent stated that the property exceeds the required square footage for a lot size.

Chairman Vincent asked if there was anyone present at the meeting that would like to speak for or against this request. No one was present.

There were twenty five (25) notices mailed to property owners surrounding two hundred feet (200') of 1101 Sun Avenue. In the letters, there are attachments where the property owners could approve or protest this request. There were none received in protest of the request.

Board Member Powers made a motion to approve the request from Ahmad Hendiani, 1705 Grigsby Avenue, for a 100' variance, to the 110' minimum depth requirement for a lot, seconded by Board Member Boudoin. **MOTION PASSED BY UNANIMOUS VOTE.**

AGENDA ITEM 7 – ADJOURN

There being no further business, Board Member Boudoin made a motion to adjourn, seconded by Board Member Roberts. **MOTION PASSED BY UNANIMOUS VOTE.**

The meeting was adjourned at 4:07 p.m.

Matt Vincent, Chairman

ATTEST:

Cari Reynolds, Public Works Secretary