

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

4:00 P.M.

July 13, 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:

Sam Loyacano, Board Member
Lee West, Alternate Board Member
Karisha Coker, Alternate Board Member

AGENDA ITEM 2 – APPROVAL OF MINUTES

Board Member Boudoin made a motion to approve the minutes from the regular meeting held on June 8, 2020, seconded by Board Member Roberts. **MOTION PASSED BY UNANIMOUS VOTE.**

AGENDA ITEM 3 – REQUEST FROM KENDAL BEVIL, 2312 11TH STREET, FOR A 13' VARIANCE, 12' ENCROACHMENT TO THE 25' FRONT YARD BUILDING SETBACK REQUIREMENT FOR A CARPORT

Kendal Bevil, 2312 11th Street, was present at the meeting and informed the Board that he is requesting a thirteen-foot (13') variance, twelve-foot (12') encroachment, to the twenty-five-foot (25') front yard setback requirement for the construction of a carport.

Chairman Vincent stated that if the variance is approved the carport must remain open.

Mr. Bevil stated he understood that it needed to stay open but would like to add a six foot (6') horizontal planked wall to each side of the carport that would enhance the appearance and blend in with the mid-century style house that he has.

Mr. Fore stated that the wall must be twenty foot (20') from shoulder of the road and would be addressed during plan review.

There was discussion regarding the placement of the six foot (6') wall, distance from the shoulder of the road, and size and placement carport.

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 thirty-one (31) notices mailed to property owners surrounding two hundred feet (200') of 2312 11th Street. In the letters, there are attachments where the property owners could approve or protest this request. There were three (3) received in approval: Joy Lovelace, 2320 11th Street, Cliff Williford, 2316 11th Street, and Dale Dewitt, 2248 12th Street; and none received in protest of the request.

Board Member Powers made a motion to approve the request from Kendal Bevil, 2312 11th Street, for a thirteen-foot (13') variance, twelve-foot (12') encroachment, to the twenty-five-foot (25') front yard setback requirement for the construction of a carport with the stipulation that it remains open, seconded by Board Member Roberts. **MOTION PASSED BY UNANIMOUS VOTE.**

AGENDA ITEM 4 – REQUEST FROM CHAD ADAWAY, 2417 SABA LANE, FOR A 9' VARIANCE, 16' ENCROACHMENT TO THE 25' FRONT YARD BUILDING SETBACK REQUIREMENT FOR A CARPORT

David Veazey (representative for Chad Adaway), 2417 Saba Lane, was present at the meeting and informed the Board that he is requesting a nine-foot (9') variance, sixteen-foot (16') encroachment to the twenty-five-foot (25') front yard setback requirement for a carport

Chairman Vincent stated that if the variance is approved the carport must remain open.

Mr. Fore stated that there are multiple properties in the Keith Estates Subdivision that have been granted similar or greater variances for carports.

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 eighteen (18) notices mailed to property owners surrounding two hundred feet (200') of 2417 Saba Lane. In the letters, there are attachments where the property owners could approve or protest this request. There were none received in approval or protest of the request.

Board Member Boudoin made a motion to approve the request from Chad Adaway, 2417 Saba Lane, for a nine-foot (9') variance, sixteen-foot (16') encroachment to the twenty-five-foot (25') front yard setback requirement for a carport with the stipulation that it must remain open, seconded by Board Member Powers. **MOTION PASSED BY UNANIMOUS VOTE.**

AGENDA ITEM 5 – REQUEST FROM CHAD GILCHRIST, 807 SOUTH AVENUE, FOR AN 1,800 SQUARE FOOT VARIANCE TO THE MAXIMUM 1,600 SQUARE FOOT FOR A METAL ACCESSORY BUILDING

Chad Gilchrist, 807 South Avenue, was present at the meeting and informed the Board that he is requesting an 1,800 square foot variance to the maximum 1,600 square foot for a metal accessory building.

Chairman Vincent asked Mr. Fore if there were any drainage issues and if the size of the building would cover too much of the yard.

Mr. Fore stated there are no drainage issues and there is no percentage of lot coverage in the ordinance anymore.

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-eight (28) notices mailed to property owners surrounding two hundred feet (200') of 807 South Avenue. In the letters, there are attachments where the property owners could approve or protest this request. There were three (3) received in approval: Carol Butler, 782 South Avenue, Kathleen Fuller, 2821 Estes Lane, and John Storey, 2709 McBride Drive; and none received in protest of the request.

Board Member Roberts made a motion to approve the request from Chad Gilchrist, 807 South Avenue, for 1,800 square foot variance to the maximum 1,600 square foot for a metal accessory building, seconded by Alternate Board Member Viator. **MOTION PASSED BY UNANIMOUS VOTE.**

AGENDA ITEM 6 – REQUEST FROM REED LEBLANC, 701 WOOD STREET, FOR A 3,000 SQUARE FOOT VARIANCE TO THE MAXIMUM 1,600 SQUARE FOOT FOR A METAL ACCESSORY BUILDING

Reed LeBlanc, 701 Wood Street, was present at the meeting and informed the Board that he is requesting a 3,000 square foot variance to the maximum 1,600 square foot for a metal accessory building.

Chairman Vincent stated if there were any drainage issues and if the size of the building would cover too much of the yard.

Mr. Fore stated there are no drainage issues and there is no percentage of lot coverage in the ordinance anymore. Mr. Fore also stated that prior to permitting the property would need to be re-platted into one (1) lot.

Mr. LeBlanc stated that he believed the property had already been replatted and would submit proof at time of permitting.

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 fifteen (15) notices mailed to property owners surrounding two hundred feet (200') of 701 Wood Street. In the letters, there are attachments where the property owners could approve or protest this request. There were two (2) received in approval: Cyndi Patten, 705 Riley Street, and Mary Ann Carrier, 702 Merriman Street; and none received in protest of the request.

Board Member Powers made a motion to approve the request from Reed LeBlanc, 701 Wood Street, for a 3,000 square foot variance to the maximum 1,600 square foot for a metal accessory building, seconded by Board Member Boudoin. **MOTION PASSED BY UNANIMOUS VOTE.**

AGENDA ITEM 7 – ADJOURN

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

The meeting was adjourned at 4:13 p.m.

Matt Vincent, Chairman

ATTEST:

Cari Reynolds, Public Works Secretary