

**MINUTES OF THE CITY OF PORT NECHES
ZONING BOARD OF ADJUSTMENT & APPEALS
DECEMBER 10, 2012**

The City of Port Neches Zoning Board of Adjustment and Appeals met on Monday, December 10, 2012 at 6:00 p.m. in the City Hall Conference Room, 634 Avenue C, Port Neches, Texas. Notice of the meeting was given in accordance with Section 551.041 of the Texas Governmental Code, with the following members in attendance:

Chairman Corey Belanger
Boyd Parks
Sam Loyacano
James Mitchell
Karen Schexnayder, Alternate
Billy Waller, Alternate (did not participate)
Chris Swanson, Alternate (did not participate)

Also present:

Larry Reynolds, Assist Public Works Director/ Building Official
Cari Reynolds, Public Works Secretary

Absent:

Gary Stretcher
Dennis Mangioni, Alternate

Chairman Corey Belanger called the meeting to order.

APPROVAL OF MINUTES FROM MEETING HELD ON OCTOBER 8, 2012

Vice Chairman Parks made a motion to approve the minutes of the regular meeting held on October 8, 2012, seconded by Alternate Board Member Schexnayder. **MOTION PASSED BY UNANIMOUS VOTE.**

REQUEST OF BOB & JULIA SHIELDS, 914 WEST DRIVE

Bob & Julia Shields, 914 West Drive, requested a five hundred square foot (500 sq. ft.) variance to the maximum one thousand square foot (1,000 sq. ft.) requirement, total of fifteen hundred square feet (1,500 sq. ft.) for an accessory building.

Bob & Julia Shields were present to answer any questions. Mr. Shields stated that he wants to build a detached garage for storage of his vehicles.

Board Member asked if there would be a carport attached to the garage. Mr. Shields advised that there would not be a carport attached.

Chairman Belanger asked Mr. Reynolds his recommendation. Mr. Reynolds recommended that the variance be granted.

Chairman Belanger asked if there were any questions or comments. There were none.

There were twenty six (26) notices mailed to property owners surrounding two hundred feet (200') of 914 West Drive. In the letters, there are attachments where the property owners could approve or protest this request. There were three (3) returned in approval: Matthew Vincent (Kontiki Hotel Partners), 1734 Green Oaks Drive, Jeffrey Lee, 2606 11th Street and Phyllis Shearer, 909 West Drive; and none opposed the request.

Board Member Loyacano made a motion to approve the request of Bob & Julia Shields, 914 West Drive, for a five hundred square foot (500 sq. ft.) variance to the maximum one thousand square foot (1,000 sq. ft.) requirement, total of fifteen hundred square foot (1,500 sq. ft.) for an accessory building, seconded by James Mitchell. **MOTION PASSED BY UNANIMOUS VOTE.**

REQUEST OF SCOTT STEWART, 1330 WEST AVENUE

Scott Stewart, 1330 West Avenue, requested a two hundred square foot (200 sq. ft.) variance to the maximum one thousand square foot (1,000 sq. ft.) requirement, total of twelve hundred square feet (1,200 sq. ft.) for an accessory building.

Mr. Scott Stewart was present to answer any questions. Mr. Stewart stated that he wants to build a detached garage for storage and security of his vehicles and lawn equipment. Mr. Stewart also stated that it would not have a carport attached.

Mr. Reynolds stated that he recommended the variance be granted.

Chairman Belanger asked if there were any questions or comments. There were none.

There were eighteen (18) notices mailed to property owners surrounding two hundred feet (200') of 1330 West Avenue. In the letters, there are attachments where the property owners could approve or protest this request. There were six (6) returned in approval: Elmer Whiting IV, 2609 11th Street, Artie Kelone, 2519 11th Street, Kelly & Tiana Elliott, 2614 12th Street, JE Kingston, 2602 12th Street, Larry Fuller, 2545 11th Street and JE Lee, 2606 11th Street; and none opposed the request.

Vice Chairman Parks made a motion to approve the request of Scott Stewart, 1330 West Avenue, for a two hundred square foot (200 sq. ft.) variance to the maximum one

thousand square foot (1,000 sq. ft.) requirement, total of twelve hundred square foot (1,200 sq. ft.) for an accessory building, seconded by Board Member Loyacano.
MOTION PASSED BY UNANIMOUS VOTE.

ADJOURN

There being no further business Board Member Loyacano made a motion to adjourn, seconded by Vice Chairman Parks. **MOTION PASSED BY UNANIMOUS VOTE.**

Cari Reynolds, Public Works Secretary

Approved

Meeting Adjourned at 6:09 p.m.