

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

The City of Port Neches Zoning Board of Adjustment and Appeals met on Monday, July 9, 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:

Boyd Parks, Vice Chairman
Corey Belanger
Gary Stretcher
Sam Loyacano
James Mitchell, Alternate
Karen Schexnayder, Alternate

Also present:

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

Absent:

Dennis Mangioni, Alternate

Vice Chairman Boyd Parks called the meeting to order.

APPROVAL OF MINUTES FROM MEETING HELD ON JULY 9, 2012

Board Member Stretcher made a motion to approve the minutes of the regular meeting held on July 9, 2012, seconded by Board Member Loyacano. **MOTION PASSED BY UNANIMOUS VOTE.**

APPOINTMENT OF CHAIRPERSON

Vice Chairman Boyd Parks requested nominations for Chairperson of the Zoning Board of Adjustment. Board Member Stretcher nominated Board Member Corey Belanger. Board Member Stretcher made a motion to appoint Board Member Corey Belanger as Chairman of the Zoning Board of Adjustment, seconded by Alternate Board Member Mitchell. **MOTION PASSED BY UNANIMOUS VOTE.**

Board Member Corey Belanger took over meeting as Chairperson. Vice Chairman Boyd Parks returned to the Quorum.

REQUEST OF PAUL RICHARDS, 330 AVENUE E

Paul Richard, 330 Avenue E, requested an eleven foot (11') variance, fourteen foot (14') encroachment to the twenty five foot (25') front yard building setback requirement for the construction of a front porch.

Mr. Paul Richards was present to answer any questions. Mr. Richards stated that he has lived at his residence at 330 Avenue E for twenty two (22) years and has only had a small covering over the front door to protect from the elements and he is requesting to build a porch with a larger covering.

Board Member Stretcher asked Mr. Reynolds if the house is already encroaching.

Mr. Reynolds stated that yes the existing structure is already encroaching.

Vice Chairman Parks asked Mr. Reynolds if he saw any issues with a larger porch.

Mr. Reynolds stated that no, he did not see any issues with a larger porch.

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

There were sixteen (16) notices mailed to property owners surrounding two hundred feet (200') of 330 Avenue E. In the letters, there are attachments where the property owners could approve or protest this request. There were three (3) returned in approval: Colleen Dupree, PO Box 62, Port Neches, Jack Lynch, 329 Avenue D, and Gene Butler for the Butler Family Living Revocable Trust, 1008 Avenue H, Nederland and none opposed the request.

Board Member Stretcher made a motion to approve the request of Paul Richards, 330 Avenue E, for an eleven foot (11') variance, fourteen foot (14') encroachment to the twenty five foot (25') front yard building setback requirement for a front porch with the stipulation that it remain open, seconded by Vice Chairman Boyd Parks. **MOTION PASSED BY UNANIMOUS VOTE.**

REQUEST OF PAUL RICHARDS, 330 AVENUE E

Paul Richards, 330 Avenue E, requested an eight foot (8') variance, seven foot (7') encroachment to the fifteen foot (15') side yard building setback requirement for the construction of a detached garage.

Mr. Richards stated that he also wants to build another garage next to the existing garage.

Chairman Belanger asked Mr. Reynolds if he had any issues with a second garage being built.

Mr. Reynolds stated that he did not have any issues with the variance request.

Board Member Stretcher asked if the reason there was a fifteen foot (15') setback was because it was on a corner lot.

Mr. Reynolds stated that, yes there is a fifteen foot (15') side yard building setback because the residence is on the corner of Avenue E and Dearing Street.

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

There were sixteen (16) notices mailed to property owners surrounding two hundred feet (200') of 330 Avenue E. In the letters, there are attachments where the property owners could approve or protest this request. There were three (3) returned in approval: Colleen Dupree, PO Box 62, Port Neches, Jack Lynch, 329 Avenue D, and Gene Butler for the Butler Family Living Revocable Trust, 1008 Avenue H, Nederland and none opposed the request.

Board Member Loyacano made a motion to approve the request of Paul Richards, 330 Avenue E, for an eight foot (8') variance, seven foot (7') encroachment to the fifteen foot (15') side yard building setback requirement for a detached garage, seconded by Vice Chairman Parks. **MOTION PASSED BY UNANIMOUS VOTE**

ADJOURN

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

Cari Reynolds, Public Works Secretary

Approved

Meeting Adjourned at 6:10 p.m.