

**MINUTES OF THE CITY OF PORT NECHES
ZONING BOARD OF ADJUSTMENT & APPEALS
JANUARY 13, 2014**

The City of Port Neches Zoning Board of Adjustment and Appeals met on Monday, January 13, 2014 at 6:00 p.m. in the City Hall Council Room, 1005 Merriman, 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
Vice Chairman Boyd Parks
Gary Stretcher
James Mitchell
Sam Loyacano
Charles Bales, Alternate (did not participate)
Chris Swanson, Alternate (did not participate)
Karen Schexnayder, Alternate (did not participate)

Also present:

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

Absent:

Dennis Mangioni, Alternate

Chairman Corey Belanger called the meeting to order.

APPROVAL OF MINUTES FROM MEETING HELD ON NOVEMBER 11, 2013

Vice Chairman Parks made a motion to approve the minutes of the regular meeting held on November 11, 2013, seconded by Board Member Loyacano. **MOTION PASSED BY UNANIMOUS VOTE.**

REQUEST OF TY CROPPER, 813 LLANO STREET

Mr. Ty Cropper, 813 Llano Street requested a two hundred forty eight square foot (248 sq. ft.) variance to the maximum one thousand square foot (1,000 sq. ft.) requirement, total of twelve hundred forty eight square foot (1,248 sq. ft.) for an accessory building.

Mrs. Courtney Cropper was present to answer any questions.

Chairman Belanger asked Mr. Larry Reynolds if there were any issues with area coverage.

Mr. Reynolds stated that there are no concerns because the lot is large.

Board Member Loyacano asked if the current accessory building on the property would be demolished.

Mrs. Cropper stated not at this time but once the new building gets built they will demolish it.

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

There were seventeen (17) notices mailed to property owners surrounding two hundred feet (200') of 813 Llano Street. In the letters, there are attachments where the property owners could approve or protest this request. There were none returned in approval or opposed to the request.

Board Member Loyacano made a motion to approve the request of Ty Cropper, 813 Llano Street for a two hundred forty eight square foot (248 sq. ft.) variance to the maximum one thousand square foot (1,000 sq. ft.) requirement, total of twelve hundred forty eight square foot (1,248 sq. ft.) for an accessory building, seconded by Vice Chairman Parks. **MOTION PASSED BY UNANIMOUS VOTE.**

REQUEST OF SAMMY GORE, 1130 MARION STREET

Mr. Sammy Gore, 1130 Marion Street requested an eleven foot (11') variance, fourteen foot (14') encroachment, to the twenty five foot (25') front yard building setback for construction of a new porch.

Mr. Sammy Gore was present to answer any questions.

Chairman Belanger asked Mr. Reynolds to give the details of the request.

Mr. Reynolds stated that the existing house is already encroaching. Recently the Board approved a similar case just one (1) block over. There are no visibility issues.

Board Member Loyacano stated there are several houses on that street that are encroaching.

Vice Chairman Parks stated there is a porch currently there that is encroaching and they are wanting to add two (2) feet to it.

There was discussion about visibility with the home owner and the neighbors.

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

There were twenty three (23) notices mailed to property owners surrounding two hundred feet (200') of 1130 Marion Street. In the letters, there are attachments where the property owners could approve or protest this request. There were two (2) returned in approval: Natalee Patterson, 1117 Marion Street and Darrell Guthrie, 1126 Marion Street; and none opposed the request.

Vice Chairman Parks made a motion to approve the request of Sammy Gore, 1130 Marion Street for an eleven foot (11') variance, fourteen foot (14') encroachment, to the twenty five foot (25') front yard building setback for construction of a new porch, seconded by Board Member Stretcher. **MOTION PASSED BY UNANIMOUS VOTE.**

REQUEST OF CHRIS CORMIER, 2133 10TH STREET

Mr. Chris Cormier, 2133 10th Street 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 foot (1,500 sq. ft.) for an accessory building.

Mr. Chris Cormier was present to answer any questions. Mr. Cormier stated that he purchased forty foot (40') of the lot next to his property, had it re-platted, and demolished the small dilapidated house that was on the lot.

Chairman Belanger asked Mr. Reynolds if Mr. Cormier was requesting a second electric meter.

Mr. Reynolds stated that they would run a sub panel from the main house.

There was discussion regarding an amendment to the Ordinance regarding the maximum size of accessory buildings since there have been multiple variance requests. Mr. Reynolds stated that it is being discussed by staff.

Mr. Reynolds stated that the property facing Magnolia is commercial property and belongs to Mr. Cormier's brother. Once his brother builds on that property he will build a privacy fence separating the business and Mr. Cormier's property.

There was discussion regarding the eave height, location of the building on the property and surrounding property.

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

There were twenty three (23) notices mailed to property owners surrounding two hundred feet (200') of 2133 10th Street. In the letters, there are attachments where the property owners could approve or protest this request. There was one (1) returned in approval: Hazel Thweatt, 1504 Magnolia; and none opposed the request.

Board Member Stretcher made a motion to approve the request of Chris Cormier, 2133 10th Street 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 Board Member Mitchell. **MOTION PASSED BY UNANIMOUS VOTE.**

ADJOURN

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

Corey Belanger, Chairman

Cari Reynolds, Public Works Secretary

Meeting Adjourned at 6:13 p.m.