

**MINUTES OF THE CITY OF PORT NECHES  
ZONING BOARD OF ADJUSTMENT & APPEALS  
SEPTEMBER 14, 2015**

The City of Port Neches Zoning Board of Adjustment and Appeals met on Monday, September 14, 2015 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:

Vice Chairman Boyd Parks  
Sam Loyacano  
Gary Stretcher  
James Ware, Alternate

**Also present:**

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

**Absent:**

Chairman Corey Belanger  
Charles Bales  
Trent Cobb, Alternate  
Chris Swanson, Alternate  
Donald Ware, Alternate

Vice Chairman Parks called the meeting to order at 6:00 p.m.

**APPROVAL OF MINUTES FROM MEETING HELD ON JULY 13, 2015**

Board Member Stretcher made a motion to approve the minutes of the regular meeting held on July 13, 2015, seconded by Board Member Loyacano. **MOTION PASSED BY UNANIMOUS VOTE.**

**WAYNE BELAIRE, 3167 MARIANNWOOD DRIVE**

Wayne Belaire, Mariannwood Drive, requested a one foot (1') variance, four foot (4') encroachment, to the five foot (5') side yard building setback requirement for a carport.

Mr. Wayne Belaire was present to answer any questions.

Vice Chairman Parks asked Mr. Larry Reynolds to give the details of the request.

Mr. Reynolds stated that Mr. Belaire wants to construct a carport to the side of his house. He also stated that the carport should remain open and have a gutter system to drain the water. The neighbor next door has a similar carport. There are no protest and recommend the variance be granted.

There was discussion regarding the location of the neighbor's carport and the requested carport.

Board Member Stretcher asked if Mr. Belaire was going to pave the area under the carport.

Mr. Belaire stated the previous owner poured a concrete drive in the location that he wants to put the carport.

There were twenty three (23) notices mailed to property owners surrounding two hundred feet (200') of 3167 Mariannwood Drive. In the letters, there are attachments where the property owners could approve or protest this request. There were four (4) returned in approval: Glenn Farris, 3168 Mariannwood Drive, Susan Deloney, 3162 Mariannwood Drive, Weldon Broussard II, 3169 Mariannwood Drive and Claude Luke, 3171 Mariannwood Drive and none in opposition to the request.

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

Board Member Stretcher made a motion to approve the request of Wayne Belaire, 3167 Mariannwood Drive, for a one foot (1') variance, four foot (4') encroachment, to the five foot (5') side yard building setback requirement for a carport with the stipulation that it remain open and proper gutters and drainage are put in place, seconded by Board Member Loyacano. **MOTION PASSED BY UNANIMOUS VOTE.**

**ADJOURN**

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

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Boyd Parks, Vice Chairman

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Cari Reynolds, Public Works Secretary

Meeting Adjourned at 6:03 p.m.