

**MINUTES OF THE CITY OF PORT NECHES
ZONING BOARD OF ADJUSTMENT & APPEALS
DECEMBER 12, 2011**

The City of Port Neches Zoning Board of Adjustment and Appeals met on Monday, December 12, 2011 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:

John Fisher, Chairman
Boyd Parks, Vice Chairman
Gary Stretcher
Corey Belanger
Chad Belanger, Alternate

Also present:

Taylor Shelton, P.E., Public Works Director
Cari Reynolds, Public Works Secretary
James Mitchell, Alternate (Did not participate)

Absent:

Sam Loyacano
Dennis Mangioni, Alternate
Karen Schexnayder, Alternate

Chairman John Fisher called the meeting to order.

APPROVAL OF MINUTES FROM MEETING HELD ON NOVEMBER 14, 2011

Vice Chairman Parks made a motion to approve the minutes of the regular meeting held on November 14, 2011, seconded by Board Member Belanger. **MOTION PASSED BY UNANIMOUS VOTE.**

REQUEST OF GLYNN WALKER, 750 BAKER STREET

Glynn Walker, 750 Baker Street, 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 foot (1,200 sq. ft.) for the purpose of building a metal accessory building.

Mr. Glynn Walker was present to answer any questions. Mr. Walker informed the Board that when he purchased the property the attached garage was not deep enough to park his vehicles in so he turned it into living space. Mr. Walker stated he needs to build an accessory building to store and protect his boat and other vehicles. Mr. Walker also stated that while searching for an accessory building he learned that he would have to pay more for a custom built building because the measurements did not meet the maximum one thousand square foot (1,000 sq. ft.) City requirement.

There was discussion regarding the building size, lot size, other accessory buildings on Baker Street and location of the building on the lot.

Vice Chairman Parks stated that there would be a financial hardship if Mr. Walker had to have a custom built accessory building to meet the maximum one thousand square foot (1,000 sq. ft.) requirement.

Chairman Fisher 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 750 Baker Street. In the letters, there are attachments where the property owners could approve or protest this request. There were none returned approving or protesting the request.

Board Member Stretcher made a motion to approve the request of Glynn Walker, 750 Baker Street 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 the purpose of building a metal accessory building, seconded by Board Member Belanger.
MOTION PASSED BY UNANIMOUS VOTE.

ADJOURN

There being no further business Alternate Board Member Belanger 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.