

**MINUTES OF THE CITY OF PORT NECHES
ZONING BOARD OF ADJUSTMENT & APPEALS
MARCH 12, 2012**

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

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

Also present:

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

Absent:

Sam Loyacano
Karen Schexnayder, Alternate
Chad Belanger, Alternate
James Mitchell, Alternate

Chairman John Fisher called the meeting to order.

APPROVAL OF MINUTES FROM MEETING HELD ON DECEMBER 12, 2011

Board Member Stretcher made a motion to approve the minutes of the regular meeting held on December 12, 2011, seconded by Board Member Belanger. **MOTION PASSED BY UNANIMOUS VOTE.**

REQUEST OF JOHN MELANCON, 508 E. PORT NECHES AVENUE

Mr. John Melancon, 508 E. Port Neches Avenue, requested a two foot (2') variance, three foot (3') encroachment, to the five foot (5') side yard building setback requirement.

Mr. John Melancon was present to answer any questions. Mr. Melancon stated that he wants to build a garage in front of his driveway next to the property line.

Vice Chairman Parks stated that in the past the Board would require gutters with down spouts facing the front of the property to assist with drainage.

There was discussion regarding the distance from Mr. Melancon's property to the neighbor's house, the building size and drainage.

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

There were ten (10) notices mailed to property owners surrounding two hundred feet (200') of 508 E. Port Neches Avenue. 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.

Vice Chairman Parks made a motion to approve the request of Mr. John Melancon, 508 E. Port Neches Avenue, for a two foot (2') variance, three foot (3') encroachment, to the five foot (5') side yard building setback requirement for a detached garage with the stipulation that it has gutters with downspouts facing to the front of the property, seconded by Board Member Belanger. **MOTION PASSED BY UNANIMOUS VOTE.**

REQUEST OF CHANDON HARTJE, 1122 MAIN STREET

Mr. Chandon Hartje, 1122 Main 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.).

Mr. Chandon Hartje was present to answer any questions. Mr. Hartje stated that he lives on the corner of Avenue C and Main with a side entrance and curbed street. Mr. Hartje also stated that he does not have a garage at this time and has to park his vehicles under a carport and in the yard. He is requesting a large enough building to hold two (2) large vehicles as well as recreation vehicles and lawn equipment.

Board Member Stretcher inquired about an existing accessory building on the property. Mr. Hartje advised that the new garage will replace the 12 X 14 accessory building that is there now.

Vice Chairman Parks stated that there are many properties in the City that have larger accessory buildings on them because they were built prior to the ordinance change.

Mr. Larry Reynolds stated he has spoken with Taylor Shelton, Public Works Director about the increase of variance requests in the past few years for larger accessory buildings and that he is going to submit a letter to the City recommending the ordinance be changed from the maximum one thousand square foot (1,000 sq. ft.) to fifteen hundred square foot (1,500 sq. ft.) for accessory buildings.

There was discussion regarding the building size, lot size, fire hazards and percentage of occupied area on the property.

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

There were thirteen (13) notices mailed to property owners surrounding two hundred feet (200') of 1122 Main Street. In the letters, there are attachments where the property owners could approve or protest this request. There were two (2) returned approving the request: Steve Lowery, 749 Gulf Avenue and Arlene Franklin, 1106 Main Street, and none opposed the request.

Board Member Stretcher made a motion to approve the request of Mr. Chandon Hartje, 1122 Main 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.), seconded by Vice Chairman Parks. **MOTION PASSED BY UNANIMOUS VOTE.**

ADJOURN

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

Cari Reynolds, Public Works Secretary

Approved

Meeting Adjourned at 6:20 p.m.