

**MINUTES OF THE CITY OF PORT NECHES
ZONING BOARD OF ADJUSTMENT & APPEALS
OCTOBER 8, 2012**

The City of Port Neches Zoning Board of Adjustment and Appeals met on Monday, October 8, 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:

Chairman Corey Belanger
Gary Stretcher
Sam Loyacano
James Mitchell
Dennis Mangioni, Alternate

Also present:

Taylor Shelton, P.E., Public Works Director
Cari Reynolds, Public Works Secretary

Absent:

Karen Schexnayder, Alternate
Billy Waller, Alternate
Chris Swanson, Alternate

Chairman Corey Belanger called the meeting to order.

APPROVAL OF MINUTES FROM MEETING HELD ON SEPTEMBER 10, 2012

Board Member Loyacano made a motion to approve the minutes of the regular meeting held on September 10, 2012, seconded by Alternate Board Member Mangioni. **MOTION PASSED BY UNANIMOUS VOTE.**

REQUEST OF FRANK LANDRY, 2345 EARLE STREET

Frank Landry, 2345 Earle Street, requested a two foot (2') variance, twenty three foot (23') encroachment to the twenty five foot (25') front yard building setback requirement for the construction of a carport.

Mr. Frank Landry and his wife Donna Landry were present to answer any questions. Mr. Landry stated that he was doing some remodeling to his home and was informed that he needed a variance to build a carport. Mr. Landry also stated that the work would be professionally done and tied in with a gabled roof.

Chairman Belanger stated that there are several other houses on the street that have encroaching carports.

Board Member Stretcher asked Mr. Landry if the carport was going to remain open.

Public Works Director, Taylor Shelton stated that in Larry Reynolds memo to the Board he recommends that if the variance is granted, that it remains open.

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 2345 Earle Street. In the letters, there are attachments where the property owners could approve or protest this request. There was one (1) returned in approval: James Henry, 2341 Earle Street and none opposed the request.

Board Member Loyacano made a motion to approve the request of Frank Landry, 2345 Earle Street, for a two foot (2') variance, twenty three foot (23') encroachment to the twenty five foot (25') front yard building setback requirement for a carport with the stipulation that it remain open, seconded by James Mitchell. **MOTION PASSED BY UNANIMOUS VOTE.**

ADJOURN

There being no further business Board Member Stretcher 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 6:06 p.m.