

**MINUTES OF THE CITY OF PORT NECHES
ZONING BOARD OF ADJUSTMENT & APPEALS
SEPTEMBER 9, 2013**

The City of Port Neches Zoning Board of Adjustment and Appeals met on Monday, September 9, 2013 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)
Karen Schexnayder, Alternate (did not participate)

Also present:

Taylor Shelton, P.E., Public Works Director
Larry Reynolds, Assist Public Works Director/ Building Official
Cari Reynolds, Public Works Secretary

Absent:

Dennis Mangioni, Alternate
Chris Swanson, Alternate

Chairman Corey Belanger called the meeting to order.

APPROVAL OF MINUTES FROM MEETING HELD ON AUGUST 12, 2013

Board Member Stretcher made a motion to approve the minutes of the regular meeting held on August 12, 2013, seconded by Board Member Mitchell. **MOTION PASSED BY UNANIMOUS VOTE.**

REQUEST OF BOBBY FOWLER, 830 WAGNER STREET

Mr. Bobby Fowler, 830 Wagner Street requested a three foot (3') variance, twelve foot (12') encroachment, to the fifteen foot (15') side yard building setback for construction of a metal travel trailer cover.

Mr. Bobby Fowler was present to answer any questions.

Chairman Belanger asked Mr. Larry Reynolds recommendation.

Mr. Reynolds stated he recommended the variance be granted. Mr. Fowler has an existing concrete pad that lines up with his house. His travel trailer has set there for a long time uncovered. He is requesting a cover that will remain open on all four (4) sides.

Board Member Stretcher asked if it needed to be guttered.

Mr. Reynolds stated that there is an ally-way next to it and should not cause any drainage problems.

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

There were twenty seven (27) notices mailed to property owners surrounding two hundred feet (200') of 830 Wagner Street. In the letters, there are attachments where the property owners could approve or protest this request. There were five (5) returned in approval: Chrystal Pearman, 906 Montrose Street, Paul Lance, 1619 Johnson Avenue, Leeward Trahan, 826 Wagner Street, Matt Vincent/Kontiki Hotel Partners, L.P., 1734 Green Oaks Boulevard, and Allen & Judy Screen, 1501 Johnson Avenue: and none opposed the request.

Board Member Stretcher made a motion to approve the request of Bobby Fowler, 830 Wagner Street, for a three foot (3') variance, twelve foot (12') encroachment, to the fifteen foot (15') side yard building setback for construction of a metal travel trailer cover with the stipulation that it remain open and is guttered, seconded by Board Member Mitchell. **MOTION PASSED BY UNANIMOUS VOTE.**

REQUEST OF JONATHAN MAKELKI, 650 NECHES OAKS BOULEVARD.

Mr. Jonathan Makelki, 650 Neches Oaks Boulevard requested a ten foot (10') variance, fifteen foot (15') encroachment, to the twenty five foot (25') rear yard building setback for a patio cover.

Mr. Jonathan Makelki was present to answer any questions.

Chairman Belanger asked Mr. Larry Reynolds recommendation.

Mr. Reynolds stated that he recommended the variance be granted. The lot is irregular shaped and where it turns into the cul-de-sac the setback changes from fifteen foot (15') to twenty five foot (25'). There doesn't seem to be any visibility problems.

Co-Chairman Parks asked if there were any easement or utility issues.

Mr. Reynolds stated no utility easement issues.

Board Member Stretcher stated that almost every property in that subdivision has had a variance of some kind due to the irregular shaped lots.

Chairman Belanger asked Mr. Makelki if he had any questions or comments.

Mr. Makelki stated that he just wanted to make clear that where he wants to build the patio is not rear or side because his lot has five (5) sides to it.

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 650 Neches Oaks Boulevard. In the letters, there are attachments where the property owners could approve or protest this request. There were four (4) returned in approval: Lori LaBove, 1706 Vincent Place, Dr. James Arisco, 707 Neches Oaks Boulevard, James Jackson, 661 Neches Oaks Boulevard and Shane Lawson, 1719 Vincent Place; and none opposed the request.

Board Member Loyacano made a motion to approve the request of Jonathan Mekelki, 650 Neches Oaks Boulevard, for a ten foot (10') variance, fifteen foot (15') encroachment to the twenty five foot (25') rear yard building setback for a covered patio with the stipulation that it remain open, seconded by Co-Chairman Parks. **MOTION PASSED BY UNANIMOUS VOTE.**

ADJOURN

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

Corey Belanger, Chairman

Cari Reynolds, Public Works Secretary

Approved

Meeting Adjourned at 6:06 p.m.