

**MINUTES OF THE CITY OF PORT NECHES  
ZONING BOARD OF ADJUSTMENT & APPEALS  
NOVEMBER 11, 2013**

The City of Port Neches Zoning Board of Adjustment and Appeals met on Monday, November 11, 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  
Charles Bales, Alternate

**Also present:**

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

**Absent:**

Sam Loyacano  
Dennis Mangioni, Alternate  
Chris Swanson, Alternate  
Karen Schexnayder, Alternate

Chairman Corey Belanger called the meeting to order.

**APPROVAL OF MINUTES FROM MEETING HELD ON OCTOBER 14, 2013**

Board Member Stretcher made a motion to approve the minutes of the regular meeting held on October 14, 2013, seconded by Vice Chairman Parks. **MOTION PASSED BY UNANIMOUS VOTE.**

**REQUEST OF KENNETH SANFORD, 849 SOUTH AVENUE**

Mr. Kenneth Sanford, 849 South Avenue 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.) for an accessory building.

Mr. Kenneth Sanford was not in attendance but was represented by his brother, Mr. Robert Sanford.

Chairman Belanger asked Mr. Larry Reynolds to explain Mr. Sanford's request to the Board.

Mr. Reynolds stated that Mr. Sanford has a large piece of property and in the past the Board has granted similar requests for small properties.

Board Member Stretcher asked how tall the building would be and if it was going to be two (2) story.

Mr. Sanford stated that it would be a one (1) story accessory building strictly used for storage of vehicles and lawn equipment. There is currently a 12 x 25 portable storage building on the property that will be removed.

There was discussion regarding the eave height, location of the building on the property and surrounding property.

Chairman Belanger asked if there were any more questions or comments. There were none. There were eighteen (18) notices mailed to property owners surrounding two hundred feet (200') of 849 South Avenue. In the letters, there are attachments where the property owners could approve or protest this request. There were four (4) returned in approval: Irene Taylor, 830 South Avenue, Eve Morgan, 854 South Avenue, Carl Carson, 2718 McBride Drive and Richard Marionneaux, 2702 McBride Drive; and none opposed the request.

Vice Chairman Parks made a motion to approve the request of Kenneth Sanford, 849 South Avenue 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.) for an accessory building, seconded by Board Member Stretcher. **MOTION PASSED BY UNANIMOUS VOTE.**

**REQUEST OF BEN PHILLIPS, 705 BELLA VITA**

Mr. Ben Phillips, 705 Bella Vita requested a seventeen and half foot (17 ½') variance, seven and half foot (7 ½') encroachment, to the twenty five foot (25') rear yard building setback for construction of a new home.

Mr. Ben Phillips was present to answer any questions.

Chairman Belanger asked Mr. Reynolds to give the details of the request.

Mr. Reynolds stated when this subdivision was accepted a variance to the front setback was in place. For a house to be built on this property a variance will need to be granted because it is an irregular shaped lot.

Mr. Phillips stated that the house will fit within the setbacks but the porch is encroaching.

Board Member Stretcher stated that the Board has approved variances for irregular shaped lots.

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

There were fourteen (14) notices mailed to property owners surrounding two hundred feet (200') of 705 Bella Vita. In the letters, there are attachments where the property owners could approve or protest this request. There were two (2) returned in approval: Wayne David, 729 Bella Vita and Brian McLain, 740 Bella Vita; and none opposed the request.

Board Member Stretcher made a motion to approve the request of Ben Phillips, 705 Bella Vita for a seventeen and half foot (17 ½') variance, seven and half foot (7 ½') encroachment, to the twenty five foot (25') rear yard building setback for construction of a new home, seconded by Vice Chairman Parks. **MOTION PASSED BY UNANIMOUS VOTE.**

**ADJOURN**

There being no further business Vice Chairman Parks made a motion to adjourn, seconded by Board Member Stretcher. **MOTION PASSED BY UNANIMOUS VOTE.**

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Corey Belanger, Chairman

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Cari Reynolds, Public Works Secretary

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Approved

Meeting Adjourned at 6:06 p.m.