

**MINUTES OF THE CITY OF PORT NECHES
ZONING BOARD OF ADJUSTMENT & APPEALS
APRIL 14, 2014**

The City of Port Neches Zoning Board of Adjustment and Appeals met on Monday, April 14, 2014 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
Sam Loyacano
Charles Bales, Alternate
Karen Schexnayder, Alternate (did not participate)

Also present:

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

Absent:

James Mitchell
Chris Swanson, Alternate
Dennis Mangioni, Alternate

Chairman Corey Belanger called the meeting to order.

APPROVAL OF MINUTES FROM MEETING HELD ON MARCH 10, 2014

Board Member Stretcher made a motion to approve the minutes of the regular meeting held on March 10, 2014, seconded by Board Member Loyacano. **MOTION PASSED BY UNANIMOUS VOTE.**

REQUEST OF PASTOR MARK HUMBLE, FAITH BAPTIST TEMPLE, 1011 BOWLIN AVENUE

Pastor Mark Humble, Faith Baptist Temple, 1011 Bowlin Avenue, requested a five foot (5') variance, twenty foot (20') encroachment to the twenty five foot (25') rear yard building setback for an addition to a church.

Pastor Humble was present to answer any questions.

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

Mr. Reynolds stated property is zoned Planned Unit Development (PUD) and abuts next to Residential- Single Family (R-SF). Originally zoned Business- Medium (B-M) so that is how we are treating it for this request.

Board Member Stretcher asked Mr. Reynolds to explain Planned Unit Development (PUD).

Mr. Reynolds stated that PUD is large tracts of land usually used for churches and schools. An example would be the Riverfront Development area. Zoning put in place by Council for future business and growth that can be rezoned for the purpose needed.

There was discussion regarding the zoning and future growth of the surrounding properties.

Chairman Belanger asked Mr. Reynolds is the church was in an area surrounded by business, would a variance be required.

Mr. Reynolds stated that a variance would not be required if the property was surrounded by business. The reason for the variance is because the church property currently abuts residential.

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 1011 Bowlin Avenue. In the letters, there are attachments where the property owners could approve or protest this request. There were two (2) returned in approval: Denene Desormeaux, 1036 Bowlin Avenue and Ronnie Lisenby, 1310 Bowlin Avenue; there were none returned in opposition to the request.

Board Member Loyacano made a motion to approve the request of Pastor Mark Humble, Faith Baptist Temple, 1011 Bowlin Avenue, for a five foot (5') variance, twenty foot (20') encroachment to the twenty five foot (25') rear yard building setback for an addition to a church, seconded by Alternate Board Member Bales. **MOTION PASSED BY UNANIMOUS VOTE.**

REQUEST OF PASTOR MARK HUMBLE, FAITH BAPTIST TEMPLE, 1011 BOWLIN AVENUE

Pastor Mark Humble, Faith Baptist Temple, 1011 Bowlin Avenue, requested a four foot six inch (4'6") variance, six inch (6") encroachment to the five foot (5') side yard building setback for an addition to a church.

Pastor Humble was present to answer any questions.

Chairman Belanger stated this is the same property as the previous request but for the side yard.

Board Member Stretcher asked Mr. Reynolds if there would be any drainage issues.

Mr. Reynolds stated that any drainage issues will be addressed during construction if variance is approved.

Board Member Loyacano asked if the church would have a concrete parking lot.

Pastor Humble stated eventually the parking lot would be concrete but for now it will just be gravel.

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 1011 Bowlin Avenue. In the letters, there are attachments where the property owners could approve or protest this request. There were two (2) returned in approval: Denene Desormeaux, 1036 Bowlin Avenue and Ronnie Lisenby, 1310 Bowlin Avenue; there were none returned in opposition to the request.

Board Member Stretcher made a motion to approve the request of Pastor Mark Humble, Faith Baptist Temple, 1011 Bowlin Avenue, for a four foot six inch (4'6") variance, six inch (6") encroachment to the five foot (5') side yard building setback for an addition to a church with the stipulation that all drainage requirements are met, seconded by Board Member Loyacano. **MOTION PASSED BY UNANIMOUS VOTE.**

REQUEST OF CHRIS CORMIER, 2133 10TH STREET

Mr. Chris Cormier, 2133 10th Street, requested to provide a separate electric meter to an accessory building.

Mr. Chris Cormier was present to answer any questions.

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

Mr. Reynolds stated the Board recently granted a square foot variance for this accessory building.

Chairman Belanger stated that in the past the Board has had several concerns about granting a separate electric meter for an accessory building. The building cannot be used as living quarters or as commercial.

Mr. Cormier stated the reason for his request is the cost of wire from the house to the accessory building is too expensive.

Board Member Loyacano asked what side is the meter box on.

Mr. Cormier stated the meter box is on the opposite side of the house from the accessory building. He will have to run the wire from the box, through the attic across the house, outside across the yard to get it to the building.

Chairman Belanger asked Mr. Reynolds if he had any concerns.

Mr. Reynolds stated that he ask that the property never be used as living quarters.

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

There were twenty three (23) notices mailed to property owners surrounding two hundred feet (200') of 2133 10th Street. In the letters, there are attachments where the property owners could approve or protest this request. There were three (3) returned in approval: Ronnie & Sandra LeJeune, 2718

Ruth Lane, Phillip Jones, 206 S. 37th Street and Hazle Thweatt, 1504 Magnolia Avenue; there were none returned in opposition to the request.

Board Member Loyacano made a motion to approve the request of Chris Cormier, 2133 10th Street to provide a separate electric meter to an accessory building with the stipulation that the building will not be used as a residence or business, 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.**

Corey Belanger, Chairman

Cari Reynolds, Public Works Secretary

Meeting Adjourned at 6:11 p.m.