

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

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

Gary Stretcher
Sam Loyacano
Charles Bales
Chris Swanson, Alternate
Karen Schexnayder, Alternate

Also present:

Clint Fore, Streets & Drainage Supervisor
Cari Reynolds, Public Works Secretary

Absent:

Chairman Corey Belanger
Vice Chairman Boyd Parks

Board Member Gary Stretcher called the meeting to order.

APPROVAL OF MINUTES FROM MEETING HELD ON JUNE 9, 2014

Board Member Sam Loyacano made a motion to approve the minutes of the regular meeting held on June 9, 2014, seconded by Alternate Board Member Chris Swanson. **MOTION PASSED BY UNANIMOUS VOTE.**

TY CROPPER, 813 LLANO STREET

Ty Cropper, 813 Llano Street, requested a variance to provide a separate electric meter to an accessory building.

Mr. Ty Cropper was present to answer any questions. Mr. Cropper stated that in January he received a variance to the maximum square footage for an accessory building. The contractor that was hired to construct the building, did not complete the job and stole \$10,000.00 from him. Because he did not have the funds to build the large building, he built two (2) smaller accessory buildings instead. One (1) building is storage for his wife's decorations, which needs to be climate controlled, while the other is storage for lawn equipment and tools.

Mr. Cropper stated that it would cost \$5,000.00 to run the electricity from his house, but would be free if he ran the electric from a pole to a second meter on one (1) of the accessory buildings. Due to the financial hardship, he could not afford to run the electricity from the house.

Board Member Stretcher asked if there were any questions or comments. There were none.

There were seventeen (17) notices mailed to property owners surrounding two hundred feet (200') of 813 Llano Street. In the letters, there are attachments where the property owners could approve or protest this request. There were none returned in approval or in opposition to the request.

Alternate Board Member Schexnayder made a motion to approve the request of Ty Cropper, 813 Llano Street for a second electric meter to an accessory building with the stipulation that it not be used as a residence or business, seconded by Board Member Bales. **MOTION PASSED BY UNANIMOUS VOTE.**

REQUEST OF DANNY BECKCOM, 653 VICTOR DRIVE

Danny Beckcom, 653 Victor Drive, requested a seven foot (7') variance, eighteen foot (18') encroachment to the twenty five foot (25') front yard building setback requirements for the purpose of building a carport.

Mr. Danny Beckcom was present to answer any questions. Mr. Beckcom stated that he wants to build an aluminum carport to protect his vehicles.

Board Member Stretcher stated that Mr. Beckcom has already poured the driveway.

Mr. Beckcom stated that the carport would remain open

Board Member Stretcher asked if there were any questions or comments. There were none.

There were fifteen (15) notices mailed to property owners surrounding two hundred feet (200') of 653 Victor Drive. In the letters, there are attachments where the property owners could approve or protest this request. There were four (4) returned in approval: Joe Nicotre, 3159 Gardendale Drive, Pearl Bihm, 648 Victor Drive, Muriel Felps, 652 Victor Drive and Thomas Flowers, 2509 Merriman Street; there were none returned in opposition to the request.

Board Member Loyacano made a motion to approve the request of Danny Beckcom, 653 Victor Drive, for a seven foot (7') variance, eighteen foot (18') encroachment to the twenty five foot (25') front yard building setback requirement for the purpose of building a carport with the stipulation that it remain open, seconded by Board Member Bales. **MOTION PASSED BY UNANIMOUS VOTE.**

REQUEST OF ANDREW WIGGINS, 2302 7TH STREET

Andrew Wiggins, 2302 7th Street, requested a four foot (4') variance, twenty one foot (21') encroachment to the twenty five foot (25') front yard building setback requirements for the purpose of building a carport.

Mr. Andrew Wiggins was present to answer any questions. Mr. Wiggins stated the he wants to build a wooden carport on the front of his house. It will be shingled and tied into the roof.

Board Member Loyacano asked how far from the street will the carport be.

Mr. Wiggins stated that the carport would be four foot (4') from the property line and about ten to twelve foot (10'-12') from the street. Mr. Wiggins also stated that there is a large open ditch between the property line and the street.

Board Member Stretcher stated that he didn't see any visibility issues as long as the carport remained open.

Board Member Stretcher asked Mr. Wiggins if there would be gutters so that there were no drainage issues.

Mr. Wiggins stated that because the carport would be part of the house, there would be gutters.

Board Member Stretcher asked if there were any questions or comments. There were none.

There were thirty three (33) notices mailed to property owners surrounding two hundred feet (200') of 2302 7th Street. In the letters, there are attachments where the property owners could approve or protest this request. There were two (2) returned in approval: Fannie Bussey, 2301 6th Street and Roy Cox, 2321 7th Street; there was one (1) returned in opposition to the request: Elton Jones, 2250 8th Street.

Board Member Loyacano made a motion to approve the request of Andrew Wiggins, 2302 7th Street, for a four foot (4') variance, twenty one foot (21') encroachment to the twenty five foot (25') front yard building setback requirement for the purpose of building a carport with the stipulation that it remain open, seconded by Alternate Board Member Schexnayder. **MOTION PASSED BY UNANIMOUS VOTE.**

ADJOURN

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

Corey Belanger, Chairman

Cari Reynolds, Public Works Secretary

Meeting Adjourned at 6:12 p.m.