

**MINUTES OF THE CITY OF PORT NECHES
ZONING BOARD OF ADJUSTMENT & APPEALS
AUGUST 11, 2014**

The City of Port Neches Zoning Board of Adjustment and Appeals met on Monday, August 11, 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 (did not participate)
Chris Swanson, Alternate

Also present:

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

Absent:

Karen Schexnayder, Alternate

Chairman Corey Belanger called the meeting to order.

APPROVAL OF MINUTES FROM MEETING HELD ON JULY 14, 2014

Board Member Sam Loyacano made a motion to approve the minutes of the regular meeting held on July 14, 2014, seconded by Alternate Board Member Chris Swanson. **MOTION PASSED BY UNANIMOUS VOTE.**

SCOTT ADAMS, 2213 PATRICIA LANE

Scott Adams, 2213 Patricia Lane, requested a twenty foot (20') variance, five foot (5') encroachment to the twenty five foot (25') rear yard building setback for construction of a new home.

Mr. Scott Adams was present to answer any questions.

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

Larry Reynolds stated that the property is on a cul-de-sac and the curve takes up a lot the front yard. Mr. Reynolds also stated that Mr. Adams has worked with him to make sure the property was compliant with the forty percent (40%) coverage.

Chairman Belanger asked if there were any drainage issues.

Mr. Reynolds stated there are no drainage issues.

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

There were twenty three (23) notices mailed to property owners surrounding two hundred feet (200') of 2213 Patricia Lane. In the letters, there are attachments where the property owners could approve or protest this request. There was one (1) returned in approval: Harry Rees, 2217 Earle Street and none in opposition to the request.

Board Member Loyacano made a motion to approve the request of Scott Adams, 2213 Patricia Lane for a twenty foot (20') variance, five foot (5') 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.**

SCOTT ADAMS, 2213 PATRICIA LANE

Scott Adams, 2213 Patricia Lane, requested a twenty three foot (23') variance, two foot (2') encroachment to the twenty five foot (25') front yard building setback for construction of a new home.

Chairman Belanger stated that this is the same property.

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

There were twenty three (23) notices mailed to property owners surrounding two hundred feet (200') of 2213 Patricia Lane. In the letters, there are attachments where the property owners could approve or protest this request. There was one (1) returned in approval: Harry Reese, 2217 Earle Street and none in opposition to the request.

Board Member Parks made a motion to approve the request of Scott Adams, 2213 Patricia Lane for a twenty three foot (23') variance, two foot (2') encroachment to the twenty five foot (25') front yard building setback for construction of a new home, seconded by Board Member Loyacano. **MOTION PASSED BY UNANIMOUS VOTE.**

ADJOURN

There being no further business Board Member Loyacano 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 6:04 p.m.