

**MINUTES OF THE CITY OF PORT NECHES
ZONING BOARD OF ADJUSTMENT & APPEALS
NOVEMBER 10, 2014**

The City of Port Neches Zoning Board of Adjustment and Appeals met on Monday, November 10, 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
Chris Swanson, Alternate
James Ware, Alternate
Donald Ware, Alternate

Also present:

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

Absent:

Gary Stretcher
Sam Loyacano
Charles Bales

Chairman Corey Belanger called the meeting to order at 6:10 p.m.

APPROVAL OF MINUTES FROM MEETING HELD ON OCTOBER 13, 2014

Vice Chairman Parks made a motion to approve the minutes of the regular meeting held on October 13, 2014, seconded by Alternate Board Member Swanson. **MOTION PASSED BY UNANIMOUS VOTE.**

RAY SHIRLEY, 1411 ORDWAY STREET

Ray Shirley, 1411 Ordway Street, requested a six hundred square foot (600 sq. ft.) variance to the maximum one thousand square foot (1,000 sq. ft.) requirement, total of sixteen hundred square foot (1,600 sq. ft.) for an accessory building.

Mr. Ray Shirley was present to answer any questions.

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

Mr. Reynolds stated that Mr. Shirley purchased the property which had a small home on piers and the lot next to it. Since then the property has been replatted into one (1) lot. Mr. Shirley has requested to build an accessory building on the lot to be used as a shop.

Mr. Shirley stated that his intentions are to build the shop, then in the future tear down the existing house that is being used as rental property. He wants to then build a new home on the lot.

Alternate Board Member Donald Ware asked if the property was two (2) separate lots or if it was one (1) lot now.

Mr. Shirley stated that when he purchased the property it was considered two (2) separate lots, but he had the property replatted and now it is one (1) lot.

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 1411 Ordway Street. In the letters, there are attachments where the property owners could approve or protest this request. There was one (1) returned in approval: Tobias Miller, 1710 10th Street, and none in opposition to the request.

Vice-Chairman Parks made a motion to approve the request of Ray Shirley, for a six hundred square foot (600 sq. ft.) variance to the maximum one thousand square foot (1,000 sq. ft.) requirement, total of sixteen hundred square foot (1,600 sq. ft.) for an accessory building, seconded by Alternate Board Member Swanson. **MOTION PASSED BY UNANIMOUS VOTE.**

RAY SHIRLEY, 1411 ORDWAY STREET

Ray Shirley, 1411 Ordway Street, requested a variance to provide a separate electric meter to an accessory building.

Chairman Belanger stated that this is the same property as previous request. This accessory building is to be used only as a shop and cannot be occupied or used for commercial use.

Mr. Shirley stated that currently the house on the property is a rent house and he doesn't want to burden the renter with the electric bill for running electricity in the shop.

Mr. Reynolds stated that if the meter is on the accessory building now, then when the rent house is demolished they can use the meter instead of a temporary pole while building the new home.

Chairman Belanger stated that once the house is demolished that would leave just the accessory building on the property with no residence.

Mr. Reynolds stated he understands his concern, but the City will address the time frame in the permitting of the demolition and the new construction to make sure that there will not be just an accessory building standing alone on a residential lot.

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 1411 Ordway Street. In the letters, there are attachments where the property owners could approve or protest this request. There was one (1) returned in approval: Tobias Miller, 1710 10th Street, and none in opposition to the request.

Alternate Board Member Swanson made a motion to approve the request of Ray Shirley, for a variance to provide a separate electric meter to an accessory building with the stipulation that it not be used as a residence or a business, seconded by Alternate Board Member James Ware. **MOTION PASSED BY UNANIMOUS VOTE.**

ADJOURN

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

Corey Belanger, Chairman

Cari Reynolds, Public Works Secretary

Meeting Adjourned at 6:18 p.m.