

**MINUTES OF THE CITY OF PORT NECHES
ZONING BOARD OF ADJUSTMENT & APPEALS
JUNE 8, 2015**

The City of Port Neches Zoning Board of Adjustment and Appeals met on Monday, June 8, 2015 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
Sam Loyacano
Gary Stretcher
Charles Bales
Donald Ware, Alternate

Also present:

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

Absent:

Vice Chairman Boyd Parks
Trent Cobb, Alternate
Chris Swanson, Alternate
James Ware, Alternate

Chairman Belanger called the meeting to order at 6:02 p.m.

APPROVAL OF MINUTES FROM MEETING HELD ON MAY 11, 2015

Board Member Loyacano made a motion to approve the minutes of the regular meeting held on May 11, 2015, seconded by Board Member Stretcher. **MOTION PASSED BY UNANIMOUS VOTE.**

MR. HENDIANI, 1803 ORDWAY STREET

Mr. A. Hendiani, 1803 Ordway Street, requested a ten foot (10') variance, five foot (5') encroachment, to the fifteen foot (15') side yard building setback requirement for a new construction home.

Mr. Hendiani was present to answer any questions.

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

Mr. Reynolds stated that the property is located on a corner lot in an older part of town. Most of the homes in that area do not meet the current setback requirements. A new home in that area will improve the neighborhood.

Board Member Stretcher asked how large the home would be.

Mr. Reynolds stated approximately 1,900 square foot.

Chairman Belanger asked if there were any visibility concerns.

Mr. Reynolds stated he didn't believe there would be any visibility problems.

There were sixteen (16) notices mailed to property owners surrounding two hundred feet (200') of 1803 Ordway 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.

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

Board Member Loyacano made a motion to approve the request of Mr. Hendiani, 1803 Ordway Street, for a ten foot (10') variance, five foot (5') encroachment, to the fifteen foot (15') side yard building setback requirement for a new construction home, seconded by Board Member Bales. **MOTION PASSED BY UNANIMOUS VOTE.**

STEVE LACKEY, 656 MILDRED MANOR

Steve Lackey, 656 Mildred Manor, requested a fifteen foot (15') variance, ten foot (10') encroachment, to the twenty five foot (25') rear yard building setback requirement for a concrete patio.

Mr. Lackey was present to answer any questions.

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

Mr. Reynolds stated that Mr. Lackey wants to build a concrete patio that will extend the back side of his house. It will stay out of the seven and half foot (7.5') utility easement.

Mr. Reynolds asked Mr. Lackey if there were drainage issues since there was one (1) protest.

Mr. Lackey stated he recently purchased the property. A neighbor requested the previous owner do something about the drainage, so he dug a small ditch to carry the water from the rear of the property down the side and to the front. There is already a small patio there and we are just extending it to the other side of the property from where the ditch is.

There was discussion regarding drainage and attaching gutters to the covered patio if granted.

There were nineteen (19) notices mailed to property owners surrounding two hundred feet (200') of 656 Mildred Manor. In the letters, there are attachments where the property owners could approve or protest this request. There was one (1) returned in approval: Doug & Janella Headrick, 1825 Lindsay Lane, and one (1) returned in opposition: Gary Boudoin, 650 Mildred Manor, to the request.

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

Board Member Stretcher made a motion to approve the request of Steve Lackey, 656 Mildred Manor, for a fifteen foot (15') variance, ten foot (10') encroachment, to the twenty five foot (25') rear yard

building setback requirement for a concrete patio contingent on installation of gutters to direct water to front of property, seconded by Board Member Loyacano. **MOTION PASSED BY UNANIMOUS VOTE.**

ADJOURN

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

Corey Belanger, Chairman

Cari Reynolds, Public Works Secretary

Meeting Adjourned at 6:12p.m.