

**MINUTES OF THE CITY OF PORT NECHES
ZONING BOARD OF ADJUSTMENT & APPEALS**

4:00 P.M.

April 9, 2018

MEETING

The regular meeting was called to order on Monday, April 9, 2018, 4:00 p.m. at Port Neches City Hall, 1005 Merriman Street, Port Neches, Texas with the following members in attendance to wit:

Matt Vincent, Chairman
William "B.C." Clemmons, Vice-Chairman
Sam Loyacano
Lee West
Gary Boudoin, Alternate

Also present:
Clint Fore, Building Official
Cari Reynolds, Public Works Secretary

Absent:
Steve Visser
Daniel Critser, Alternate

Chairman Vincent called the meeting to order

AGENDA ITEM 2 – APPROVAL OF MINUTES

Discuss and take action regarding the approval of the minutes from the regular meeting held on January 8, 2018.

Board Member Loyacano made a motion to approve the minutes from the regular meeting held on January 8, 2018, seconded by Alternate Board Member Boudoin.
MOTION PASSED BY UNANIMOUS VOTE.

AGENDA ITEM 3 – DALE TRAHAN, 430 GIST DRIVE- CARPORT

Discuss and take action regarding the request of Dale Trahan, 430 Gist Drive, for a zero foot (0') variance, twenty five foot (25') encroachment, to the twenty five foot (25') front yard building setback requirement for construction of a carport.

Dale Trahan was in attendance to answer any questions.

Chairman Vincent stated there are other carports in the area.

Chairman Vincent also stated that if the variance is granted the carport must remain open.

There were twenty two (22) notices mailed to property owners surrounding two hundred feet (200') of 430 Gist Drive. In the letters, there are attachments where the property owners could approve or protest this request. There were three (3) received in approval: Billy Walsh, 502 Gist Drive, Ed Long, P.E. (Jefferson County Drainage District 7) and George Adams, 426 Gist Drive, and none received in protest of the request.

Alternate Board Member Boudoin made a motion to approve the variance request of Dale Trahan, 430 Gist Drive for a zero foot (0') variance, twenty five foot (25') encroachment, to the twenty five foot (25') front yard building setback requirement for construction of a carport with the stipulation that it remains open, seconded by Vice Chairman Clemmons.

MOTION PASSED BY UNANIMOUS VOTE.

AGENDA ITEM 4 – LEZLIE BENALLY, 2505 SABA LANE- CARPORT

Discuss and take action regarding the request of Lezlie Benally, 2505 Saba Lane, for a two foot (2') variance, twenty three foot (23') encroachment, to the twenty five foot (25') front yard building setback requirement for construction of a carport.

Lezlie Benally was in attendance to answer any questions.

Chairman Vincent stated this is similar to the previous request as there are other carports in the area.

Chairman Vincent also stated that if the variance is granted the carport must remain open.

There were Eighteen (18) notices mailed to property owners surrounding two hundred feet (200') of 2502 Saba Lane. In the letters, there are attachments where the property owners could approve or protest this request. There were three (3) received in approval: Becky Wilson, 2437 Saba Lane, Ed Long, P.E. (Jefferson County Drainage District 7) and Iris DuBois, 2513 Saba Lane, none received in protest of the request.

Board Member Loyacano made a motion to approve the variance request of Lezlie Benally, 2502 Saba Lane, for a two foot (2') variance, twenty three foot (23') encroachment, to the twenty five foot (25') front yard building setback requirement for construction of a carport with the stipulation that it remains open, seconded by Board Member West. **MOTION PASSED BY UNANIMOUS VOTE.**

AGENDA ITEM 5 – ADJOURN

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

The meeting was adjourned at 4:02 p.m.

Matt Vincent, Chairman

ATTEST:

Cari Reynolds, Public Works Secretary