

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

4:00 P.M.

October 8, 2018

MEETING

The regular meeting was called to order on Monday, October 8, 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
Steve Visser
Sam Loyacano
Gary Boudoin, Alternate
Johnny Powers, Alternate (Did not participate)

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

Absent:
Lee West

Chairman Vincent called the meeting to order at 4:00 p.m.

AGENDA ITEM 2 – APPROVAL OF MINUTES

Discuss and take action regarding the approval of the minutes from the regular meeting held on September 10, 2018.

Board Member Loyacano made a motion to approve the minutes from the regular meeting held on September 10, 2018, seconded by Board Member Visser. **MOTION PASSED BY UNANIMOUS VOTE.**

AGENDA ITEM 3 – PAT & SHANON CAMMARATA, 1226 MERRIMAN STREET- REAR- PATIO

Discuss and take action regarding the request of Pat & Shanon Cammarata, 1226 Merriman Street, for a fifteen foot (15') variance, ten foot (10') encroachment, to the twenty five foot (25') rear yard building setback requirement for construction of a patio.

Pat & Shanon Cammarata were in attendance to answer any questions.

Chairman Vincent stated that after reviewing the request he noticed that the proposed patio would extend to the utility easement but not encroach into it.

Clint Fore stated that was correct.

Chairman Vincent asked if the patio would remain open.

Mr. Cammarata stated it would remain open.

There were sixteen (16) notices mailed to property owners surrounding two hundred feet (200') of 1226 Merriman Street. In the letters, there are attachments where the property owners could approve or protest this request. There were three (3) received in approval: Susan Cormier, 1214 Merriman Street, Harold Comstock, 715 Avenue D and Jennifer Comeaux, 721 Avenue C, and none received in protest of the request.

Board Member Visser made a motion to approve the variance request of Pat & Shanon Cammarata, 1226 Merriman Street, for a fifteen foot (15') variance, ten foot (10') encroachment, to the twenty five foot (25') rear yard building setback requirement for construction of a patio, seconded by Alternate Board Member Boudoin. **MOTION PASSED BY UNANIMOUS VOTE.**

AGENDA ITEM 5 – ADJOURN

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

The meeting was adjourned at 4:03 p.m.

Matt Vincent, Chairman

ATTEST:

Cari Reynolds, Public Works Secretary