

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

4:00 P.M.

JULY 8, 2019

MEETING

The regular meeting was called to order on Monday, July 8, 2019, 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, Board Member
Paul Roberts, Alternate Board Member
Gary Boudoin, Alternate Board Member
Johnny Powers, Alternate Board Member (Did not participate)
Danny Viator, Alternate Board Member (Did not participate)

Also present:

Cari Reynolds, Public Works Secretary
Clint Fore, Building Official

Absent:

Lee West, Board Member
Steve Visser, Board Member

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 May 13, 2019.

Alternate Board Member Gary Boudoin made a motion to approve the minutes from the regular meeting held on May 13, 2019, seconded by Vice-Chairman Clemmons. **MOTION PASSED BY UNANIMOUS VOTE.**

AGENDA ITEM 3 – 1130 WASHINGTON STREET- NEW HOME

Discuss and take action regarding the request of Jessica Graham, 1130 Washington Street, for a twelve foot (12') variance, three foot (3') encroachment, to the fifteen foot (15') side yard building setback requirement for a new construction home.

Jessica Graham was in attendance to answer any questions.

Chairman Vincent asked Clint Fore to give the details of the request.

Mr. Fore stated that the three foot (3') encroachment will be a covered porch which will remain open. Ordinance allows an overhang in setbacks but due to it being a side street a variance seemed appropriate instead of letting ordinance supersede.

Vice-Chairman Clemmons asked which street the porch and house would face.

Mrs. Graham stated the Porch and house will face Avenue C but there will be doors on both Avenue C and on Washington which is what the address will be.

Chairman Vincent asked if there were any citizens in attendance that were opposed to the request to speak.

There were none in attendance.

There were twenty (20) notices mailed to property owners surrounding two hundred feet (200') of 1130 Washington Street. In the letters, there are attachments where the property owners could approve or protest this request. There was one (1) received in approval: Bethel Methodist Church, 1125 Wilson Street; and none received in protest of the request.

Alternate Board Member Gary Boudoin made a motion to approve the variance request of Jessica Graham, 1130 Washington Street, for a twelve foot (12') variance, three foot (3') encroachment, to the fifteen foot (15') side yard building setback requirement for a new construction home, seconded by Board Member Loyacano. **MOTION PASSED BY UNANIMOUS VOTE.**

AGENDA ITEM 4 – ADJOURN

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

The meeting was adjourned at 4:04 p.m.

Matt Vincent, Chairman

ATTEST:

Cari Reynolds, Public Works Secretary