



STAFF REPORT

MEETING DATE: April 15, 2026

MEETING TYPE: Zoning Board of Adjustments

SUBMITTED BY: Blake Moore

AGENDA CAPTION: Discuss and Consider a Variance by Dora Williams to the City of Hutchins Code of Ordinances Chapter 17 SF-7, section 17.5 Special Requirements the elimination of a garage space by enclosing the garage with a stationary building wall shall be prohibited. Property Located at 116 Willow Grove Dr.

Presented by: Chief Building Official

Background Information

Dora Williams is asking for a variance to the City of Hutchins Code of Ordinances Chapter 17 SF-7, section 17.5 Special Requirements: The elimination of a garage space by enclosing the garage with a stationary building wall shall be prohibited.

Dora has submitted plans to do an addition to the back of the house. Upon review it was noted that the 2 car garage has been enclosed. When Dora purchased the property the garage had already been converted. If she has to convert the living space back into a 2 car garage it will make the layout of her home not work as that converted garage is her living room.

Staff has reviewed the proposition but was unable to issue remodel permit due to the special requirements in the City of Hutchins Code of Ordinances.

Budget Implications

N/A

Operational Impact

N/A

Legal Review

N/A

Staff Recommendation

Staff recommends the Variance based off the hardship that the property was bought with the conversion already done.

Supporting Documentation and Attachments