



# STAFF REPORT

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**MEETING DATE:** February 25, 2026

**MEETING TYPE:** Zoning Board Of Adjustment

**SUBMITTED BY:** Blake Moore

**AGENDA CAPTION:** Discuss and Consider a Variance requested by Graeme Weaver of Bricktop Capital LLC to the City of Hutchins Code of Ordinances Landscaping Requirements in Chp 34, Special Off Street Parking Provisions Chp 33.3 and Fire Lane Requirements Chp 33.9 for the property located at 720 W. Wintergreen Rd.

Presented by: Blake Moore, Chief Building Official

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## **Background Information**

Graeme Weaver of Bricktop Capital LLC is purchasing 720 W Wintergreen Rd. which is currently occupied by GSI and is requesting a Variance as part of their redevelopment project to improve the facilities and overall site. They are asking for relief on fire lane requirements, off street parking and loading requirements and landscaping requirements.

- 1) Landscape And Tree Requirements**- 720 W Wintergreen does not have the needed setbacks required for landscaping requirements due to the widening of Wintergreen which took most of their buffer away and the existing site constraints necessitate the requested variance. In lieu of the landscape requirements they are requesting variances on, they are also proposing an 8' opaque wood fence along Wintergreen Rd and Vanderbilt Rd, as shown on the site plan exhibit.

15% street yard requirement - At least 15% of street yard must be landscaped.

Existing pavement within 10' required landscape buffer along Wintergreen Rd.

Tree Requirements ▪ 1 tree required per 40 LF of frontage. ▪ 1 tree required within 60' of all parking stalls.

1 tree required for every 10 parking stalls if you have more than 20 stalls.

**Fire Lane Requirements-** For the Fire lane there are existing driveways that do not meet the required minimum turning radius of 20', the intent of the fire lane radius requirement is to ensure emergency vehicles can safely and efficiently access structures. The driveways are 44' wide and one radii of each driveway meets the 20' requirement.

**FIRE LANES:**

**A.**

Fire lanes shall be provided in all multifamily, single-family attached, manufactured home, and nonresidential developments. Fire lanes shall be a minimum width of twenty-four feet (24') of paving, and shall have a minimum inside turning radius at curves of twenty feet (20'), or as required by the Fire Code and/or the Fire Chief of the City of Hutchins. The minimum overhead vertical clearance over any portion of a fire lane shall be fourteen feet (14'), and the minimum 14-foot clearance shall be maintained for an additional horizontal distance of at least fifty feet (50') along the fire lane both before and after the overhead structure.

**2) Special Off Street Parking & Loading Requirements-** The site is not currently paved with concrete and they are proposing drive lanes for trucks and to not pave the areas intended for outdoor storage. They have submitted a site plan that shows the width of the location of these lanes.

33.3 C- All off-street parking, maneuvering, loading and vehicle storage areas shall be paved with an all-weather surface (i.e., no parking shall be permitted on grass, within landscaped areas, on gravel, or on other unimproved surfaces), which shall be concrete and shall be constructed to standards established by the City Engineer. All maneuvering areas for parking and loading shall be on site (i.e., shall not occur within public right-of-way or on adjacent property without a platted/recorded access easement granting such access on adjacent property).

**Operational Impact**

**Legal Review**

**Staff Recommendation**

Staff recommends the board of Adjustments to discuss each request individually for approval with conditions or denial.

**Supporting Documentation and Attachments**