

City of Hutchins
400 N JJ Lemmon Road
Hutchins, TX 75141
Phone - 972-225-6121 EXT 110



Application to Zoning Board of Adjustments

Application Type: ☐ Variance Request ☐ General Appeal ☒ Special Exception ☐ Other

Applicant/Owner Information:

Applicant: First Chog c Phone: 214-238-6381
Address: 1550 IH 45
City: Hutchins State: Tx Zip: 75141
Owner ☐ Representative ☐ Tenant ☒
A-G
Owner: Trep I-45 Hutchins Property Owner, LP Phone: 832-615-1419
Address: 3657 Briar Park Ste. 300
City: Houston State: Texas Zip: 77042

Property Information:

Property Address: 1550 IH-45
Subdivision: Allen No. 2 Lot No.: 5 Block No.: _____
Current Zoning: _____ Present Land Use: _____
Status of Project: ☐ Proposed ☒ Under Construction ☐ Existing
Have you applied for a Building Permit? Yes, it has been approved.
Has any appeal or petition been filed on this property before? _____ Date: _____

Request Information:

Please answer the following questions as completely as possible. Failure to fully outline the situation by answering these questions could cause unnecessary delay in evaluating your appeal.

1. Fully explain the unique conditions or circumstances that exist which are peculiar to your land, structure or building involved that makes this request necessary. Informed the new proposed concrete pad would put us over our 50% limit.

2. Do similar conditions exist in the area?

Explain: Yes, Eagle Nation steel and a few other businesses have 250% of concrete coverage.

3. Describe how the unique conditions or circumstances do not result from your

actions: Product must constantly be moved to make space for container trucks so we can unload more product that then obscures the drive for the following container.

4. Are other property owners in your area aware of your request?

5. Is there any way to do what you need without this

request? No, this pad is to support 18-wheelers as well as open space to allow for more safety room.

Acknowledgements:

I certify that the above information is correct and complete to the best of my knowledge and ability and that I am now or will be fully prepared to present the above proposal at the Board of Adjustment Hearing.

I understand that in the event that I am not present or represented at the public hearing, the Board shall have the power to dismiss this proposal either at the call of the case or after the hearing, and that such dismissal shall constitute a denial.

I reserve the right to withdraw this proposal at any time, except during notice periods, upon written request filed with the City Secretary's office, and such withdrawal shall immediately stop all proceedings thereon; provided, however, withdrawal filed at any time after the giving of notice of the Board hearing shall constitute a denial by the Board. I understand the filing of fee \$500.00 is not refundable upon withdrawal of the proposal after public notice.

Applicant Signature: [Signature]

Owner Signature: [Signature]

Property owner must sign the application or submit a notarized letter of authorization. Please review acknowledgements prior to signing this application.

Office Use Only:

Application Date: _____ Application Fee: _____ BOA Date: _____ Case #: _____