



STAFF REPORT

MEETING DATE: October 14, 2026

MEETING TYPE: Zoning Board Of Adjustment

SUBMITTED BY: Blake Moore

AGENDA CAPTION: Discuss and consider a Variance request by Jerry W. Allen with Eagle National Steel to the Hutchins Zoning Ordinance Chapter 14A Section 36.2 A. "Screening of Nonresidential, Multifamily areas and Manufactured/Mobile Home Parks." The applicant is requesting a variance to extend the height of their fence to 10' in lieu of the required 8' per the Zoning Ordinance, for the property located at 901 Skyline Dr. Block 1 Lot 1, being in Melton Truck Lines.

Presented by: Blake Moore Chief Building Official

Background Information

Jerry Allen with Eagle National Steel request a variance to fence height requirements located in the City Oh Hutchins Zoning Ordinance Chapter 14A Section 36.2 which gives a max height of 8Ft. Jerry has expressed to staff that He wants to help beautify the approach and help hide pipe in His back lot and in order to provide a visual and protective barrier between properties the fence will need to be 10Ft in height.

36.2

SCREENING OF NONRESIDENTIAL, MULTIFAMILY AREAS AND MANUFACTURED/MOBILE HOME PARKS:

A.

In the event that multifamily, nonresidential uses, or manufactured/mobile home parks side or back upon a single-family, two-family or residential PD district, or in the event that any nonresidential district sides or backs upon a multiple-family district, a solid brick/masonry screening wall of not less than six feet (6'), nor more than eight feet (8'), in height shall be erected on the property line separating these districts. The purpose of the screening wall is to provide a visual and protective barrier between the properties.

Issue	Zoning Ordinance	Requested Variance
Screening height	6 ft. minimum / 8 ft. maximum	10 ft. maximum
Difference	Maximum allowed: 8 ft.	+2 ft. (25% above the 8-ft. maximum)
Material	Solid brick/masonry or other qualifying screening as provided by the ordinance	Notice identifies height relief only; no material relief is described
Purpose	Visual and protective barrier	Applicant seeks additional screening height.

Budget Implications

N/A

Operational Impact

N/A

Legal Review

N/A

Staff Recommendation

Staff Recommend Approval

Supporting Documentation and Attachments

N/A



