

paid 8/14/15  
K-5236

#25043

CITY of Hutchins  
321 W. Main Street  
P.O. Box 500  
Hutchins, Texas 75141

**CITY OF HUTCHINS**  
**APPLICATION TO**  
**BOARD OF ADJUSTMENTS**

Phone - 972.225.612  
Fax No. - 972.225.555

<b>Application Type</b>			
<input checked="" type="checkbox"/> Variance Request	<input type="checkbox"/> General Appeal	<input type="checkbox"/> Special Exception	<input type="checkbox"/> Other
<b>Applicant/Owner Information</b>			
Key Contact <u>EYAD ELAYAN</u>		Telephone No. <u>903-960-4221</u>	
Address <u>4604 OAKVIEW DR.</u>		Fax No. _____	
City <u>MANSFIELD</u>		State <u>TX</u>	
Contact's Status: (check one) <input type="checkbox"/> Owner <input type="checkbox"/> Representative <input checked="" type="checkbox"/> Tenant		Zip Code <u>76063</u>	
Owner <u>AMER HAMDAN</u>		Telephone No. <u>214-683-9089</u>	
Address <u>3404 W. Hunter Bend Ct.</u>		Fax No. _____	
City <u>MANSFIELD</u>		State <u>TX</u>	
Ownership Status: (check one) <input type="checkbox"/> Individual <input type="checkbox"/> Trust <input type="checkbox"/> Partnership <input checked="" type="checkbox"/> Corporation		Zip Code <u>76063</u>	
<b>Property Information</b>			
Site Location <u>Hutchins Plaza, Suite #12</u>			
Site Street Address <u>101 S. I.H 45, Hutchins, TX 75141</u>			
Subdivision <u>Thomps Freeman</u>			
Present Zoning <u>Retail Comm.</u>		Lot No. <u>39</u>	Block No. <u>453</u>
Status of Project: <input type="checkbox"/> Proposed <input type="checkbox"/> Under Construction <input checked="" type="checkbox"/> Existing		Present Land Use <u>Commercial/Retail</u>	
Have you applied for a building permit? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
Has any appeal or petition been filed on this property before? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Date _____			
<b>Request Information</b>			

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 make this request necessary. The city officials requested that we

install 200 lb (100 gallon) grease trap. for this type of  
restaurant (pizza) we only need 50 gallon (100 lb).

2. Do similar conditions exist in the area? Explain.

Yes. smaller grease traps were approved and  
installed for the ice cream shop and coffee shop.

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

The size of the requested grease trap of 100 gallon  
is too large and cannot fit !!!

Variance Application - Approval

### Request Information, continued

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

N/A

5. Is there any way to do what you want without this request? We already tried to install the requested size, but the plumbers said it is impossible to fit it.

### Acknowledgments

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 \$250.00 (two-hundred fifty dollars) is not refundable upon withdrawal of the proposal after public notice.

Applicant Signature Eyad Elayan Owner Signature [Signature]

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

### For Office Use Only

Application Date: <u>8/14/25</u>	Application Fee: <u>\$500.00</u>	BOA Hearing Date	Case No: <u>V-012</u>
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