



STAFF REPORT

MEETING DATE:	September 17, 2025
MEETING TYPE:	Zoning Board of Adjustments
SUBMITTED BY:	Tim Rawlings
AGENDA CAPTION:	Discuss and consider a variance request by Eyad Elayan to the City of Hutchins Code of Ordinances Chapter 13 Utilities, Section 13.07.032 Grease Traps to allow the installation and use of a 100-pound grease trap in leu of the minimum required 200-pound. For property located at 101 S I45, Suite 12. Presented by: Tim Rawlings

Background Information

Eyad Elayan is opening a pizza restaurant that will be located at 101 S I45, Suite 12. Mr. Elayan has requested a variance to the City of Hutchins Code of Ordinances Chapter 13 Utilities, Section 13.07.032 Grease Traps to allow the installation and use of a 100-pound grease trap in leu of the minimum required 200-pound.

Mr. Elayan states that the 200 lb. trap is to large for his space and that his operation is not grease producing.

Staff has reviewed his proposal but was unable to approve the smaller trap because a minimum size was established within the ordinance. Staff is not apposed to Mr. Eylan's request but would recommend if approved by the Board that they stipulate that should his business close that the variance then become nullified.

Budget Implications

N/A

Operational Impact

N/A

Legal Review

N/A

Staff Recommendation

Staff recommends if approved by the Board that they stipulate that should his business close that the variance then become nullified.

Supporting Documentation and Attachments