

City of Hutchins
321 N. Main Street
P.O. Box 500
Hutchins, Texas 75141

CITY OF HUTCHINS
APPLICATION TO
BOARD OF ADJUSTMENTS

Phone - 972.225.6121
Fax No. - 972.225.5559

Application Type

☒ Variance Request ☐ General Appeal ☐ Special Exception ☐ Other

Applicant/Owner Information

Key Contact Manuel Valencia Telephone No. 214.466.3296 Fax No. _____

Address 440 Salem Drive

City Richardson State TX Zip Code 75080

Contact's Status: (check one) ☒ Owner ☐ Representative ☐ Tenant

Owner Manuel Valencia Telephone No. 214.466.3296 Fax No. _____

Address 412 North IH 45 Service Road

City Hutchins State TX Zip Code 75141

Ownership Status: (check one) ☐ Individual ☐ Trust ☐ Partnership ☐ Corporation

Property Information

Site Location 412 N IH 45

Site Street Address 412 N. Freeway Service Rd. Hutchins, TX 75141

Subdivision Benjamin Matthews Survey, Abstract No. 898 Lot No. TR 7 ACS 0.9439 Block No. _____

Present Zoning LI (Light Industrial) Present Land Use Commercial

Status of Project: ☐ Proposed ☐ Under Construction ☒ Existing

Have you applied for a building permit? ☐ Yes ☒ No

Has any appeal or petition been filed on this property before? ☒ No ☐ Yes 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 make this request necessary. A request was submitted for a replat on this property. It was discovered during the review process that a metal building located on the South of the property is almost directly on the property line. A variance is being sought to allow for the building to remain.

2. Do similar conditions exist in the area? Explain. None known

3. Describe how the unique conditions or circumstances do not result from your actions. The building was existing

Request Information, continued
when the property was purchased

4. Are other property owners in your area aware of your request? Other property owners are aware that the building is existing but not about the variance request.

5. Is there any way to do what you want without this request? Not according to city staff. A variance is needed to move forward with processing the replat request for improvements to property.

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 \$500.00 (two-hundred fifty dollars) is not refundable upon withdrawal of the proposal after public notice.

Applicant Signature Manuel Valencia Owner Signature Manuel Valencia

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:	Application Fee:	BOA Hearing Date	Case No:
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