



# STAFF REPORT

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<b>MEETING DATE:</b>	September 17, 2025
<b>MEETING TYPE:</b>	Zoning Board of Adjustments
<b>SUBMITTED BY:</b>	Tim Rawlings
<b>AGENDA CAPTION:</b>	Discuss and consider a variance request by Manuel Valencia to the City of Hutchins Zoning Ordinance, Chapter 28 LI – Light Industrial District, Section 28.4, B. Size of Yards, 2. Minimum Side Yard – Twenty-five feet (25'), to allow a Two-foot side yard for an existing structure on the south side of the property, to allow the property to be platted. For the property located at 412 N. IH 45. Presented by: Tim Rawlings

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## **Background Information**

Manuel Valencia is trying to plat his currently unplatted property but has an existing structure that is too close to the side property line. In order for him to proceed with the platting process he requires a variance to the City of Hutchins Zoning Ordinance, Chapter 28 LI – Light Industrial District, Section 28.4, B. Size of Yards, 2. Minimum Side Yard – Twenty-five feet (25'), to allow a Two-foot side yard for an existing structure on the south side of the property. For the property located at 412 N. IH 45. This condition is unique to the property and meets the requirements for a variance.

## **Budget Implications**

N/A

## **Operational Impact**

N/A

## **Legal Review**

N/A

## **Staff Recommendation**

Staff recommends approval.

## **Supporting Documentation and Attachments**