AGENDA
HOLCOMB BOARD OF ZONING APPEALS
THURSDAY, MARCH 19, 2026
6:00 PM
CITY COUNCIL ROOM, CITY HALL, HOLCOMB, KANSAS

Note: If you require any additional accommodation (i.e. qualified interpreter, large print, reader, hearing assistance) in order to attend this meeting, please notify this office at (620) 276-1170 no later than 48 hours prior to the scheduled commencement of the meeting.

The agenda for the meeting is as follows:

I. **Chairman calls regular meeting to order**

II. **Swearing in of New Members- Robert Faulconer, Jared Kuhlmann, and Whitney Ortiz**

III. **Election of Officers**

IV. **Approval of Minutes**

IV.A. Holcomb Board of Zoning Appeals Minutes-October 21, 2021
Holcomb Board of Zoning Appeals Minutes October. 21, 2021

V. **Submittal of Exhibits for the Record**

A. City of Garden City Zoning Regulations as amended.
B. City of Garden City Subdivision Regulations as amended.
C. City of Garden City Comprehensive Plan all as amended
D. All Visual Aid Presentations with Aerial Maps, Site Plans, and Plats
E. All application files in their entirety including Staff Reports

VI. **New Business**

VI.A. HBZA2025-13 Setback variance request to construct an awning within the front yard setback on the property generally located at 301 N Henderson Street.

HBZA25-13 Applicant Letter & Pictures
HBZA25-13 Applicant Supporting Documents
HBZA25-13 Vicinity Map

VII. Adjourn

MINUTES

BOARD OF ZONING APPEALS
HOLCOMB, KANSAS

October 21, 2021

The Holcomb Board of Zoning Appeals scheduled a Public Hearing at 6:00 p.m. Thursday, October 21, 2021, in the City Council Room at City Hall located at 200 North Lynch Street, Holcomb, Kansas.

I. CALL TO ORDER

Meeting called to order at 6:00 p.m. Present were Chairman Faulconer, Vice-Chairman Crockett, Member Knoll and Member Robinson. Also, in attendance were Secretary Maxwell and Staff Charles.

II. APPROVAL OF MINUTES

Member Knoll made a motion to approve the minutes from May 13, 2020. *Member Robinson* seconded the motion. Votes were taken by yeas and nays and recorded as follows:

Knoll	Robinson	Faulconer	Medina	Crockett
Yea	Yea	Yea	Not Present	Yea

Motion passed.

III. SUBMITTAL OF EXHIBITS FOR THE RECORD

A. Holcomb Zoning Regulations amended
B. Holcomb Subdivision Regulations as amended
C. Holcomb Comprehensive Plans as amended
D. All Visual Aid Presentations with Aerial Maps, Site Plans, and Plats
E. All application files in their entirety including Staff Reports

IV. NEW BUSINESS

HBZA2021-14: Garden City Coop have applied for height variance for buildings in the "I-1" Light Industrial District at the property approximately located at W. Railroad Ave. & Pine Ave., Holcomb, KS. - WITHDRAWN

V. ADJOURN

MEMBER KNOLL MADE A MOTION TO ADJOURN. MEMBER ROBINSON SECONDED THE MOTION.

Votes were taken by yeas and nays and recorded as follows:

Knoll	Robinson	Faulconer	Medina	Crockett
Yea	Yea	Yea	Not Present	Yea

Motion passed.

Meeting adjourned at 6:03 p.m.

Trent Maxwell, Secretary
Aleecya Charles, Staff

Robert Faulconer, Chairman
Brian Crocket, Vice-Chairman

MEMORANDUM

TO: Holcomb Board of Zoning Appeals
THRU: Trent Maxwell, Neighborhood and Development Services Director
FROM: Angie Rivera, Planning Technician
DATE: March 19, 2026
RE: HBZA2025-13 Setback variance request to construct an awning within the front yard setback on the property generally located at 301 N Henderson Street.

ISSUE:

The Holcomb Board of Zoning Appeals is asked to consider the Variance request to construct a porch with a cover within the front yard setback at the property generally located at 301 N. Henderson Street, Holcomb, Kansas.

BACKGROUND:

Robert and Erinda Johnson are requesting a variance to the front yard building setback for the property generally located at 301 N Henderson Street in Holcomb, Kansas. The property is zoned "R-1A" Single Family Residential District and contains an existing single-family home and a detached garage. The lot is located on a corner lot and is +/- 15,000 square feet in size. The house currently has a small awning over the front entry. The applicants have indicated plans to make several improvements to the property, including constructing a new 22'X10' covered porch over the front entry area, which would replace the existing awning.

STAFF ANALYSIS:

- Front Yard: 25 feet
- Side Yard: Eight feet when abutting an alley, otherwise five feet
- Rear Yard: 25 feet or 20% of depth

If the variance is approved, the covered porch would be permitted to be located approximately 15 feet from the front property line rather than the required 25-foot setback.

The Board may make their determination and state their findings according to the conditions in Section 16.225 of the Holcomb Zoning Regulations. Below is a list of these conditions:

16.225.1 VARIANCE - PROCEDURE. The Board of Zoning Appeals may authorize, upon appeal, such variances from the terms of this Zoning Regulation as will not be contrary to the public interest, where owing to special conditions the literal enforcement of the provisions of this Zoning Regulation will result in unnecessary hardship; provided, that the spirit of the Ordinance be observed and substantial justice done. Before any variance may be authorized however, it shall be shown that:

A. The variance requested arises from such condition which is unique to the property in question

and which is not ordinarily found in the same Zoning District, and is not created by an action or actions of the property owner or the applicant.

B. The granting of the variance will not adversely affect the rights of adjacent property owners or residents.
C. The strict application of the provisions of these regulations from which a variance is requested will constitute unnecessary hardship upon the property owner represented in the application.
D. The variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity, or general welfare.
E. Granting the variance desired will not be opposed to the general spirit and intent of these regulations.

ALTERNATIVES:

1. The Board may approve the variance to the front building setback.
2. The Board may not approve the variance to the front building setback.

RECOMMENDATION:

Staff recommends the Board approve the front building setback variance.

FISCAL NOTE:

There is no fiscal impact

ATTACHMENTS:

HBZA25-13 Applicant Letter & Pictures
HBZA25-13 Applicant Supporting Documents
HBZA25-13 Vicinity Map

Rachel Asebedo

From: Erlinda <rj_generalcontracting@yahoo.com>
Sent: Thursday, November 6, 2025 3:12 PM
To: Planning/Zoning
Subject: 301 N Henderson, Holcomb Ks

This house is an older house that has been run down and abused by not only the landlord owner, but by the tenants also. The porch I wanna put on will lineup approximately identical to the Neighbor's house and it's porch except mine will be more extravagant.
I am willing to spend the money and up lift this community. It is right across from the Holcomb school or their administration center. I have taken pictures of the surrounding houses which are in much better shape than this house. The location of this house is vital to uplifting this area in the Holcomb community. I could have done nothing and just let it be rented and made lots of money for the next 20 years in the condition that it was. But the tenants would not have a safe or very good living conditions. When I purchased this house, it was on a whim. And then I saw the potential of it. I have made the staircase safe and have installed two new egress windows. The structure now is solid and the walls will be insulated. Due to there was no insulation in this house when I purchased it. NONE! Not even in the attic ! I discovered it after the licensed Contractors started their work. I also discovered that the electrical was not up to code and very dangerous. I started out with just trying to get GFI's where they were supposed to be and hired a licensed electrician to do this for me. but the further I went and every time I looked at it, I made the Contractors tear it all out and we will start fresh with new electric and a new electrical box. And not just in the inside all the way to the pole that is directly in the backyard that is holding up the wire from the Wheatland ELECTRIC. It Will also be replaced with a new pole. I have already contacted Davis Electric to do this they are the only contractors that have the equipment to get the job done. The heating and air system and duct work will also be brand new. So again I'm building a house from scratch. I call it building a house within a house. And it will be a beautiful one when I'm done.
That is with the approval of the Holcomb board.
Thank you
Erlinda M Johnson

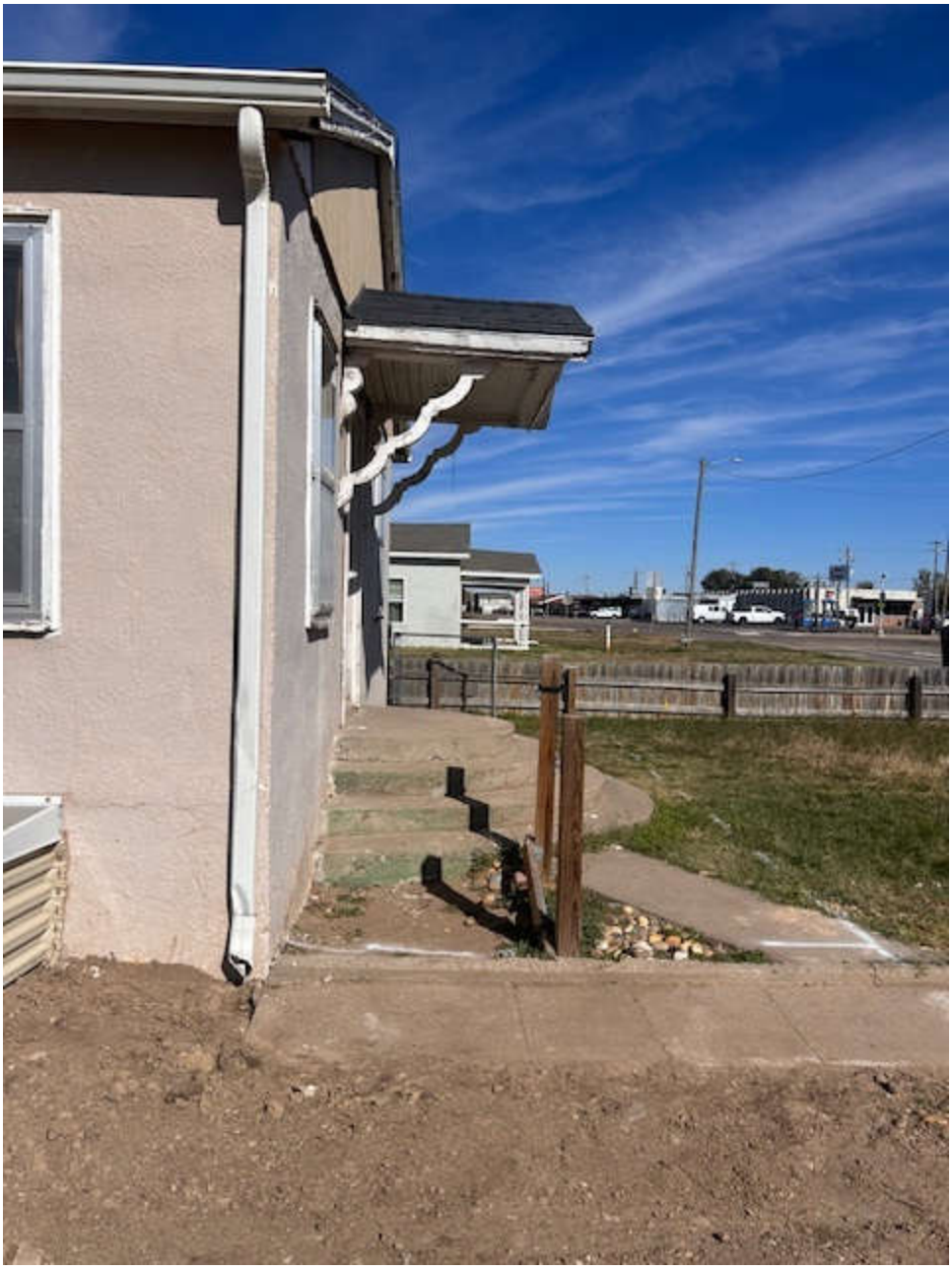
Please print off these pictures and add them to the portfolio that will go in front of the Holcomb board.
Thank you again








Ortega









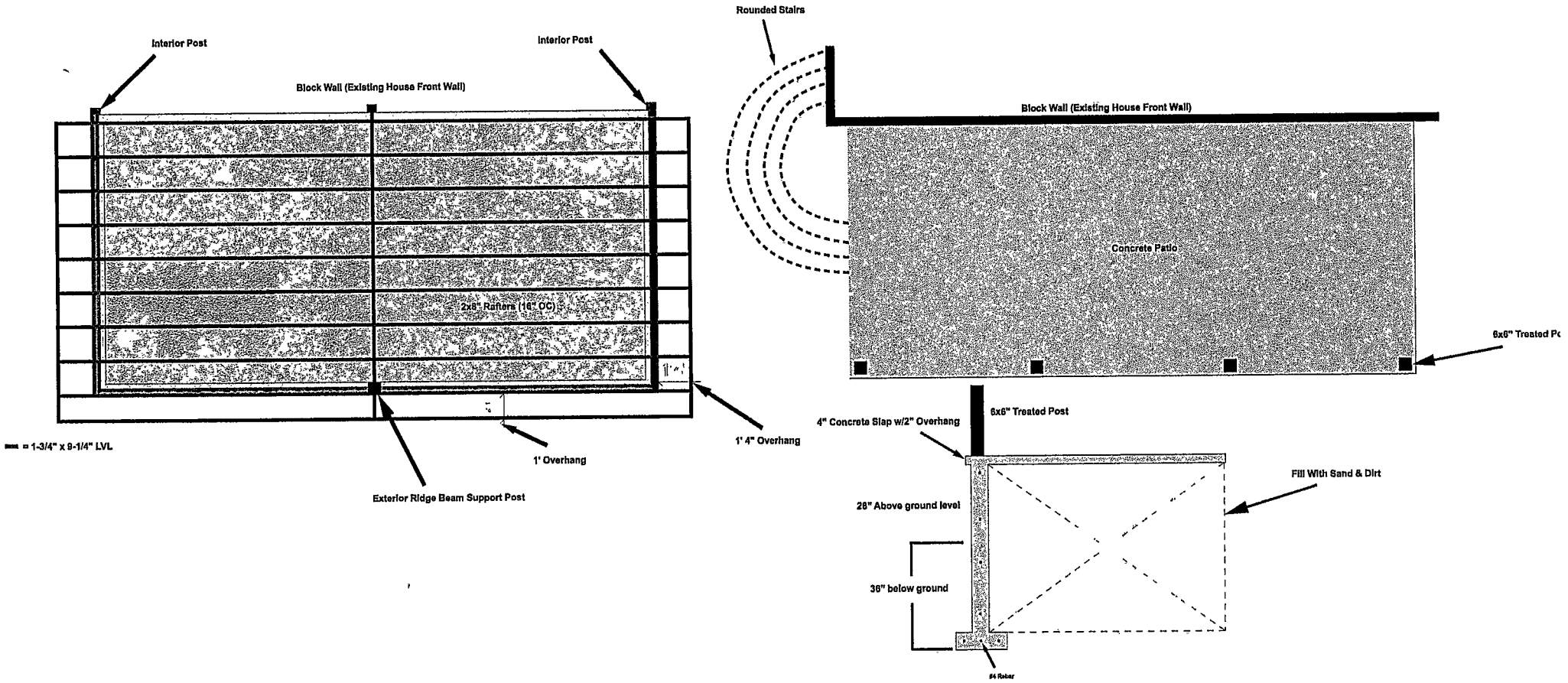


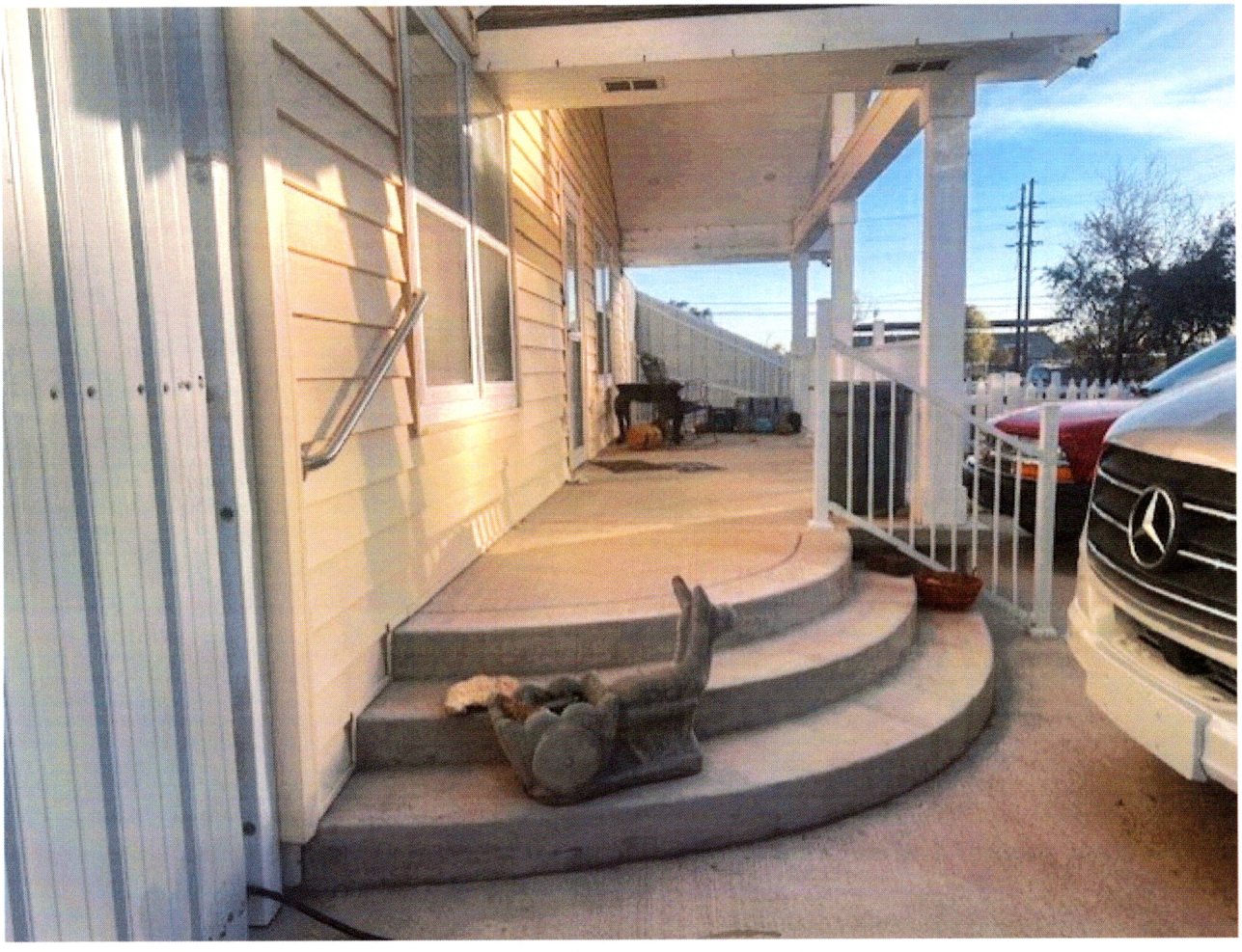




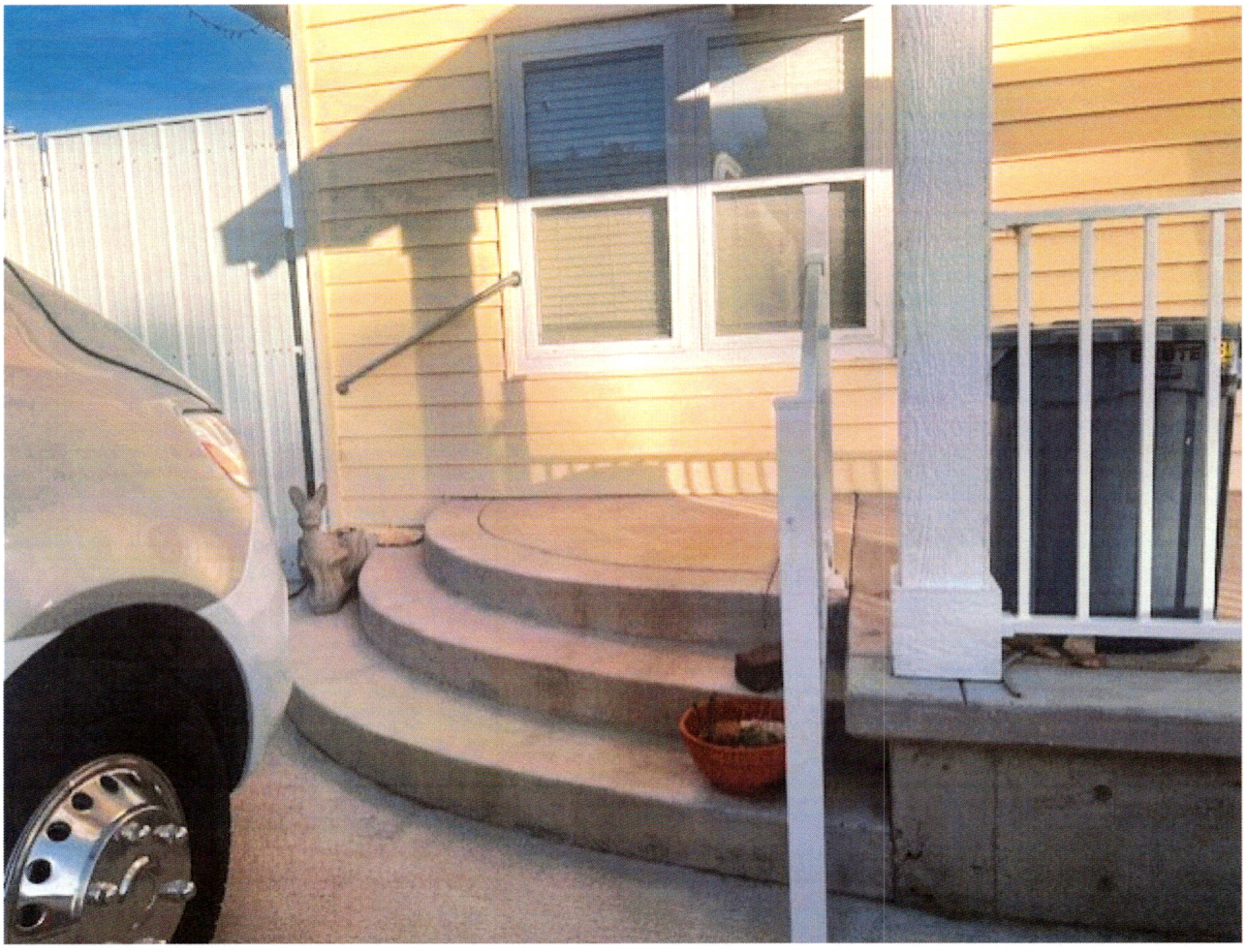
Sent from my iPhone

22' x 10' Porch Addition

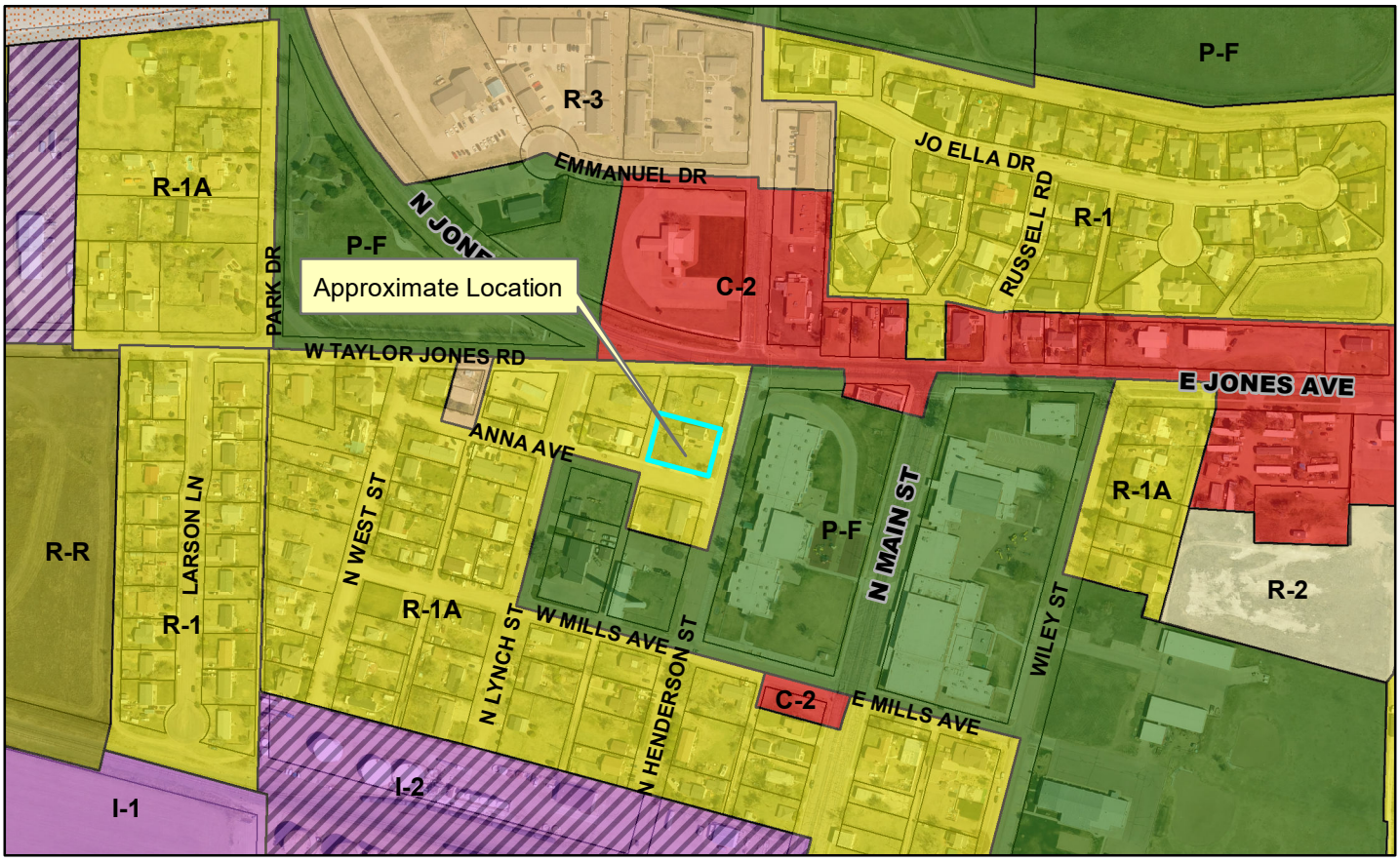




Type of design Structure



Type of Design for Stairway



Case Number: HBZA2025-13
Applicant: Robert and Erlinda Johnson
Address: 301 N. Henderson Street
Request: Variance request to the front yard setback.

