AGENDA
GARDEN CITY BOARD OF ZONING APPEALS
TUESDAY, JANUARY 13, 2026
9:00 AM
CITY COMMISSION CHAMBER - GARDEN CITY, KS

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 member- Abby Franco

III. Election of Officers

IV. Approval of Minutes

IV.A. Garden City Board of Zoning Appeals Minutes-November 11, 2025.
Garden City Board of Zoning Appeals Minutes-November 11, 2025

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. GCBZA2025-14: Setback variance request to construct a building within the front yard setback on the property generally located at 701 E. Fulton Street.
GCBZA2025-14 Site Plan
GCBZA2025-14 Applicant Letter
GCBZA2025-14 Vicinity Map

VII. Adjourn

MINUTES
BOARD OF ZONING APPEALS
GARDEN CITY, KANSAS

November 11, 2025

The Garden City Board of Zoning Appeals scheduled a Public Hearing at 9:00 a.m. Tuesday, November 11, 2025, in the City Commission Chambers at the City of Garden City Administrative Center located at 301 North 8th Street, Garden City, Kansas.

I. CALL TO ORDER

Meeting called to order at 9:00 a.m. Present were Chairman Acosta, Member Karhoff, Member Dick, Member Mesa and Member Madrid. Also in attendance were Staff Thompson and Staff Presisto.

II. APPROVAL OF MINUTES

Member Dick made a motion to approve the minutes from July 08, 2025. Member Karhoff seconded the motion. Votes were taken by yeas and nays and recorded as follows:

Mesa	Dick	Acosta	Karhoff	Madrid
Yea	Yea	Yea	Yea	Yea

Motion passed.

III. 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 Plans 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**

IV. NEW BUSINESS

GCBZA2025-12: Setback variance request to construct an accessory structure within the front yard setback on the property generally located at 1506 North Taylor Plaza.

Staff Thompson- Presented staff report.

Member Madrid-Is it affecting any of the connecting business to him in anyway?

Staff Thompson-Not that I know of, no it is all within his property line and the setback the three feet. But otherwise, I haven't had any complaints.

Member Madrid-And it's not a danger to anybody, when they're walking around the area?

Staff Thompson- No, in the parking lot where the stalls are I wouldn't think that it's a pedestrian hazard.

OPEN PUBLIC COMMENT

Chad Turner, Applicant-I did go ahead and submit the diagram of the parking lot to Daunte earlier and I'm just going to pass it around and show you what we've got. The paper shows some of the area that's in the back that was marked off for original intentions of putting up a shed. I wanted to have a recycling center for cardboard, located back behind our building. Got that put in place and had it full of cardboard and somebody came by and lit the container on fire and burned the side of the building. Luckily it was late in the evening, and our sleep tech had gone outside by chance and saw that it was on fire and called the fire department and they came and put it out and so we had to go back in and repair the building and I chose not to have a recycling bin after that. Shortly after that we had graffiti MS13 was spray painted all on the back side of the building. I think they pretty much went through that part of town and spray painted a number of other buildings besides ours. So, we had that

incident, had to go back and repaint that and then this last January I had an enclosed trailer that was stolen from that parking lot then as well. Again, I just try to keep my property as neatly as I can. The storage shed, obviously I need to be able to keep all the things, trash pump, power washer, hoses, electrical cords, leaf blower all that kind of stuff inside of it. On that backside of this property, typically and you can see Sherman Williams of course is right over here and then semis will often come through here and then construction trailers, they pull up through here and you can see in this lot and over here where the semis have gone through the alley and made that turn. So, it's always being used. Whenever I think I came down to the city office to check and I'm just going to have to claim ignorance here. I did not hear correctly that I needed to get a permit. Since then, I have gotten hearing aids, sometimes they're great, sometimes they're not so good and just so I could have a good understanding of what's going on. That back parking lot I didn't know that that was going to be the best place because of all the crime that has taken place and I thought I've got plenty of room out front, I'll just go ahead and get a storage shed, get it set up. I came into see Daunte and asked about getting a permit for adding an electrical box, Sherwin Williams has got a sign up front that has an existing electrical box there and I thought maybe I'd be able to run some electrical to it. I just thought that would be an added bonus, not that I have to have it, but today's solar power helps with just some lighting or whatever the case may be. The other thing that I did do was talk to someone with this light pole. I added, I replaced these lights on the floor with the LED lighting just to keep everything bright and I thought that maybe that would be just overall the safest bet to go with and try to avoid having any further criminal events.

Member Mesa-So you do own the parking lot?

Chad Turner, Applicant-Oh,yeah.

Chairman Acosta-Real fast, for the public record, could you just state your name out loud?

Chad Turner, Applicant-Chad Turner

Chairman Acosta-Any questions for Chad?

Member Mesa-And it's anchored just by bolts, right?

Chad Turner, Applicant-It's anchored, yes, upon delivery. I wanted to go ahead and just get it anchored down.

Member Karhoff-Were there any concerns from the tenants of putting it out there, as far as parking goes?

Chad Turner, Applicant-There is so much parking out there. No. We always have ample parking.

Chairman Acosta-Were there any write-ins or anything?

Staff Thompson-No.

Chairman Acosta-Any further questions? I'll go ahead and close public comment and allow for discussion.

Member Dick-So the regulation is we can't have any accessory units in any of the front lot?

Staff Thompson-Correct

Member Dick-If this wasn't paved and it was grassy.

Staff Thompson-Any of the front yard, which is considered to be between the building and then the right-of-way. So even if it was a yard of dirt, it still would not be permitted. Any accessory structure would not be permitted.

Member Dick- Is this a C-3 thing?

Staff Thompson-That would be across any zoning district, including residential. No accessory structures are permitted within the front yard.

Member Mesa-I probably know the answer to this question, but you haven't had any other businesses do the same thing, and then you notified them and they removed it recently.

Staff Thompson-No. Not that I can think of. The most recent case that the board considered was back in May when the new Dream First Bank on McCoy over by Kansas put a trash enclosure in their front yard.

Member Mesa-That's a temporary deal, right?

Staff Thompson-That was permanent.

Member Mesa-I was thinking of the trash that they're going to dump because of the construction, but that was permanent.

Member Madrid-Is there a recommendation you have made as to where they could possibly move it to?

Staff Thompson-Everything that's in green in this figure is where the accessory structure is permitted according to the zoning regulations.

Member Madrid- But because of the crime he's mentioned, that probably would not be a safe place. Because it's in the back.

Chad Turner, Applicant-It's a heavy traffic area. That alley is paved with cement.

Member Madrid-It would be easier access for somebody to break into it, I guess. That wouldn't be a good idea. And honestly, you drive by, because we were just working over there and I didn't notice it. I mean, we were there for a couple of weeks.

Chad Turner, Applicant-It looks really nice. I've had several people stop by and ask me where I got that.

Member Dick-The fire rating, and you're saying five feet of a property line, does that include public property lines?

Staff Thompson-Yes. It would be any property line.

Member Dick-How far is that? I mean, a car is what? Ten feet big? I mean, I'm just trying to picture how far away five feet is on that map. I mean, there's a scale, but it's not a useful scale on there. Because the thing that's kind of unfortunate is probably the best place to put it to be out of the way of everything is the place that it currently is at. Where it's not, like you said, you don't notice it.

Member Madrid-And like you said, if there's a lot of crime in that area, wouldn't it be a good idea to put it in the back? I wouldn't feel safe, personally.

Member Dick-It would just mean that it would be bumped back for the fire rating.

Chad Turner, Applicant-Those are parking blocks right there. I got it back behind my parking block probably about less than a foot or something.

Member Dick- So it's like two feet. Is that the property line there? Oh yeah, because you can see the water main. The water line there. So maybe it's like three feet. What kind of terms and conditions can you put on a variance?

Staff Thompson- What do you mean?

Member Dick- I mean, if there's any place that's going to have a variance in the structure, personally, I think this is the place. I don't want to say, no, it needs to be fire rated, and then it gets moved into the middle of the parking lot. And then you're like, well, this is worse. Out of all the places, like you said, it makes it look acceptable. This is the place to put it, which I think is the reason it's there.

Staff Thompson-That is a good question.

Member Karhoff- Do you have any problems fire rating that at all? If we would go forward and approve a variance, leaving it where it's at, you're going to have to fire rate that back wall, basically fire rate the structure.

Chad Turner, Applicant- What does that mean?

Staff Thompson- It's a certain material of the wall that you'll have to use. Unfortunately, that's in the building codes. I don't know the specifics, but the building code does require that any wall within five feet of the property line has to be fire rated. It's a certain material and a certain thickness of a wall that's used. If you don't want to do that, then the building needs to be five feet away.

Chad Turner, Applicant- I just need to anchor it and move it a little bit further, is what you're saying?

Member Karhoff-Yeah. But then, like Shannon said, we want to make sure that the structure doesn't move into the middle of the parking lot. Because where you have it does make sense, but because it's so close to that property line right now, you've got to move it another two feet.

Charman Acosta-How long is it?

Staff Persisto-Sixteen feet?

Member Karhoff- We don't want that sticking out either.

Member Madrid- Move it to the end of the line? As long as it's not going to obstruct the driving. When people aren't driving in, as long as it's not going to obstruct their vision of what's coming.

Chad Turner, Applicant-I just tried to get it kind of centered. To answer your question exactly, the best thing to do is just go in for the tape measure now and go later and find out where you're at.

Member Madrid- Or it might be easier to get some material and get it fire rated.

Staff Thompson- You got it from Premier Sheds, right? So, changing their plans may require them to submit new engineered plans to us too. Moving it may be the best option.

Member Mesa- Cost effective.

Chad Turner, Applicant-I'm sitting here thinking of doing the work myself. This was a $4,300 shed. I don't want to be putting $1,000 on it.

Member Dick-Could you measure out 21 feet? Most parking lots are like 20.

Staff Presisto-The typical stall is 9 by 20.

Member Dick-So it'll be like right there. It'll be just a little bit out.

Staff Thompson-It could be sticking into the drive aisle.

Member Karhoff- Does it have to face that way? Could he rotate it? He's got more than enough parking spots. He could turn it. Instead of opening it up into the drive lane instead of opening up the doors, you're opening it up and then you're taking up three parking stalls instead of two. You should rotate it. He has to go east and west.

Member Dick-I want to stay away from designing somebody's property for them. There's a boundary that we can say as long as it's in this area, I'd be okay with granting a variance. Either fire rated or not. If it's too close, it has to be fire rated. If it's too far, if it's far away, I don't care. I just don't know if we can approve that or if we approve a variance that's a blanket variance. I could do whatever. I'm going to put it right in the middle. Which you're not going to do, but procedurally I need to know what we're actually...

Staff Thompson-I think that based on the conversation and what you guys are wanting to do, I think that you could approve the variance with the condition that the shed is set back five feet from the south property line and that would put it in a place where it appears you guys want it to be.

Member Dick- I don't think that language keeps it. What does keep that from him? A variance maintains, right? Change of property, change of whatever.

Member Karhoff- Can we designate that we're approving it to be in the southwest corner of the parking lot?

Member Dick- Is there something that you can do with that? We can say we would suggest this area, move it, and then come back and request a variance then. That's a lot of trust on our part. They need to trust us that we're actually going to then follow through on that. And the other thing is I'm fine with it where it's at, but it's the fire rating.

Member Mesa- Just to Shannon's point, on a variance, does that only pertain to him? If he sells that place and then somebody else comes in and wants to do something different, or maybe the same, would they have to come in?

Member Dick-Or put seven of them in.

Staff Presisto- This variance would only be for this structure. No, the structure itself.

Member Madrid- No matter who owns it, it's for the structure.

Member Dick- But a second structure would have to get a second variance.

Member Mesa- The choices are clear. Either fire rate it or remove it. I think everybody's okay with it.

Member Dick- I just want to word it in a way where it's clear. Once it's bolted down, which it is, and then it gets re-bolted somewhere, is that a new structure? Normally we don't do this with houses. What counts as a new structure?

Staff Thompson- Yeah, that would make it non-conforming again.

Member Dick- As long as you put it in this structure, in this area, we're fine with the variance. Because really, once this gets unbolted and bolted back down, it's non-conforming again. Which means if something is wrong, puts it into the middle of the parking lot, we have a non-conforming again. Which we could bring it back up. Without looking at what the words have to say, my thought is I'm fine with that structure being in that general area, the southwest corner of the west wing of that. I don't care if it's within 5 feet or not, but if it's within 5 feet, I still think it needs to be fire rated because that's affecting somebody else's property, their cars or whatever that's parking in the parking lot. So, I'm not going to make any variance on the fire rating but moving it to get out of that 5-foot zone but leaving it in that general area is fine with me. Okay, now I'm going to type into the chat to get into the right wording for this.

Chad Turner, Applicant-I see you're... So, we're talking 5 feet from this? And even though these cars... Is that what you're saying? I need to just move it...

Member Dick- Yeah, from where that water line goes in. But you could also rotate, right?

Chad Turner, Applicant-If somebody parks right there and do you need to open up your door? Well, you're talking about having the end of it, so it faces either way.

Member Madrid- Yeah, you can face it towards where there's not a parking space.

Member Dick-. And personally, I'm fine with you leaving it exactly where it's at, but it would need to be fire rated.

Member Madrid- Fire rated or 5 feet?

Member Karhoff- Without blocking the driving lane. An approved variance of 5 feet or fire rating without blocking the driving lane.

Member Dick- Well, I don't think language has to include anything about the fire rating. Because that's already language. That's already what the regulations are. The only variance we're talking about is ancillary structures and a front lot. You don't even have a third option on your alternatives. Alright. Does that make sense, what we're saying?

Chad Turner, Applicant-Yeah. 5 feet away from that border. And providing that it's pretty much dead on right there. That's one choice. And then re-anchor it. Obviously, I can't live without it being un-anchored and then anchor it again. Or I call and have them pick it up and I rotate it so that the doors are facing that direction and they pick up these two spots and they move it.

Member Dick- Or leave it in fire rated, which is probably cost prohibitive.

Chad Turner, Applicant-Yeah. It's not really something that we look forward to wanting to do. I think that's easiest. Any other questions or concerns?

Member Mesa-I mean, considering the circumstances I think this would be a compromise really since you did not pull a permit, if you're willing to do that I think we're good.

Chad Turner, Applicant-Ok.

Member Dick-I think a lot of it goes with looking at A-E of what your considering really does touch on E which is talking about unique property… not having a significant amount of back especially talking about parking in the back for the different people plus clearance to be able to do things there really isn't a place to do something like this, so I think we are talking heavily on a condition that's unique to this specific property.

Chad Turner, Applicant-It's just a type of wood frame building. I just feel like that's the safer I don't know I'm just paranoid after having the cardboard burnt like that. If I was to put up a container that would mean a different story. Something that was fully all metal.

Staff Thompson-I do want to say before reviewing the regulations and confirming with Aleecya, that you cannot set a condition on a variance. So, it's only going to be what is proposed or the alternative is to deny it.

Member Dick-So technically if it gets moved it comes back to here.

Staff Thompson-Yeah.

Member Dick-I mean it's going to have to come back to here.

Staff Thompson-Correct.

Member Dick-Why is this item then discussing two different variances? Is it we're trying to pass two different variances at the same time?

Staff Thompson-No, the variance is only for two different zoning regulations. It's to the front yard setback zoning regulation that's in 2103 and then it's to the zoning regulations which have the 30-foot front yard setback.

Member Dick-But it's only addressing when we say the board may approve the variance request, there isn't the variance request there's two variance requests, so this item really should be two variance requests that were not one rule together.

Staff Thompson-And there's no way that the board can increase or decrease a variance but, in this case, section 21.030 can't be increased or decreased. Because it just doesn't permit any accessory structure within the 3 feet.

Member Dick-Here's my logic with this, we approve the variance for location. Not a variance for the fire rating.

Staff Thompson-Which you can't anyways. You cannot set a condition for the fire rating.

Member Dick-You can't variance out the fire rating?

Staff Thompson-Correct, that's in the building code which is outside of your guy's purview.

Member Dick-So this is the move point right now.

Staff Thompson-Yes, either you guys approve it and he has to get it fire rated or you guys don't approve it and either case he's doing to have to move it or fire rate it.

Member Dick-Right now would be move it away, not move it to another non-conforming location. Because all locations are non-conforming locations.

Staff Daunte-Correct.

Member Mesa-Except for the rear yard.

Chairman Acosta-So it's ok to have it in the front yard and you guys will deal with the fire rating?

Staff Thompson-Yeah, the building official would deal with the fire rating.

Member Dick-I'm going to assume we all know what's going to happen I'll let you deal with the bureaucracy.

Member Madrid-So the five feet, he can't do that? Is that what you're saying?

Staff Thompson-No, he can do it but then moving it two feet is going to require him to come back in front of you guys for another variance since technically he's moved it to another location. You would have to pay another application fee; we would have to publish it again. It would be another two-to-three-month process.

Member Madrid-How much is the application fee?

Staff Thompson-$250, and then we're starting a new zoning violation case as well.

Member Dick-I wouldn't go moving all the way yet. Let's table this. Move it. Re-do it.

Staff Thompson-Do what?

Member Dick-Can we table?

Staff Thompson-Table?

Member Dick-This item.

Staff Thompson-For what purpose?

Member Dick-So they can move it to a new location and not have to pay.

Staff Thompson-We'd have to republish it again.

Member Dick-Specifically that location?

Staff Thompson-Yes.

Member Mesa-So there's no way avoiding him coming back.

Staff Thompson-Yes, you guys approve today and he needs to go deal with the fire rating or you guys deny it and he has to move it entirely. And dealing with the fire rating could mean installing that fire rating wall if Premier Sheds has the plans to do that or he has to move it.

Member Madrid-It might be cheaper to just do the fire rating at this point.

Member Dick-Probably not, it's probably like a $1000.

Staff Daunte-Yeah, I think that's typically what the fire rating cost.

Member Madrid- Well moving it and then the $250 application. And we have to come back, and it might not get approved again.

Staff Thompson-And staff wouldn't recommend that again as well.

Chad Turner, Applicant-Is anyone here familiar with building or constructing fire rated materials or what that takes?

Member Madrid-I don't think it will be $1000, I mean I don't see that being $1000.

Member Dick-You really can't table an item?

Staff Thompson-You can table it but then moving it is going to require a separate variance because then we're bringing you a whole other case.

Chad Turner, Applicant-Can you fire rate something on the interior walls?

Member Madrid-With the fire rating sheet rock?

Chad Turner, Applicant-Yeah, that's what I'm thinking.

Member Dick-Or an insulation like spray insulation.

Staff Thompson-Yeah, again I'm not familiar with what the requirements would be.

Member Madrid-We have the fire code sheet rock that we use on the ceilings, could he do that on the inside of the wall?

Staff Thompson-Yeah, that would be a question for the building official.

Member Madrid-I think it would be cheaper for you to do the fire rating. I don't think it's as expensive as they're saying personally. But we can hold onto it and he can look into that.

Member Dick- think no matter what, there's approving the variance request, letting the cards fall and come back if he needs to come back. I think proving the variance really forces the point where we are looking at the cost is to fire rate it one way or the other. To the satisfaction of the city and then if it's less than $250 you can go that route, if it's more than $250 here we are again. Or he just parks out a bunch of trailers, and you get around the whole thing. I mean that's the thing if the storage is going to happen, it's going to happen. It's going to hopefully happen in an aesthetically pleasing way or it's going to happen with trailers or things that work. But we aren't really in the spirit of what we're trying to do which is have a nice-looking property, which I assume is the point of this. If we go look at the following conditions, I do think this variance does meet those following conditions. So, I would, again when I say approve the variance request this is not variancing the fire.

CLOSE PUBLIC COMMENT

MEMBER DICK MADE A MOTION TO APPROVE THE VARIANCE REQUEST AS PRESENTED. MEMBER MESA SECONDED THE MOTION.

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

Mesa	Dick	Acosta	Karhoff	Madrid
Yea	Yea	Yea	Yea	Yea

Motion passed.

V. ADJOURN

The meeting was adjourned at 9:41 A.M.

_____

Trent Maxwell Secretary
Aleecya Charles
John Presisto
Daunte Thompson

_____

Isaac Acosta Chairman
Elva Madrid Vice-Chair

MEMORANDUM

TO: Garden City Board of Zoning Appeals
THRU: Trent Maxwell, Neighborhood and Development Services Director
FROM: Daunte Thompson, Planner
DATE: January 13, 2026
RE: GCBZA2025-14: Setback variance request to construct a building within the front yard setback on the property generally located at 701 E. Fulton Street.

ISSUE:
The Garden City Board of Zoning Appeals is to consider a variance request to construct a building within the front yard setback on the property generally located at 701 E. Fulton Street.

BACKGROUND:
Virginia Ramirez is requesting to construct a building within the front yard setback on the property, generally located at 701 E. Fulton Street. The property contains auto glass repair and income tax preparation businesses, and the property owner intends to demolish the existing awning west of the building to construct a garage addition. The proposed garage addition will be constructed at the exact location of the existing awning, with a setback of five feet from the west property line.

STAFF ANALYSIS:
The property is zoned "C-2" General Commercial District and has the following setbacks:

- Front Yard: 30 feet, unless otherwise provided in Article 25.
- Side Yard: No side yard setback.
- Rear Yard: Five feet.

The property abuts two roads, creating two front yards along Fulton and Second Street. As a result, both sides must meet the front yard setback of 30 feet, unless otherwise provided in Article 25. The current awning is considered a non-conforming structure under Section 21.080, and any structural alterations, including the proposed demolition and garage addition, would require the structure to conform to current regulations, including yard setbacks. As a result, the proposed garage requires a variance to be located at the existing awning location.

The existing awning is used to store vehicles and repair auto glass, which the business owners intend to continue doing within the proposed garage. Enclosing this activity within a garage will reduce any negative impact on surrounding properties. The neighboring industrial and commercial properties are setback approximately zero to five feet from the property line abutting Second Street. As a result, the proposed garage will conform to the neighborhood.

The Board may make their determination and state their findings according to the conditions in Section 29.010 of the Garden City Zoning Regulations. Below is the section and the list of these conditions:
29.010 VARIANCE - PROCEDURE. An application for a variance may only be granted upon a finding by the Board of Zoning Appeals that the applicant has shown by clear and convincing evidence that

all of the following conditions have been met:

A. The strict application of the provisions of these regulations from which a variance is requested will constitute unnecessary hardship upon the applicant.
B. The granting of the variance will not adversely affect the rights of adjacent landowners or residents.
C. The granting of the variance will not be opposed to the general spirit and intent of these regulations.
D. The variance desired will not adversely affect the public health, safety or general welfare.
E. The variance requested arises from a condition that is unique to the property in question, is not ordinarily found in the same zoning district, and is not created by an action or actions of the landowner or the applicant.

ALTERNATIVES:

1. The Board may approve the 25-foot variance request.
2. The Board may not approve the variance request.

RECOMMENDATION:

Staff recommends that the Board approve the variance request.

FISCAL NOTE:

There is no fiscal note.

ATTACHMENTS:

GCBZA2025-14 Site Plan
GCBZA2025-14 Applicant Letter
GCBZA2025-14 Vicinity Map

RECEIVED

City of Garden City, KS

Project Number: SPGC25-58
Received by: SR
Date: 23Oct2025
No. of Pages: 1(PLAN)
1st Submittal

PARKING CALC.

13305.F./800 = 2-STALLS
1 - HC

LANDSCAPE PLAN

TOTAL AREA: 20650 S.F.
1 - 1½C RED OAK

SOLID WASTE

CUSTOMER USING THE
EAST ALLEY DUMPSTERS

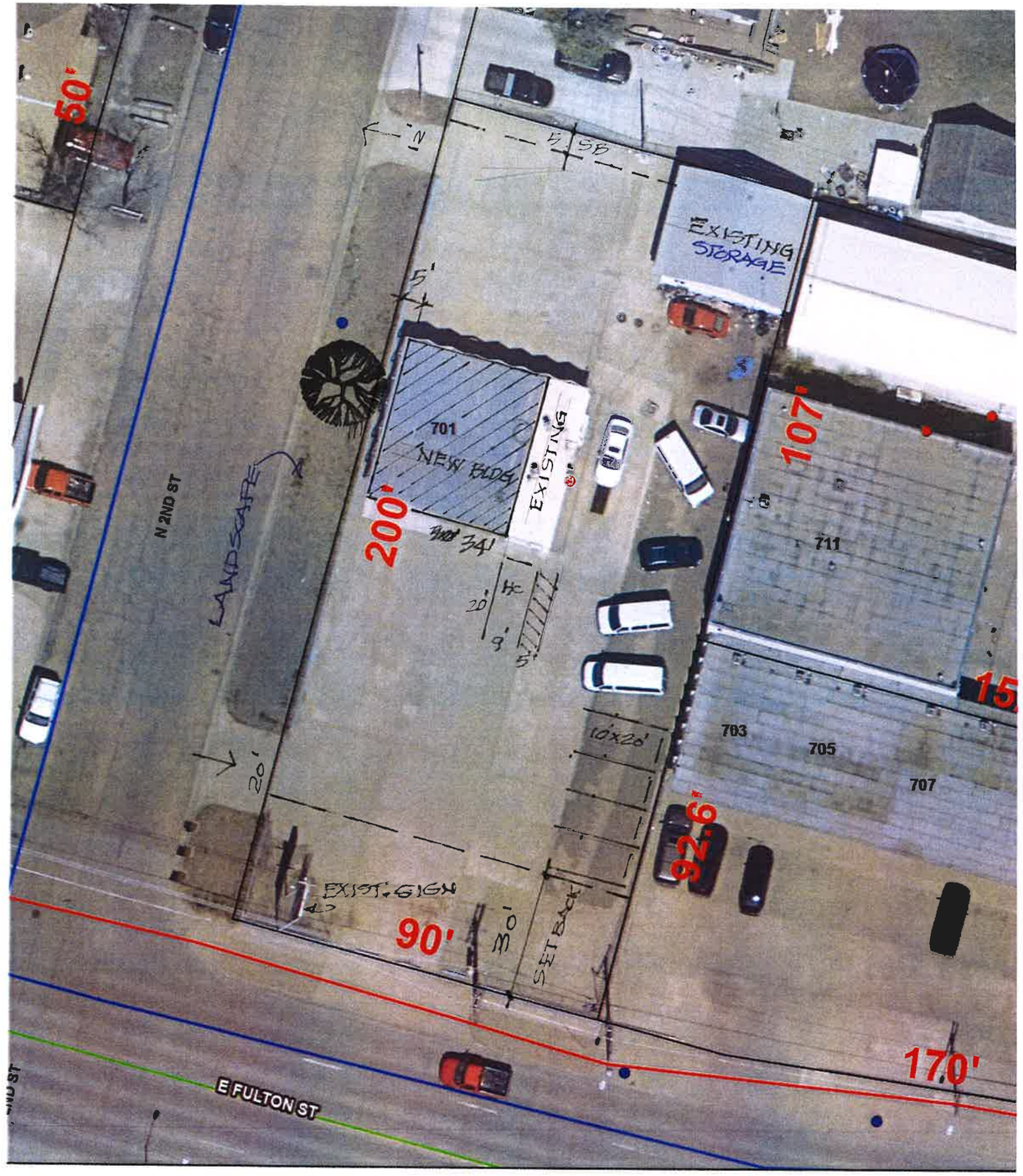
ADDITION for MISSION AUTO GL
701 E FULTON ST
G.C. KS

LEGAL

304 ORGINAL PLAT, S18, T24, R32W,
BLOCK 16, S200' OF W90'

DANIEL E. FANKHAUSER LICENSED 1816 KANSAS ARCHITECT 10/24/25

DAN FANKHAUSER
ARCHITECT
1101 E. Kansas Plaza P.O. Box 579
Garden City, Ks 67846
Office: 620-276-8297 Fax: 620-276-4194
Cell: 620-272-4047 Email: defarchitect44@gmail.com



Utility Site Map

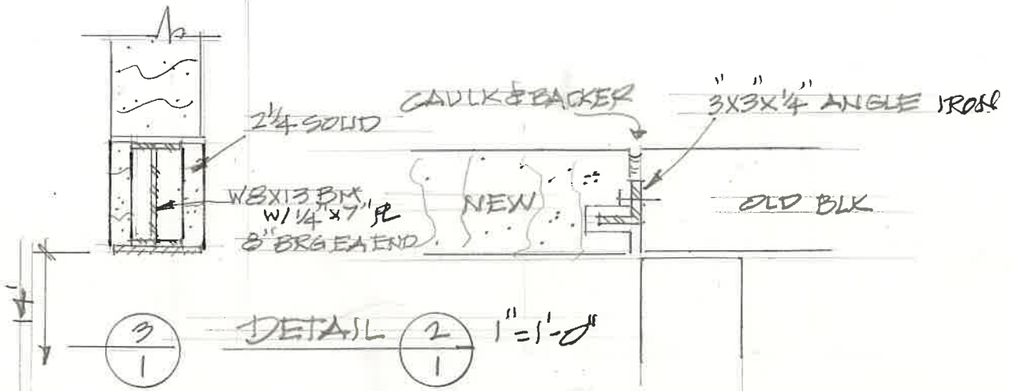
0 25 50 100
1" = 30'
Feet

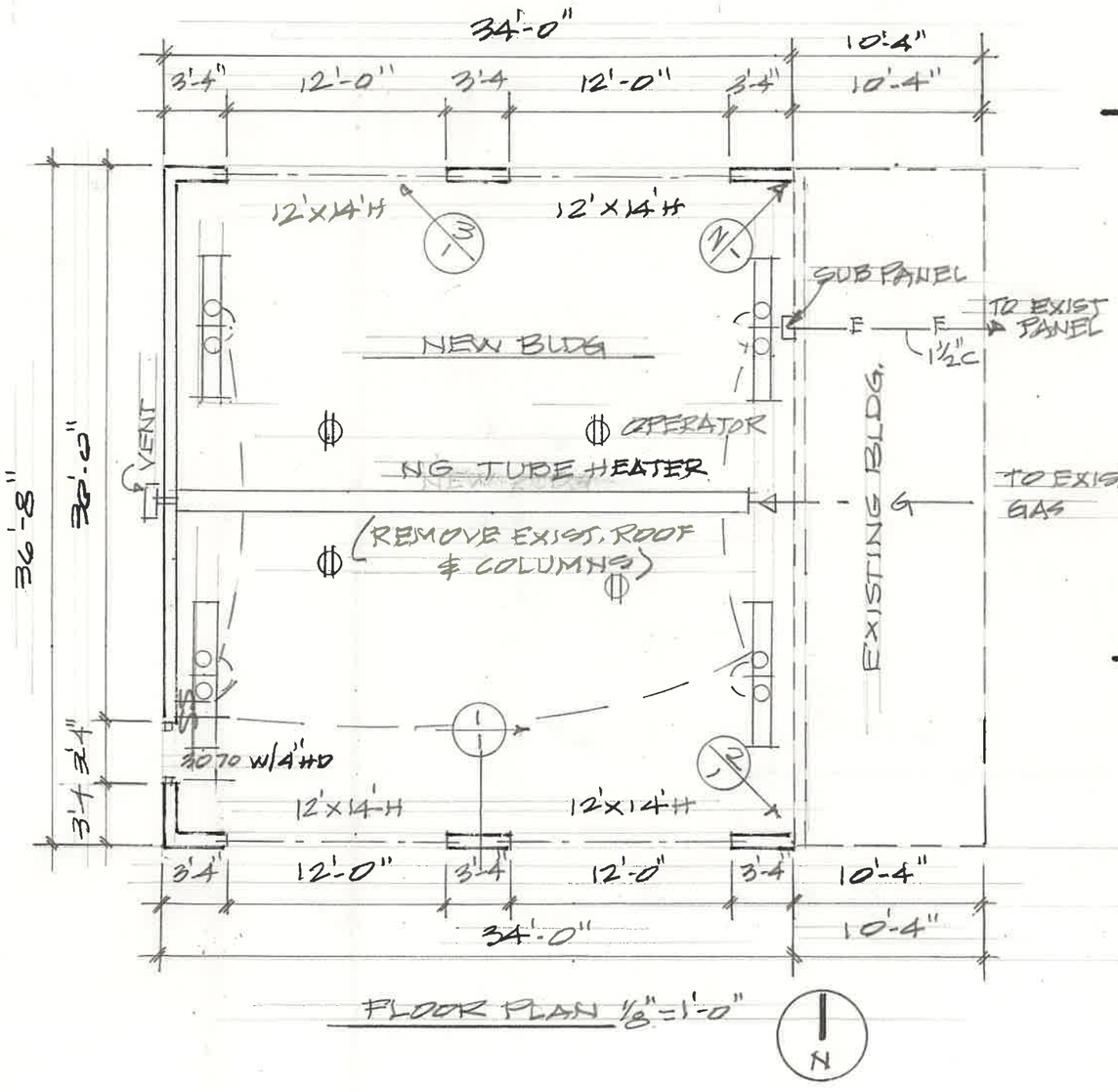
N

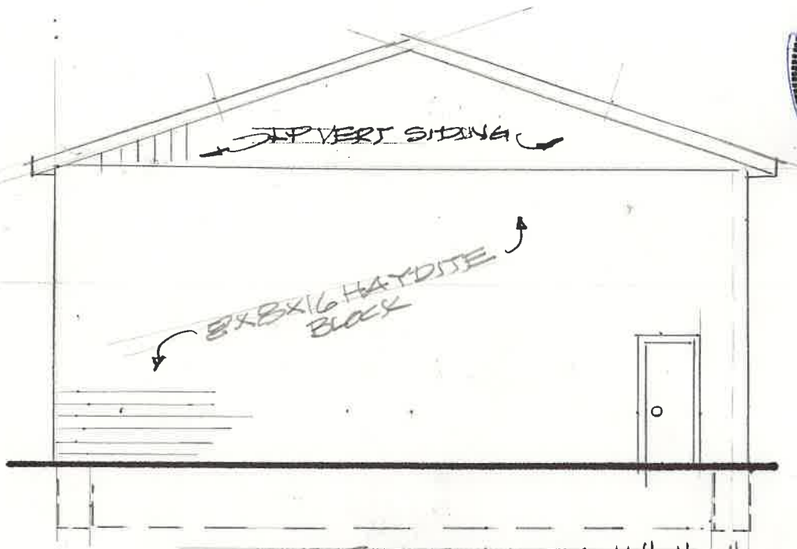
Please call dig safe before digging*

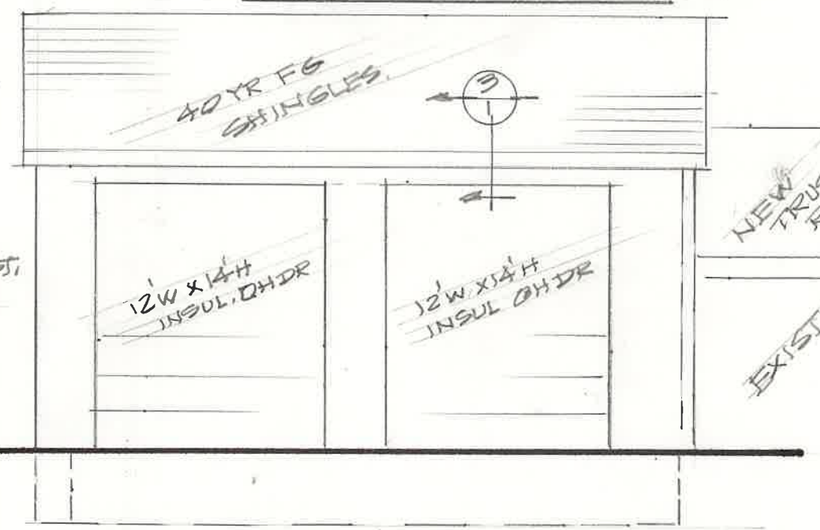
This map is produced by Finney County GIS and is for reference nly. This map may not have been prepared for or suitable for egal, engineering, or surveying purposes.

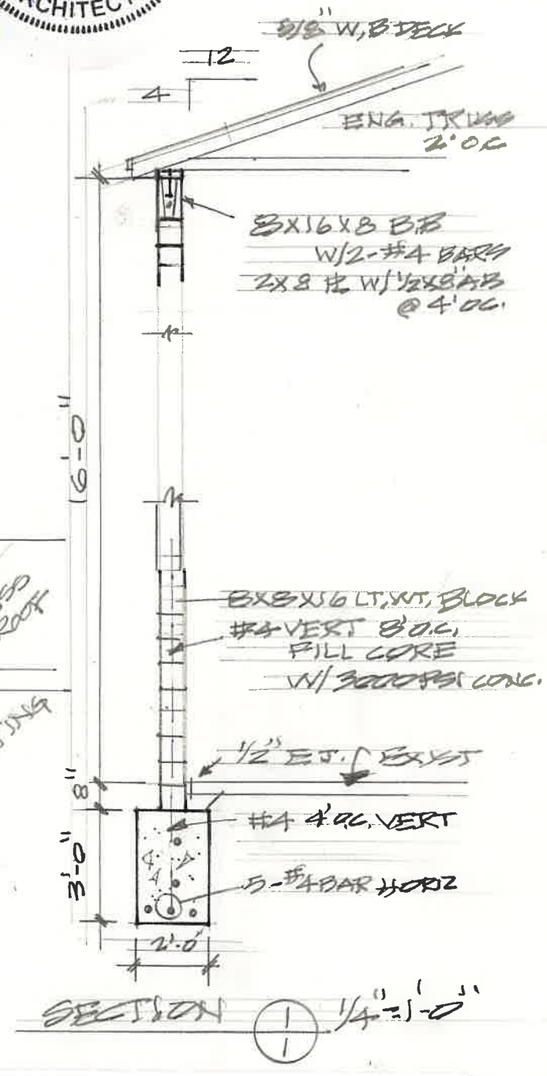
Electric: Meters, Distribution
Water: Meters, Mains
Wastewater: Manholes, Lift Stations











ADDITION for MISSION AUTO GL.

701 E FULTON ST

G.C. KS.

JOB: 2025-33 OCT '25

DAN FANKHAUSER
ARCHITECT
1101 E. Kansas Plaza P.O. Box 579
Garden City, Ks 67846
Office: 620-276-8297 Fax: 620-276-4194
Cell: 620-272-4047 Email: defarchitect44@gmail.com

DANIEL E. FANKHAUSER LICENSED 1816 KANSAS ARCHITECT

DAN FANKHAUSER
ARCHITECT AIA

November 11, 2025

City of Garden City
P.O. Box 998
Garden City, KS 67846

RE: Mission Auto Glass
701 E. Fulton Plaza
Garden City, KS 67846

I am representing the owner of the property, Viriginia Ramirez, in this request for a waiver.

1. Reduction of side yard setback
2. Eliminate 200 LF of sidewalk on the West side of the property that goes to the South

These requirements would be an extreme hardship on the owner, who will spend several thousand dollars on the new building.
Thank you for your consideration.

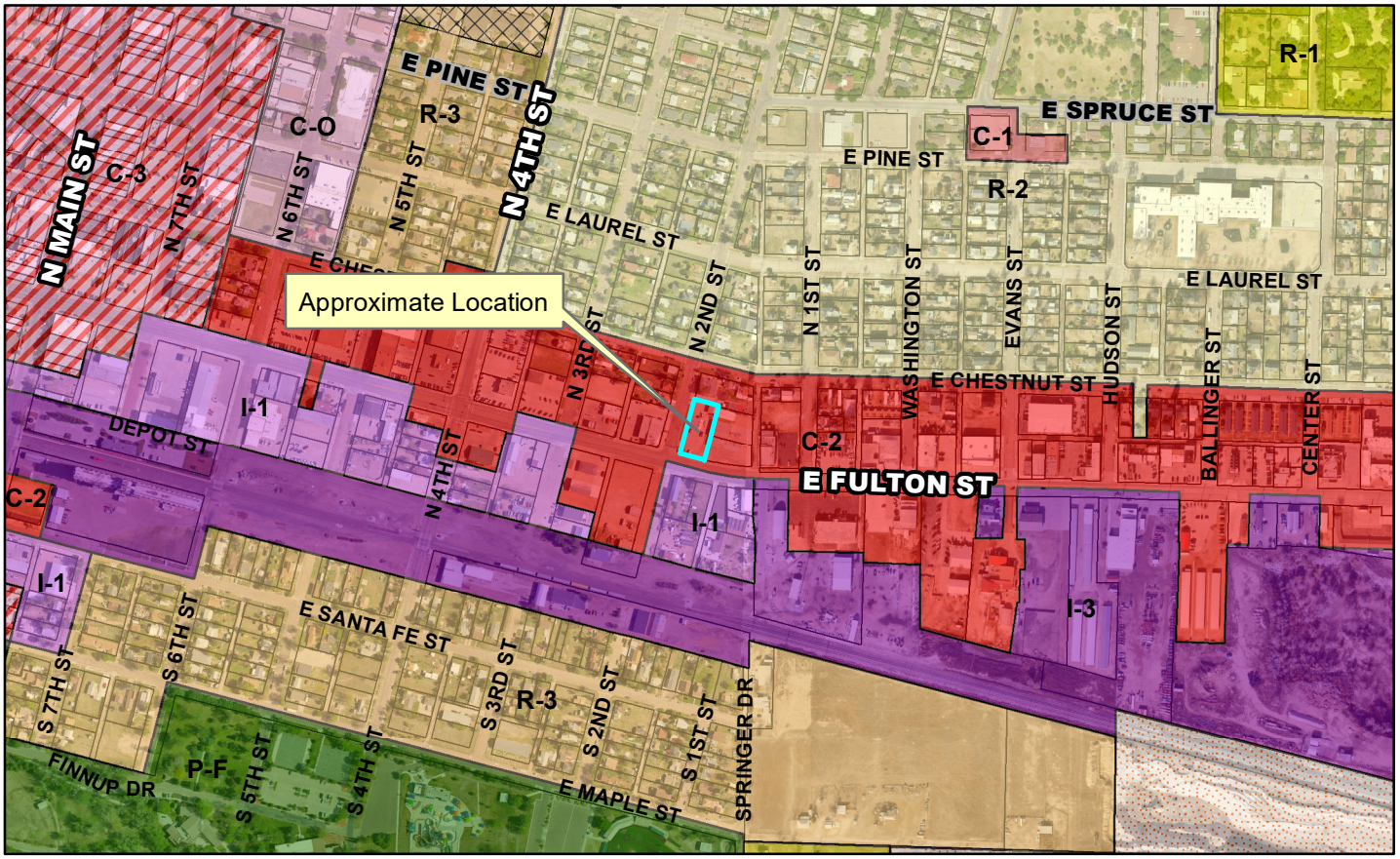
Sincerely,

Dan Fankhauser

Virginia Ramirez

FAXED 11/14/25

1101 E Kansas Plaza • P.O. Box 579 • Garden City, Kansas 67846
Office: 620-276-9248 • Fax: 620-276-4194 • Cellular: 620-272-4047
Email: dfank@gcnet.com



Case Number: GCBZA2025-14
Applicant: Virginia Ramirez
Address: 701 E. Fulton Street
Request: Setback variance to construct a building within the front yard setback.

