

AGENDA
HOLLAND CHARTER TOWNSHIP
ZONING BOARD OF APPEALS
October 24, 2023
5:30 p.m.

1. Roll Call
2. Public Comment
3. Approval of September 26, 2023 Minutes
4. 235 N River Ave (70-16-20-326-001) – Nonuse Variance
Petition submitted by Alex Fink of Double Dog Properties, LLC for variances consisting of: 1) 19 feet from the required 50-foot minimum front yard setback, resulting in a northern front yard setback of 31 feet; 2) the reduction of 3 stacking spaces from the required 10 stacking spaces, resulting in 7 stacking spaces; 3) the reduction of 1.5 feet from the required 10-foot minimum width for the Lakewood Blvd Front Yard Landscape, resulting in Front Yard Landscape width of 8.5 feet; 4) the reduction of 2 canopy trees from the required 5 canopy trees in the Lakewood Blvd Front Yard Landscape, resulting in 3 canopy trees; 5) the reduction of 2 canopy trees from the required 3 canopy trees in the N River Ave Front Yard Landscape, resulting in 1 canopy tree; 6) the elimination of 1 tree from the required eastern Type D Buffer, resulting in 0 trees; and 7) the elimination of 3 trees from the required southern Type D Buffer, resulting in 0 trees. The variances are being requested for a new drive-through facility. The subject property is zoned C-2 Community Commercial.
5. 223 N River Ave (70-16-20-326-002) – Nonuse Variance
Petition submitted by Alex Fink of Double Dog Properties, LLC for variances consisting of: 1) 10 feet from the required 15-foot minimum side yard, resulting in a northern side yard setback of 5 feet; 2) the elimination of 3 trees from the required northern Type D buffer; resulting in 0 trees; 3) 5.3% from the 25% maximum building coverage, resulting in a 30.3% lot coverage by building; and 4) the reduction of 7.2 feet from the required 10-foot minimum width for a portion of the eastern Type D buffer, resulting in an eastern Type D buffer width of 2.8 feet. The variances are being requested for a proposed lot line adjustment and parking lot improvement. The subject property is zoned C-2 Community Commercial.
6. 3717 Beeline Rd (70-16-09-200-037) – Nonuse Variance
Petition submitted by Caroline Kimmel of Kittle Property Group on behalf of K & J Legacy LLC for variances consisting of: 1) 39 square feet from the minimum 120 square feet of storage area required for a 1-bedroom multi-family dwelling unit, resulting in a storage area of 81 square feet; 2) 17 square feet from the minimum 120 square feet of storage area required for a 2-bedroom multi-family dwelling unit, resulting in a storage area of 103 square feet; and 3) 12 square feet from the minimum 120 square feet of storage area required for a 3-bedroom multi-family dwelling unit, resulting in a storage area of 108 square feet. The variances are being requested for a new multi-family apartment complex. The subject property is zoned R-3 High Density Residential and FP Floodplain.
7. 388 Howard Ave (70-16-30-203-006) – Nonuse Variance
Petition submitted by John Harder on behalf of Abhishek and Madhuri Gupta for variances consisting of: 1) 8.9 feet from the required 35-foot minimum front yard setback, resulting in a front yard setback of 26.1 feet; and 2) 1.7 feet from the required 7-foot minimum side yard setback, resulting in a western side yard setback of 5.3 feet. The variances are being requested for new additions to the home. The subject property is zoned R-2 Moderate Density Residential, FP Floodplain, and Macatawa Residential Setback Overlay.

8. 469 Pinecrest Dr (70-16-30-150-018) – Nonuse Variance
Petition submitted by Eric Rasmussen for variances consisting of: 1) 6.4 feet from the required 35-foot minimum front yard setback, resulting in a front yard setback of 28.6 feet for a proposed porch addition; and 2) 10 feet from the required 35-foot minimum front yard setback, resulting in a front yard setback of 25 feet for a proposed garage addition. The subject property is zoned R-1 Low Density Residential.
9. Other Business
 - a. Tabled Items
 - i. 4467 96th Ave (70-16-01-200-006) – Nonuse Variance (*Tabled Sept. 26, 2023*)
Petition submitted by William A. Sikkel on behalf of Great Lakes Partners, Inc. for a variance of 3.3 acres from the minimum lot area of 5 acres required within the AG Agricultural zoning district, resulting in a lot area of 1.7 acres. The variance is being requested for a land division to create a new lot of record containing an existing single-family dwelling. The subject property is zoned AG Agriculture.
10. Adjournment