

AGENDA
HOLLAND CHARTER TOWNSHIP
ZONING BOARD OF APPEALS
March 26, 2024
5:30 p.m.

1. Roll Call
2. Public Comment
3. Approval of February 20, 2024 Minutes
4. Public Hearings
 - a. 516 Howard Ave (70-16-30-176-013) – Nonuse Variance
Petition submitted by Bryan and Stacy Huffman for variances consisting of: 1) 74 feet 3 inches from the required 90-foot Macatawa Waterfront building setback for a retaining wall over 30 inches in height, resulting in a Macatawa Waterfront setback of 15 feet 9 inches; 2) 1 detached accessory building in addition to the maximum 1 detached accessory building permitted; and 3) 20 feet from the required 40-foot waterfront setback for a new detached accessory building, resulting in a waterfront setback of 20 feet. The variances are being requested for a new retaining wall system and new detached accessory building. The subject property is zoned R-1 Low Density Residential, FP Floodplain, and Macatawa Residential Setback Overlay.
 - b. 10983 Ryans Way (70-16-35-331-012) – Nonuse Variance
Petition submitted by Elida Hernandez for variances consisting of: 1) 23 feet from the required 35-foot rear yard building setback, resulting in a rear yard setback of 12 feet for an attached deck; 2) 3 feet from the required 7-foot side yard setback, resulting in a side yard setback of 4 feet for an attached deck; and 3) 2.1 feet from the required 10-foot setback for an above-ground swimming pool, resulting in a setback of 7.9 feet. The variances are being requested for an existing above-ground swimming pool and attached deck. The subject property is zoned R-1 Low Density Residential.
 - c. 12350 James St (70-16-21-200-083) – Nonuse Variance
Petition submitted by Michael Bocks on behalf of HS&J Land Company, LLC for a variance of 31.3 square feet from the maximum 29.4 square feet permitted for wall signs, resulting in a wall sign area of 60.7 square feet. The variance is being requested for wall signs on a new entrance building. The subject property is zoned C-2 Community Commercial.
5. Other Business
 - a. Tabled Items
 - i. 3717 Beeline Rd (70-16-09-200-037) – Nonuse Variance (*Tabled October 24, 2023*)
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.

6. Adjournment