

AGENDA
HOLLAND CHARTER TOWNSHIP
ZONING BOARD OF APPEALS
October 22, 2024
5:30 p.m.

1. Roll Call
2. Public Comment
3. Approval of September 24, 2024 Minutes
4. Public Hearings
 - a. 4095 128th Ave (70-16-05-400-012) – Administrative Appeal
Petition submitted by Vincent L. Duckworth of Cunningham Dalman PC on behalf of 128 Ave Storage LLC appealing the decision that the existing building on the subject property is a nonconforming structure. The Petitioner argues that the Zoning Administrator has incorrectly determined that the subject property is a “Through Lot”. The subject property is zoned C-2 Community Commercial.
 - b. 3100 N Wellness Dr (70-16-16-200-064) – Nonuse Variance
Petition submitted by Jeff Brinks of Venture Engineering, PLLC on behalf of North Wellness Dr LLC for a variance to remove the existing Type C Buffer along the 258 feet of a proposed lot line adjustment, resulting in 0 canopy trees and 0 shrubs along the eastern lot line. The variance is being requested for the purposes of adjusting a lot line and installing shared parking facilities with the easterly adjacent property. The subject property is zoned O-S Office and Service District.
5. Other Business
 - a. 3112 N Wellness Dr (70-16-16-200-065) – Nonuse Variance (*Tabled Sept. 24, 2024*)
Petition submitted by Jeff Brinks of Venture Engineering, PLLC on behalf of Tallwood Properties, LLC for a variance to not install the required Type D Buffer along the 258 feet of the western lot line, resulting in 0 canopy or evergreen trees installed along the western lot line. The subject property is zoned O-S Office and Service District
 - b. 506 Orchard Hill (70-16-30-176-041) – Nonuse Variance (*Tabled Aug. 27, 2024*)
Petition submitted by Jon Andersh of Rhoades McKee PC on behalf of Andrew and Jennifer Foley for the following variances in order to divide the subject property into 2 lots: 1) 55 feet from the minimum required 70-foot lot width and frontage on a public right-of-way, resulting in a lot width and frontage of 15 feet for each of the proposed lots; 2) relief from the 4:1 lot depth-to-width ratio for a lot of record with a depth of 149.07 feet and a width of 15 feet, resulting in a ratio of 9.93:1 for each of the proposed lots, and 3) 28 feet from the minimum required 35-foot rear yard building setback, resulting in a rear yard setback of 7 feet for the northern proposed lot. The subject property is zoned R-1 Low Density Residential, FP Floodplain, and Macatawa Residential Setback Overlay.
6. Adjournment