



The Michigan Courts have set standards to be used when considering nonuse variances. These standards require the petitioner to demonstrate a "practical difficulty" unique to the property - not the petitioner - in order to qualify.

Please print or type:

Applicant's Name: Shane Vork Phone: [REDACTED]

Applicant's Address: 188 North Jefferson E-mail: [REDACTED]

Property Address: 188 North Jefferson Zeeland, MI 49464

Parcel Number: 70 - 16 - _____ - _____ - _____ Zoning: _____

Owner's Name: Vork Brothers Properties Phone: _____

Owner's Address: _____ E-mail: _____

Ordinance Section Number(s) Relative To This Appeal: Type A Buffer requirement

Provide a Brief Description of Your Request: See attachment for description

Standards for Granting of Variance. No variance in the provisions or requirements of this ordinance (Zoning Ordinance) shall be authorized by the Zoning Board of Appeals unless it is found from the evidence that all the following conditions exist:

1. That compliance with the Zoning Ordinance would result in practical difficulties due to exceptional, extraordinary, or unique characteristics or conditions of the land or lot of record, including but not limited to:
 - a. Exceptional narrowness of the width or depth of a lot of record, or an irregular shape.
 - b. Exceptional natural or topographic features located on the lot of record, such as steep slopes, water, existing significant trees, or other unique or extreme physical conditions of the land.
 - c. Extraordinary location of an existing building or structure that allows no other practical or feasible location for expansion because of exceptional features of the land.
 - d. Other exceptional or extraordinary dimensional conditions or characteristics of land or lot of record.
2. That the unusual circumstances do not apply to most other lots of record in the same manner or to the same extent to other lots of record in the same zoning district.
3. That the variance is necessary for the preservation and enjoyment of a substantial property right. The possibility of increased financial return shall not of itself be deemed sufficient to warrant a variance.
4. That the granting of the variance will not be of substantial detriment to adjacent and nearby land uses and properties.
5. That the applicant shall not have created the problem for which the variance is being sought.
6. That the granting of the variance will not be contrary to the public interest and that the spirit of this ordinance shall be observed, public safety secured, and substantial justice done for both the applicant and other property owners in the district.

Describe how this petition meets all of the above conditions (attach additional sheets as necessary):

See attachment for description

A filing fee of \$400.00 must be submitted along with nine (9) complete copies of: this form, related documentation, and the site plan including an electronic copy of the site plan on CD or other file sharing device. This petition must be submitted as least four (4) weeks before the scheduled hearing date. Incomplete applications will not be scheduled for a hearing.

You or your authorized agent must be present at the hearing to present your petition. You will be notified as to the date and time. Your neighbors within 300 feet will also be notified concerning your hearing.

Property Owners Certification

I hereby certify that I am the owner of the above-described property and have authorized the applicant to seek this variance on my behalf. I further understand that conditions and restrictions may be placed upon this property by the Holland Township Zoning Board of appeals and hereby agree to conform to and abide by any and all such conditions.

I further agree and authorize representatives from Holland Charter Township to enter my property in order to review the particulars of my request.

Property Owner's Signature: Shane Vork Date: 10/8/2025

OFFICE USE ONLY:

RECEIVED

OCT 10 2025

HOLLAND TWP.

Variance Request – Buffer Width Reduction

To: Zoning Board of Appeals

From: Vork Brothers Properties

Property Address: ____188 North Jefferson____

Date: ____10-8-2025____

We're asking for a variance from the zoning rule that requires a 30-foot-wide landscape buffer along the property line shared with 320 West McKinley.

Instead of a full 30-foot green space, we'd like to install a nice, solid fence with some landscaping to separate the two properties. This will still provide a clean, attractive, and effective screen between the sites while allowing us to use the space for parking and a small outdoor patio area for employees.

Why We're Requesting This

- The layout of this lot makes it tough to fit everything while still leaving a 30-foot buffer. Giving up that much space would take away needed parking and limit how the site can be used.
- Other lots nearby don't have this same space issue — ours is a little tighter, which makes it unique.
- We're not asking for this to save money; we just want to be able to use the property safely and efficiently.
- The fence and landscaping will do the same job as the required buffer — providing privacy, reducing noise, and keeping the site looking good.
- The issue isn't something we created; it's just how the property sits today.
- This plan still meets the intent of the zoning rule — protecting neighbors, keeping things screened, and maintaining a good-looking site that fits the area.

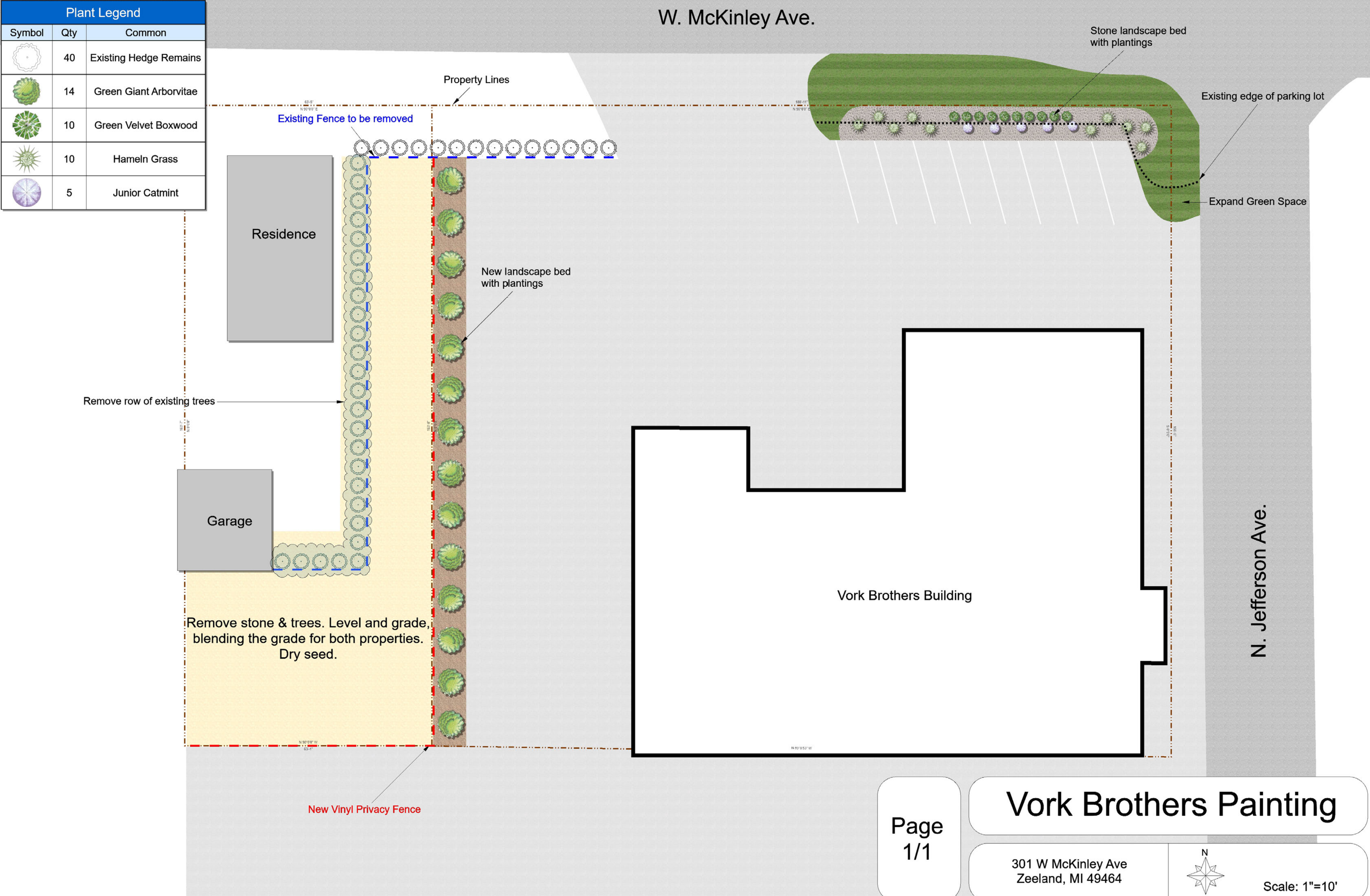
Summary

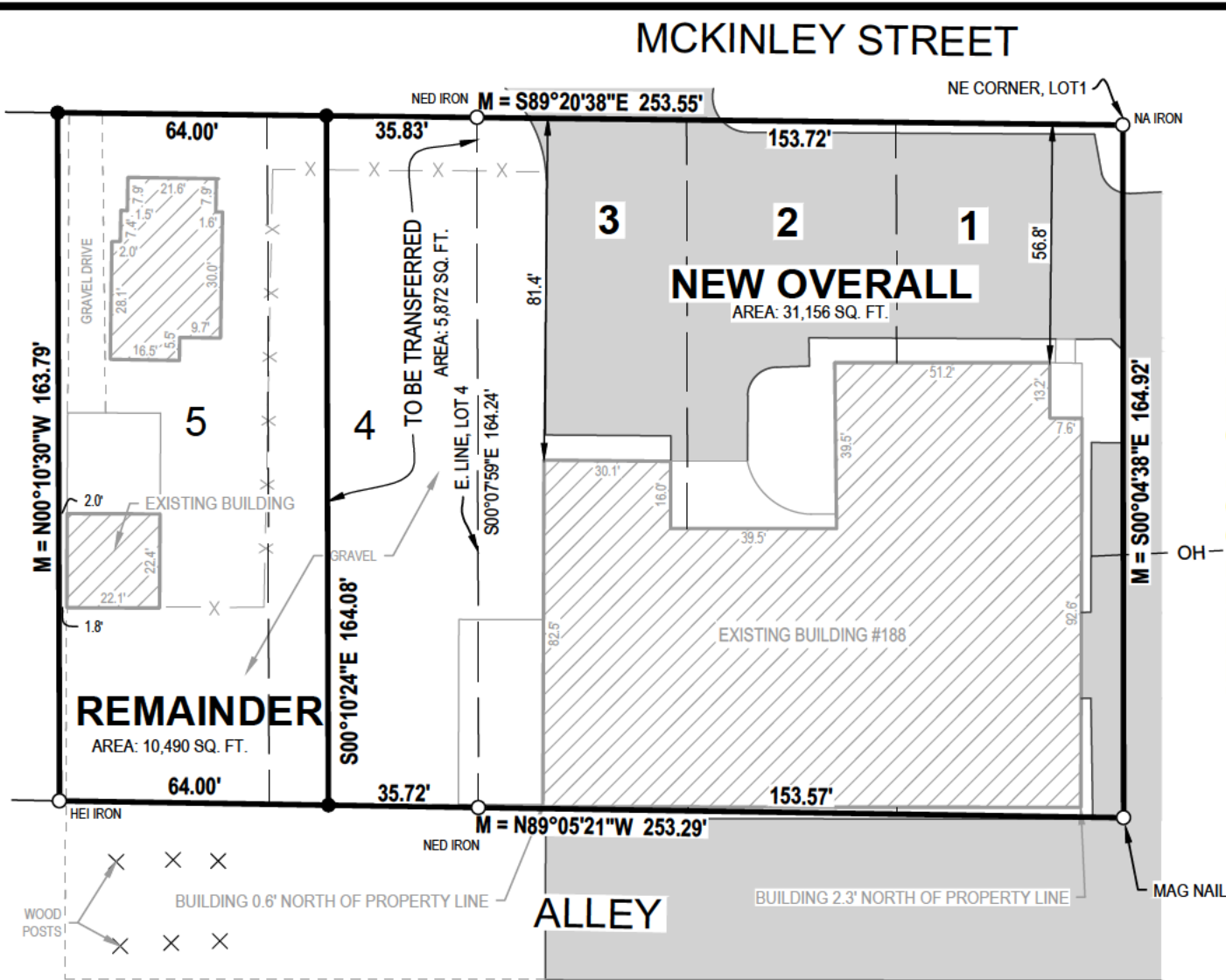
We believe this request is reasonable and keeps the spirit of the zoning code. The fence and landscaping will look great, meet the same purpose as the 30-foot buffer, and help make the property both functional and visually appealing.

Respectfully,

Shane Vork

Plant Legend		
Symbol	Qty	Common
	40	Existing Hedge Remains
	14	Green Giant Arborvitae
	10	Green Velvet Boxwood
	10	Hameln Grass
	5	Junior Catmint





DESCRIPTIONS

Remainder:
Lot 5 and Part of Lot 4 of the Plat of West Park Addition to Zeeland, located in the Southeast 1/4 of Section 13, Town 5 North, Range 15 West, Holland Township, Ottawa County, Michigan, according to the plat thereof recorded in Liber 5, Page 2 Ottawa County Records, described as: Commencing at the Northeast corner of Lot 1 of said Plat; thence S00°04'38"E 164.92 feet along the East line of said Lot 1 to the Southeast corner thereof; thence N89°05'21"W 189.29 feet along the South line of Lots 1-4 of said Plat to the Point of Beginning; thence continuing N89°05'21"W 64.00 feet to the Southwest corner of said Lot 5; thence N00°10'30"W 163.79 feet along the West line of said Lot to the Northwest corner thereof; thence S89°20'38"E 64.00 feet along the North line of said Lot 4 and 5; thence S00°10'24"E 164.08 feet to the Point of Beginning. Contains 10,490 square feet. Subject to easements, restrictions and rights-of-way of record.

New Overall:
Lots 1,2,3 and part of Lot 4 of the Plat of West Park Addition to Zeeland, located in the Southeast 1/4 of Section 13, Town 5 North, Range 15 West, Holland Township, Ottawa County, Michigan according to the Plat thereof recorded in Liber 5, Page 2 Ottawa County Records, described as: Beginning at the Northeast corner of said Lot 1; thence S00°04'38"E 164.92 feet along the East line of said Lot 1 to the Southeast corner thereof; thence N89°05'21"W 189.29 feet along the South line of said Lots 1-4; thence N00°10'24"W 164.08 feet; thence S89°20'38"E 189.55 feet along the North line of said Lots 1-4 to the Point of Beginning. Contains 31,156 square feet. Subject to easements, restrictions and rights-of-way of record.

To Be Transferred:
Part of Lot 4 of the Plat of West Park Addition to Zeeland, located in the Southeast 1/4 of Section 13, Town 5 North, Range 15 West, Holland Township, Ottawa County, Michigan according to the Plat thereof recorded in Liber 5, Page 2 Ottawa County Records, described as: Commencing at the Northeast corner of Lot 1 of said Plat; thence S00°04'38"E 164.92 feet along the East line of said Lot 1 to the Southeast corner thereof; thence N89°05'21"W 153.57 feet along the South line of Lots 1-3 of said Plat to the Southeast corner of said Lot 4 and the Point of Beginning; thence continuing N89°05'21"W 35.72 feet; thence N00°10'24"W 164.08 feet; thence S89°20'38"E 35.83 feet along the North line of said Lot 4 to the Northeast corner thereof; thence S00°07'59"E 164.24 feet along the East line of said Lot 4 to the Point of Beginning. Contains 5,872 square feet. Subject to easements, restrictions and rights-of-way of record.

This survey was made from the legal description shown above. The description should be compared with the Abstract of Title or Title Policy for accuracy, easements and exceptions.

SURVEYOR'S CERTIFICATE:
I certify that the requirements for 1970 PA 132, MCL 54.213 have been met. The relative positional precision of the corners identified for this survey and shown on the map are within the limits accepted by the practice of professional surveying.



By: *Scott A. Hendges*
Scott A. Hendges Licensed Professional Surveyor No. 4001047953

LEGEND

	Iron-Found As Noted		Existing Building
	Iron-Set 1/2" X 18" rebar with NED cap		Concrete
	Fence	M =	Measured
	Overhead Utility Line	P =	Platted
	Asphalt		

**Note: Lightly shaded improvements shown hereon are from previous Nederveld, Inc. project no. 18200666.1, dated 5-15-18.

SCALE: 1" = 40'

0' 20' 40'

NORTH

Vork Brothers Painting, LLC
Shane Vork
188 N Jefferson St
Zeeland, MI 49464

320 W McKinley Ave & 188 N Jefferson St

DRAWN BY: BS DATE: 3-20-25
REV. BY: REV. DATE:
REV.:

PRJ #: 25200353DSC
1 OF 1

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