

concrete or asphalt.

PETITION FOR NONUSE VARIANCE HOLLAND CHARTER TOWNSHIP ZONING BOARD OF APPEALS

353 North 120th Avenue · Holland, MI 49424 · Phone: 616.395.0151 · www.hct.holland.mi.us

To the Petitioner: A nonuse variance (also known as a dimensional variance) is a variance granted upon showing of "practical difficulty" created by a dimensional requirement in a zoning ordinance. If granted, the variance is a license to violate the zoning law. Dimensional variances typically involve setbacks, height limitations, bulk, lot area and other numerical standards in an ordinance.

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:	Union Land, LLC - Dave Timmerman	Phone:
Applicant's Address:	4098 M-40	E-mail:
	Holland, Michigan 49423	
Property Address:	11483 Lakewood Blvd.	
Parcel Number:	70 - 1622271005	Zoning: C-2
Owner's Name:	same as applicant	Phone:
Owner's Address:		E-mail:
Ordinance Section Nur	mber(s) Relative To This Appeal: 9.22 A, 9.19	С
Provide a Brief Descrip	ption of Your Request:	
A variance from 9.22	A, seeking to place fenced outdoor storage w	ithin the secondary front yard
A variance from 9.19	C, seeking to display outdoor turf equipment	on 2,860 square feet of turf, not

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:

- 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):

A variance from 9.22 A, seeking to place fenced outdoor storage within the secondary front yard.

The subject parcel features an irregular shape with the primary frontage on Lakewood Boulevard and secondary front yard on Crossings Court. Due to the position of the existing building, confining the outdoor storage storage to both rear yards presents a practical difficulty. The proposed outdoor storage location is still over 17' behind the Crossings Court front yard building set back.

A variance from 9.19 C, seeking to display outdoor turf equipment on turf, not concrete or asphalt.

Due to the nature of lawn care equipment, displaying items on turf is unproblematic. The items to be displayed are moved often and the display area will be mowed and cared for. The original approved site plan indicated the proposed area for additional outdoor display on grass. A reduction in unnecessary impervious pavement is a benefit to the drainage pattern in the area.

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.

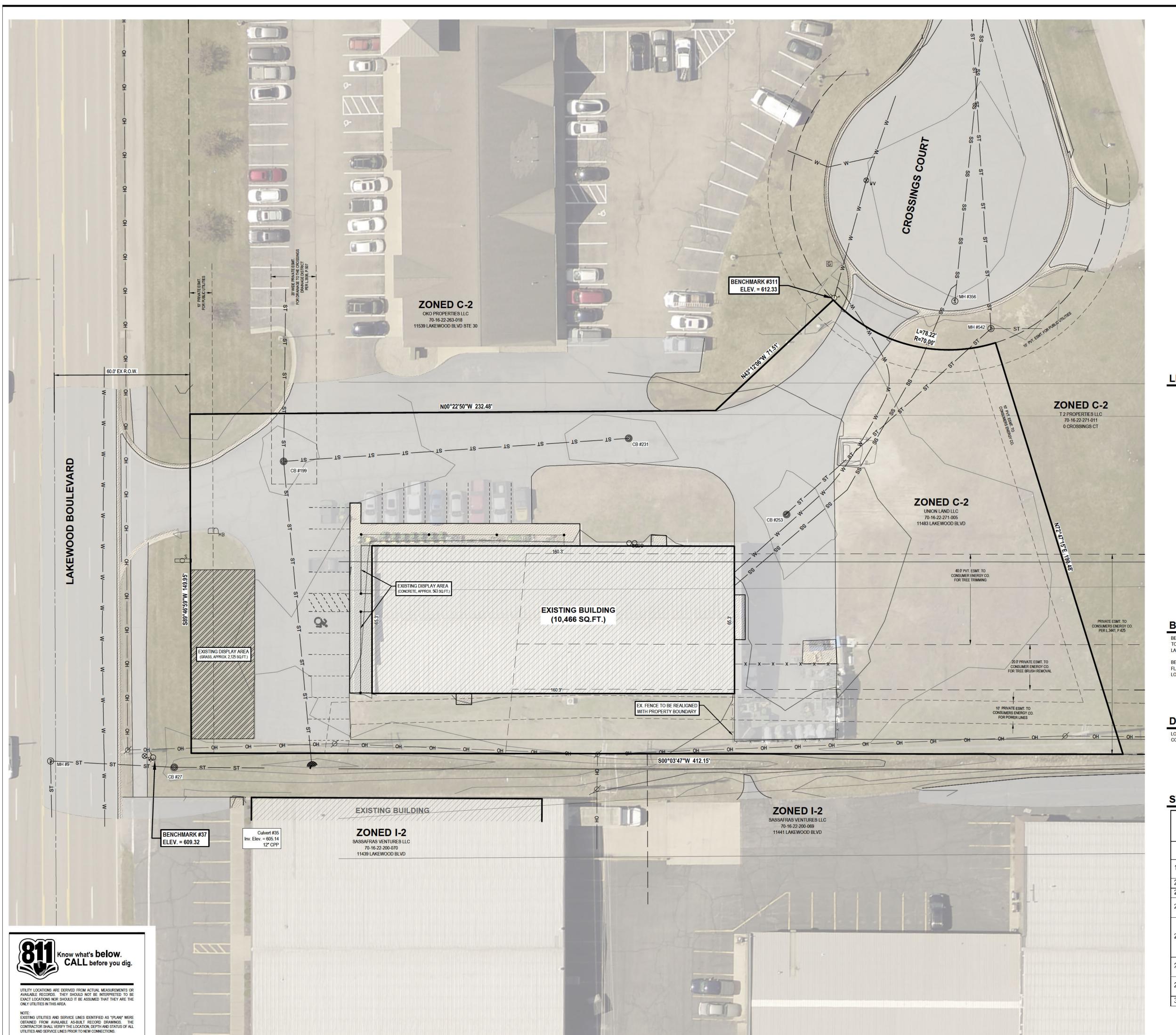
You or your authorized agent must be present at the hearing to present your petition. You will be notified as to the date and time. Your neighbors within 300 feet will also be notified concerning your hearing.

Property Owners Certification

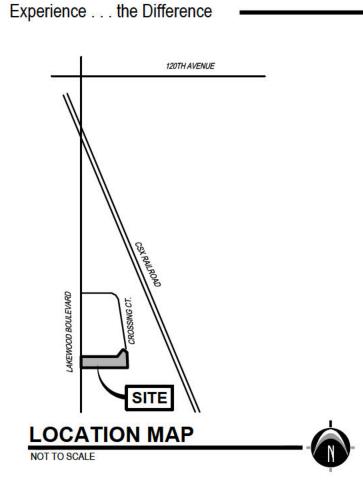
I hereby certify that I am the owner of the above-described property and have authorized the applicant to seek this variance on by behalf. I further understand that conditions and restrictions may be place upon this property by the Holland Township Zoning Board of appeals and hereby agree to conform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

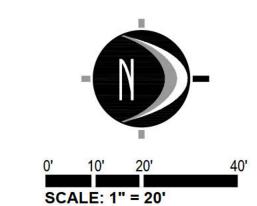
I further agree and authorize representati	ives from Holland Charter Town	ship to enter my property in order to
review the particulars of my request.		
Property Owner's Signature:	1 / mmo	Date:

OFFICE USE ONLY:



—Land Planning — Landscape Architecture — Civil Engineering — Land Surveying — Reality Capture — Forensic Services –





LEGEND

\Box_{AC}	Air Conditioning	(D)	Storm Manhole
	Catch Basin - Round	\bigcirc	Telephone Manho
	Catch Basin - Square	\square_{TR}	Transformer
O_{co}	Cleanout	\otimes_{wv}	Water Valve
***	Culvert	c	Cable TV Line
□ _{EM}	Electric Meter	$- \times - \times -$	Fence
□ _{GM}	Gas Meter	—— G ——	Gas Line
G	Gas Riser	—— он ——	Overhead Utility
(—	Guy Anchor	—— ss ——	Sanitary
4	Hydrant	ST	Storm Line
\square_{M}	B Mailbox	—— w——	Watermain
M	Manhole		Asphalt
Ø	Utility Pole		Existing Building
OS	Sign		Concrete
(3)	Sanitary Manhole		

BENCHMARKS

BENCHMARK #37 ELEV. = 609.32 (NAVD88) TOP OF NE FLANGE BOLT ON HYDRANT (UNDER "E" OF WJIW) LOCATED 16.2'± NORTH OF NORTH EDGE OF LAKEWOOD BLVD. AND 75.8'± EAST OF FRONT ENTRANCE OF BUILDING 11483.

BENCHMARK #311 ELEV. = 612.33 (NAVD88) FLANGE BOLT UNDER "E" ON HYDRANT ON THE SOUTHEAST SIDE OF CROSSINGS COURT CUL-DE-SAC \pm ON LINE

DESCRIPTION

LOT 5, THE CROSSINGS, PART OF SECTION 22, TOWN 5 NORTH, RANGE 15 WEST, HOLLAND TOWNSHIP, OTTAWA COUNTY, MICHIGAN.

STRUCTURE INFORMATION

		1			
#	Structure Type	DIA.	Rim Elevation	Size/Type/Direction	Invert Elevation
9	Storm Water Manhole		608.16	12" CONC (E) 12" CONC (N)	602.16 602.16
199	Catch Basin	*	607.63	12" CPP (N & E) 12" CPP (W)	603.42 602.87
231	Catch Basin	5.1	608.30	12" CPP (S)	603.90
253	Catch Basin		608.52	12" CONC (NW)	604.11
264	Catch Basin	2	609.32	12" CPP (S) 12" CONC (N)	603.53 603.53
267	Storm Water Manhole	*	609.98	12" CONC (SE) 24" CONC (W) 12" CONC (S) 16" CONC (N)	603.44 603.47 603.44 603.47
268	Catch Basin	Ri	609.36	16" CONC (S) 12" CPP (N)	603.56 603.67
269	Sanitary Sewer Manhole	5 6	610.17	8" PVC (SE) 8" PVC (W)	599.33 599.29
356	Sanitary Sewer Manhole	6	610.92	8" PVC (NW)	600.31



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Ann Arbor, MI 48103 Phone: 734.929.6963

PREPARED FOR:

1395 Hillridge Way Zeeland, MI 49464

Attn: Dave Timmerman

REVISIONS:

Drawn: MV Checked: ED Date: 2025.11.04

Title: SLU / Site Plan Submittal

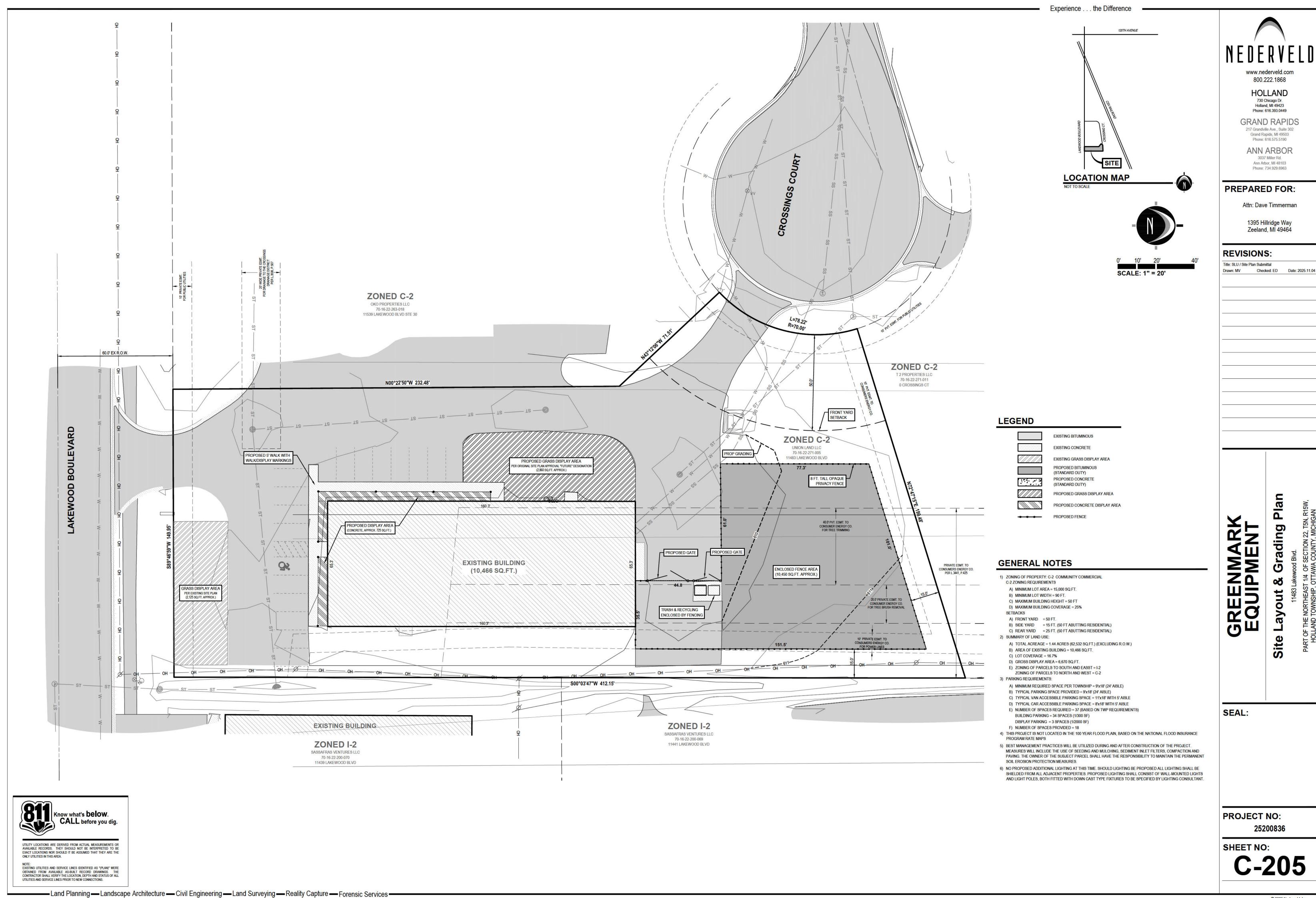
GREENMARK EQUIPMENT Conditions Site

SEAL:

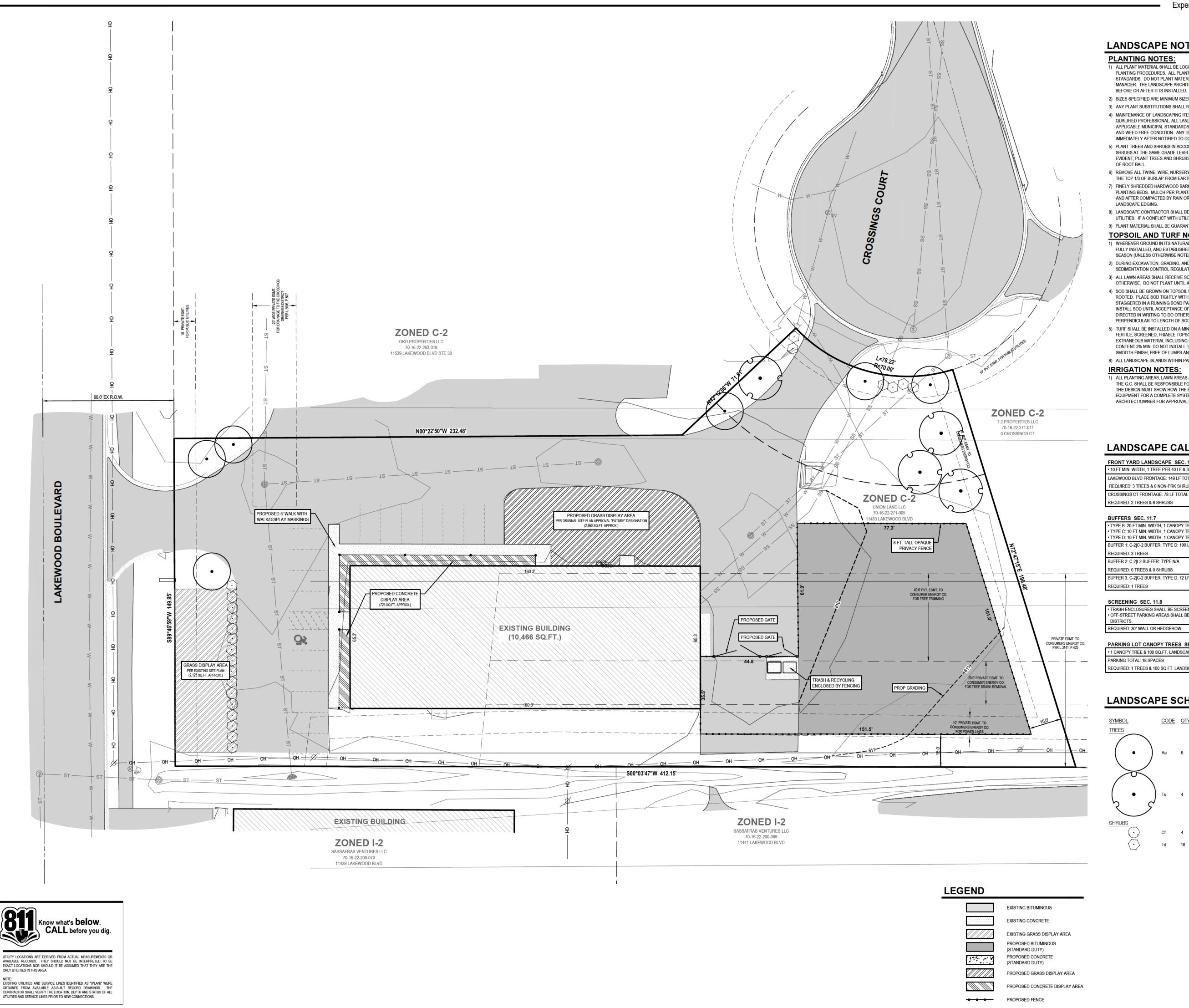
PROJECT NO:

SHEET NO:

25200836



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LANDSCAPE NOTES

PLANTING NOTES:

1) ALL PLANT MATERIAL SHALL BE LOCALLY NURSERY GROWN NO.1 GRADE AND INSTALLED ACCORDING TO ACCEPTED PLANTING PROCEDURES. ALL PLANT MATERIALS SHALL MEET CURRENT AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS. DO NOT PLANT MATERIALS UNTIL DIRECTED BY OWNER, LANDSCAPE ARCHITECT, AND/OR CONSTRUCTION MANAGER. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL, FOR ANY REASON BEFORE OR AFTER IT IS INSTALLED.

- 2) SIZES SPECIFIED ARE MINIMUM SIZES TO WHICH THE PLANTS ARE TO BE INSTALLED.
- 3) ANY PLANT SUBSTITUTIONS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT.
- 4) MAINTENANCE OF LANDSCAPING ITEMS, TREES, AND PLANTS SHALL BE PERFORMED BY THE PROPERTY OWNER OR A QUALIFIED PROFESSIONAL. ALL LANDSCAPING SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH APPLICABLE MUNICIPAL STANDARDS AND IN ACCORDANCE WITH CURRENT INDUSTRY STANDARDS IN A NEAT, HEALTHY AND WEED FREE CONDITION. ANY DEAD, DISEASED OR DAMAGED PLANT MATERIALS ARE TO BE REPLACED
- 5) PLANT TREES AND SHRUBS IN ACCORDANCE WITH PLANTING DETAILS. DIG TREE PITS PER DETAILS. PLANT TREES AND SHRUBS AT THE SAME GRADE LEVEL AT WHICH THEY WERE GROWN AT THE NURSERY. IF HEAVY CLAY SOILS ARE EVIDENT, PLANT TREES AND SHRUBS HIGHER, APRROX. 1/4 OF THE ROOT BALL ABOVE GRADE, AND BACKFILL TO TOP
- 6) REMOVE ALL TWINE, WIRE, NURSERY TREE GUARDS, TAGS AND INORGANIC MATERIAL FROM ROOT BALLS. REMOVE THE TOP 1/3 OF BURLAP FROM EARTH BALLS AND REMOVE BURLAP FROM AROUND TRUNK.
- 7) FINELY SHREDDED HARDWOOD BARK MULCH, NATURAL COLOR (NON-COLORED), IS REQUIRED FOR ALL PLANTINGS AND PLANTING BEDS. MULCH PER PLANTING DETAILS. MULCH IN PLANT BEDS SHALL BE 3" THICK AT TIME OF INSPECTION AND AFTER COMPACTED BY RAIN OR IRRIGATION. ALL PLANTING BEDS SHALL BE EDGED WITH 6" X 12 GAUGE STEEL
- 8) LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF ALL UNDERGROUND AND OVERHEAD UTILITIES. IF A CONFLICT WITH UTILITIES EXIST, NOTIFY OWNER/CONSTRUCTION MANAGER PRIOR TO PLANTING. 9) PLANT MATERIAL SHALL BE GUARANTEED FOR ONE YEAR AFTER PLANTING AND ACCEPTANCE.

TOPSOIL AND TURF NOTES:

- 1) WHEREVER GROUND IN ITS NATURAL STATE HAS BEEN DISTURBED, APPROVED LANDSCAPING OR GRASS SHALL BE FULLY INSTALLED, AND ESTABLISHED WITHIN A REASONABLE PERIOD OF TIME, BUT NO LONGER THAN ONE GROWING SEASON (UNLESS OTHERWISE NOTED AND APPROVED).
- 2) DURING EXCAVATION, GRADING, AND INSTALLATION OF REQUIRED LANDSCAPING, ALL SOIL EROSION AND SEDIMENTATION CONTROL REGULATIONS SHALL BE STRICTLY FOLLOWED AND COMPLIED WITH.
- 3) ALL LAWN AREAS SHALL RECEIVE SOD OR HYDROSEED. TURF SHALL BE INSTALLED ON TOPSOIL UNLESS APPROVED
- OTHERWISE. DO NOT PLANT UNTIL ACCEPTANCE OF FINISH GRADE. 4) SOD SHALL BE GROWN ON TOPSOIL UNLESS APPROVED OTHERWISE. SOD SHALL BE 2 YEARS OLD AND STRONGLY ROOTED. PLACE SOD TIGHTLY WITH NO GAPS AND WITH GRAIN IN SAME DIRECTION. SEAMS OF SOD SHALL BE STAGGERED IN A RUNNING BOND PATTERN. SOD SHALL BE WATERED IMMEDIATELY TO AVOID DRYING OUT. DO NOT

INSTALL SOD UNTIL ACCEPTANCE OF FINISH GRADE AND IRRIGATION SYSTEM IS OPERATING PROPERLY UNLESS DIRECTED IN WRITING TO DO OTHERWISE. FINISH ROLL SOD WITH A WATER FILLED LAWN ROLLER, ROLL

- PERPENDICULAR TO LENGTH OF SOD. 5) TURF SHALL BE INSTALLED ON A MIN. OF 3"-4" OF LIGHTLY COMPACTED APPROVED TOPSOIL. TOPSOIL SHALL BE FERTILE, SCREENED, FRIABLE TOPSOIL FREE OF STONES 1/2" IN DIA. AND LARGER, ROOTS, STICKS, OR OTHER EXTRANEOUS MATERIAL INCLUDING NOXIOUS PLANTS. PH BETWEEN 6.0 AND 6.5, SALTS 500 PARTS PPM, ORGANIC CONTENT 3% MIN. DO NOT INSTALL TOPSOIL UNTIL APPROVED BY OWNER/C.M.. TOPSOIL SHALL BE FINE GRADED TO A
- SMOOTH FINISH, FREE OF LUMPS AND DEPRESSIONS. 6) ALL LANDSCAPE ISLANDS WITHIN PARKING LOTS SHALL BE BACK FILLED WITH TOPSOIL TO A DEPTH OF 18" MIN.

IRRIGATION NOTES:

1) ALL PLANTING AREAS, LAWN AREAS AND LANDSCAPE ISLANDS SHOWN ARE TO HAVE A COMPLETE IRRIGATION SYSTEM. THE G.C. SHALL BE RESPONSIBLE FOR RETAINING A QUALIFIED FIRM FOR THE DESIGN OF THE IRRIGATION SYSTEM. THE DESIGN MUST SHOW HOW THE SYSTEM TIES INTO THE BUILDING AND MUST SHOW ALL OF THE NECESSARY EQUIPMENT FOR A COMPLETE SYSTEM. THE G.C. SHALL SUBMIT THE IRRIGATION SYSTEM DESIGN TO THE ARCHITECT/OWNER FOR APPROVAL PRIOR TO COMMENCEMENT OF WORK.

LANDSCAPE CALCULATIONS

FRONT YARD LANDSCAPE SEC. 11.6

• 10 FT MIN. WIDTH, 1 TREE PER 40 LF & 3 SHRUBS PER 40 LF (WHERE PARKING SCREENING ISN'T REQUIRED) LAKEWOOD BLVD FRONTAGE: 149 LF TOTAL & 0 LF NON-PARKING SCREENING PROPOSED: 3 TREES & 0 NON-PRK SHRUBS REQUIRED: 3 TREES & 0 NON-PRK SHRUBS CROSSINGS CT FRONTAGE: 78 LF TOTAL REQUIRED: 2 TREES & 6 SHRUBS PROPOSED: 2 TREES & 6 SHRUBS

BUFFERS SEC. 11.7 • TYPE B: 20 FT MIN. WIDTH, 1 CANOPY TREE, 1 EVERGREEN TREE & 3 SHRUBS PER 40 LF ALONG PROPERTY LINE. YPE C: 10 FT MIN. WIDTH, 1 CANOPY TREE OR EVERGREEN TREE & 3 SHRUBS PER 40 LF ALONG PROPERTY LIN • TYPE D: 10 FT MIN. WIDTH, 1 CANOPY TREE OR EVERGREEN TREE PER 60 LF ALONG PROPERTY LINE. BUFFER 1: C-2|C-2 BUFFER: TYPE D: 190 LF REQUIRED: 3 TREES PROPOSED: 3 TREES BUFFER 2: C-2|I-2 BUFFER: TYPE N/A REQUIRED: 0 TREES & 0 SHRUBS PROPOSED: 0 TREES & 0 SHRUBS

SCREENING SEC. 11.8

• TRASH ENCLOSURES SHALL BE SCREENED BY AN ENCLOSURE. • OFF-STREET PARKING AREAS SHALL BE SCREEN FROM PUBLIC R.O.W. AND ABUTTING AG AND RESIDENTIAL

REQUIRED: 30" WALL OR HEDGEROW PROPOSED: 30" WALL OR HEDGEROW PARKING LOT CANOPY TREES SEC. 11.9

PROPOSED: 1 TREES

1 CANOPY TREE & 100 SQ.FT. LANDSCAPE PER 12 SPACES OR FRACTION THEREOF. PARKING TOTAL: 18 SPACES PROPOSED: 1 TREES & >100 SQFT LANDSCAPE REQUIRED: 1 TREES & 100 SQ.FT. LANDSCAPE

LANDSCAPE SCHEDULE

SYMBOL CODE QTY BOTANICAL NAME COMMON NAME TREES 6 Acer x freemanii 'Armstrong' Armstrong Freeman Maple 2.5" cal. min. 2.5" cal. min. Silver Linden Tilia tomentosa Cornus sericea 'Farrow' Arctic Fire® Red Twig Dogwood 30"min.

Taxus x media 'Densiformis' Dense Anglo-Japanese Yew 30"min.

PROJECT NO: 25200836

GREENMARK EQUIPMENT

SEAL:

Plan

andscape

SHEET NO:

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Phone: 734.929.6963

PREPARED FOR:

REVISIONS:

Title: SLU / Site Plan Submittal

SCALE: 1" = 20'