



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: [REDACTED]

Applicant's Address: 4098 M-40 E-mail: [REDACTED]
Holland, Michigan 49423

Property Address: 11483 Lakewood Blvd

Parcel Number: 70 - 16 - 22 - 271 - 005 Zoning: C-2

Owner's Name: same as applicant Phone: [REDACTED]

Owner's Address: [REDACTED] E-mail: [REDACTED]

Ordinance Section Number(s) Relative To This Appeal: 9.22 A, 9.19 C

Provide a Brief Description of Your Request: [REDACTED]

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

A variance from 9.19 C, seeking to display outdoor turf equipment on 2,860 square feet of turf, not concrete or asphalt.

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):

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.

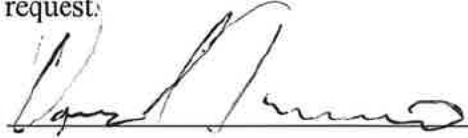
You or your authorized agent must be present at the hearing to present your petition. You will be notified as to the date and time. Your neighbors within 300 feet will also be notified concerning your hearing.

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 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:



Date:

11-11-25

OFFICE USE ONLY:

PREPARED FOR:

Attn: Dave Timmerman

1395 Hillridge Way
Zeeland, MI 49464

REVISIONS:

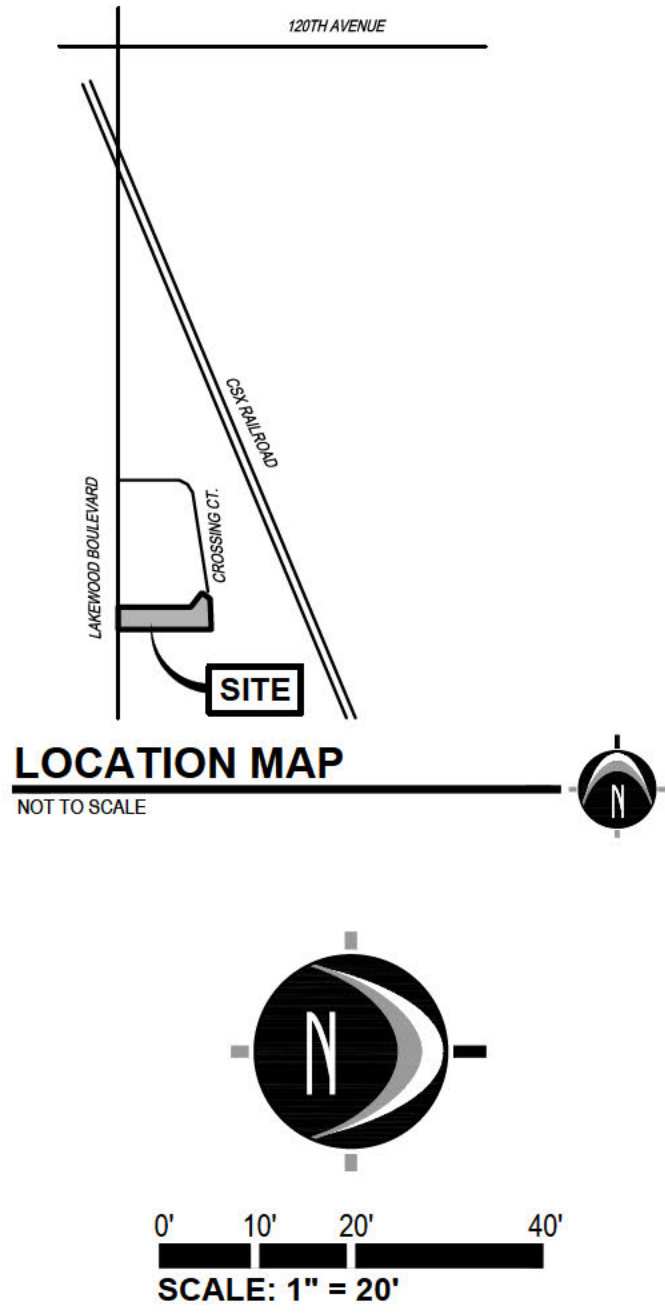
Title: SLU / Site Plan Submittal
Drawn: MV Checked: ED Date: 2025.11.04

**GREENMARK
EQUIPMENT**
Existing Site Conditions Plan
11483 Lakewood Blvd.
PART OF THE NORTHEAST 1/4 OF SECTION 22, T5N, R15W,
HOLLAND TOWNSHIP, OTTAWA COUNTY, MICHIGAN

SEAL:

PROJECT NO:
25200836

SHEET NO:
C-201



LEGEND

AC	Air Conditioning	⊕	Storm Manhole
⊙	Catch Basin - Round	⊕	Telephone Manhole
⊞	Catch Basin - Square	⊞	Transformer
⊙	Cleanout	⊞	Water Valve
⊙	Culvert	— C —	Cable TV Line
⊞	Electric Meter	— X —	Fence
⊞	Gas Meter	— G —	Gas Line
⊞	Gas Riser	— OH —	Overhead Utility
⊞	Gay Anchor	— SS —	Sanitary
⊞	Hydrant	— ST —	Storm Line
⊞	Mailbox	— W —	Watermain
⊞	Manhole	⊞	Asphalt
⊞	Utility Pole	⊞	Existing Building
⊞	Sign	⊞	Concrete
⊞	Sanitary Manhole		

BENCHMARKS

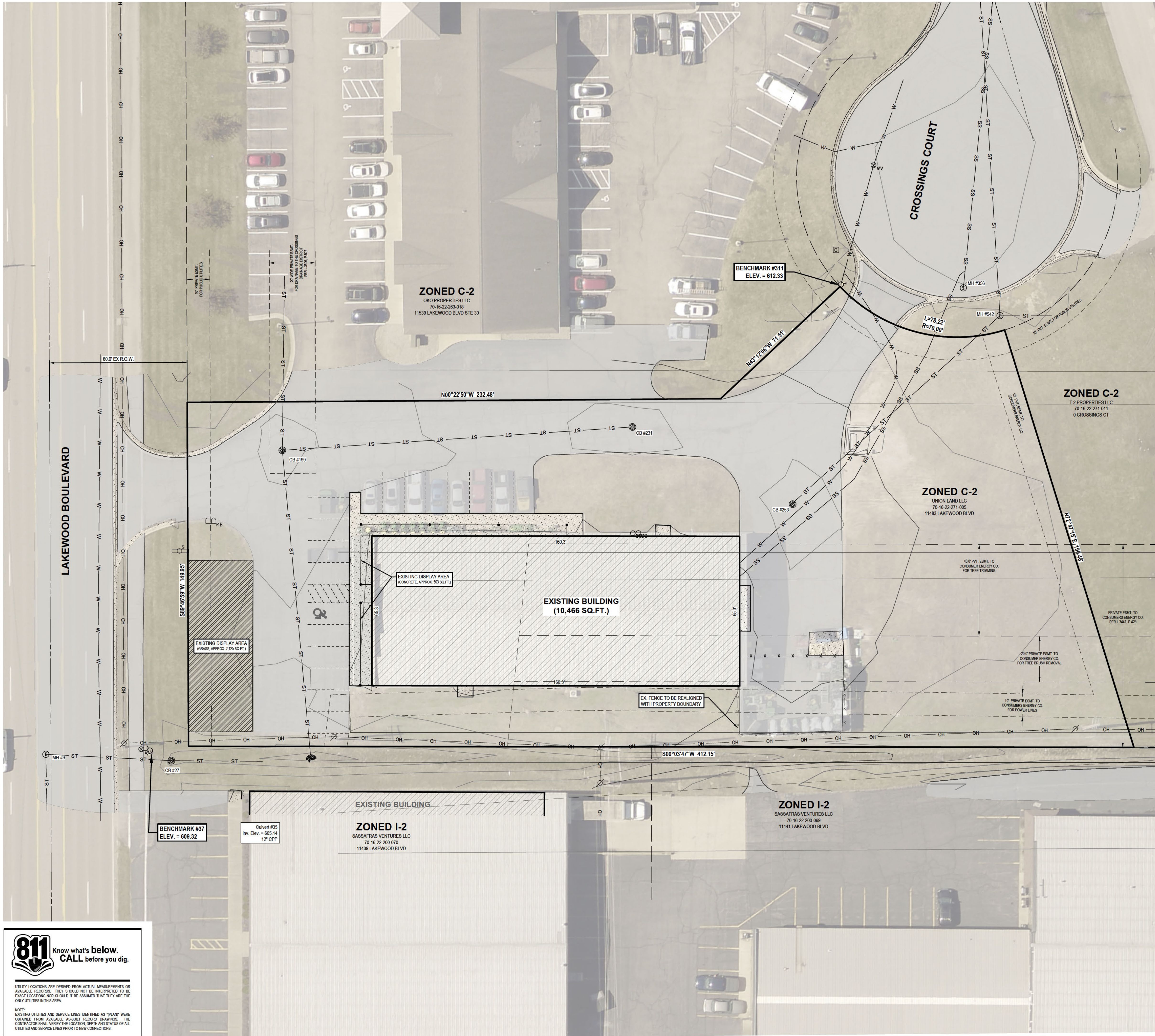
BENCHMARK #37 ELEV. = 609.32 (NAVD83)
TOP OF NE FLANGE BOLT ON HYDRANT (UNDER "E" OF WJWM) LOCATED 16.2'± NORTH OF NORTH EDGE OF LAKEWOOD BLVD. AND 75.8'± EAST OF FRONT ENTRANCE OF BUILDING 11483.
BENCHMARK #311 ELEV. = 612.33 (NAVD83)
FLANGE BOLT UNDER "E" ON HYDRANT ON THE SOUTHEAST SIDE OF CROSSINGS COURT CUL-DE-SAC ± ON LINE LOTS 5 & 6 OF THE CROSSINGS PLAT.

DESCRIPTION

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

STRUCTURE INFORMATION

#	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	-	608.30	12" CPP (S)	603.90
253	Catch Basin	-	608.52	12" CONC (NW) 12" CONC (N)	604.11 603.53
264	Catch Basin	-	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)	603.44 603.47 603.44
268	Catch Basin	-	609.36	16" CONC (S) 12" CPP (N)	603.56 603.67
269	Sanitary Sewer Manhole	-	610.17	8" PVC (SE) 8" PVC (W)	599.33 599.29
356	Sanitary Sewer Manhole	-	610.92	8" PVC (NW)	600.31



UTILITY LOCATIONS ARE DERIVED FROM ACTUAL MEASUREMENTS OR AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATIONS NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THIS AREA.
NOTE: EXISTING UTILITIES AND SERVICE LINES IDENTIFIED AS "PLANS" WERE OBTAINED FROM AVAILABLE AS-BUILT RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY THE LOCATION, DEPTH AND STATUS OF ALL UTILITIES AND SERVICE LINES PRIOR TO NEW CONNECTIONS.

Attn: Dave Timmerman

1395 Hillridge Way
Zeeland, MI 49464

Title: SLU / Site Plan Submittal
Drawn: MV Checked: ED Date: 2025.11.0

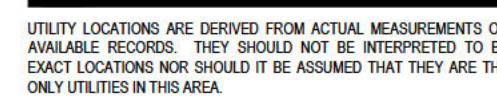
**GREENMARK
EQUIPMENT**

Site Layout & Grading Plan
11483 Lakewood Blvd.
PART OF THE NORTHEAST 1/4 OF SECTION 22, T5N, R15W,
H01 AND TOWNSHIP OTTAWA COUNTY MICHIGAN

SEAL:

PROJECT NO:
25200836

SHEET NO:
C-205



NOTE:
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CONTRACTOR SHALL VERIFY THE LOCATION, DEPTH AND STATUS OF ALL
UTILITIES AND SERVICE LINES PRIOR TO NEW CONNECTIONS.

