

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: Chad Bareman Phone: 616-834-1653

Applicant's Address: 664 Tennis Ct E-mail: baremanc@gmail.com
Holland, MI 49424

Property Address: _____

Parcel Number: 70 - 16 - 30 - 305 - 002 Zoning: R-1

Owner's Name: Chad Bareman Phone: 616-834-1653

Owner's Address: 664 Tennis Ct E-mail: baremanc@gmail.com
Holland, MI 49424

Ordinance Section Number(s) Relative To This Appeal: Sec 20.4.A, 8.10(B.1), 4.3, 9.8(D.1, D.2)

Provide a Brief Description of Your Request: To remove existing 8'6" x 11' 3" previous addition and replace with 19' x 28' addition that connects existing house to existing garage.

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):

- 1). Exceptional narrowness of lot width
- 2). Adjoining lots are wider
- 3). Property does not have a useable bedroom on the main floor which is at odds with my intent to reside there into old age (preservation and enjoyment).
- 4). Will not block any use or view of value
- 5). I did not create the narrow lot
- 6). It will not be contrary to public interest and intent has been made to adhere to the spirit of the ordinance.


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: 12/26/24

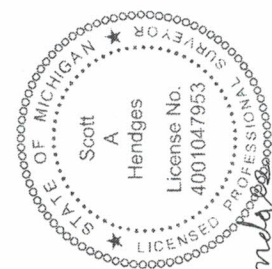
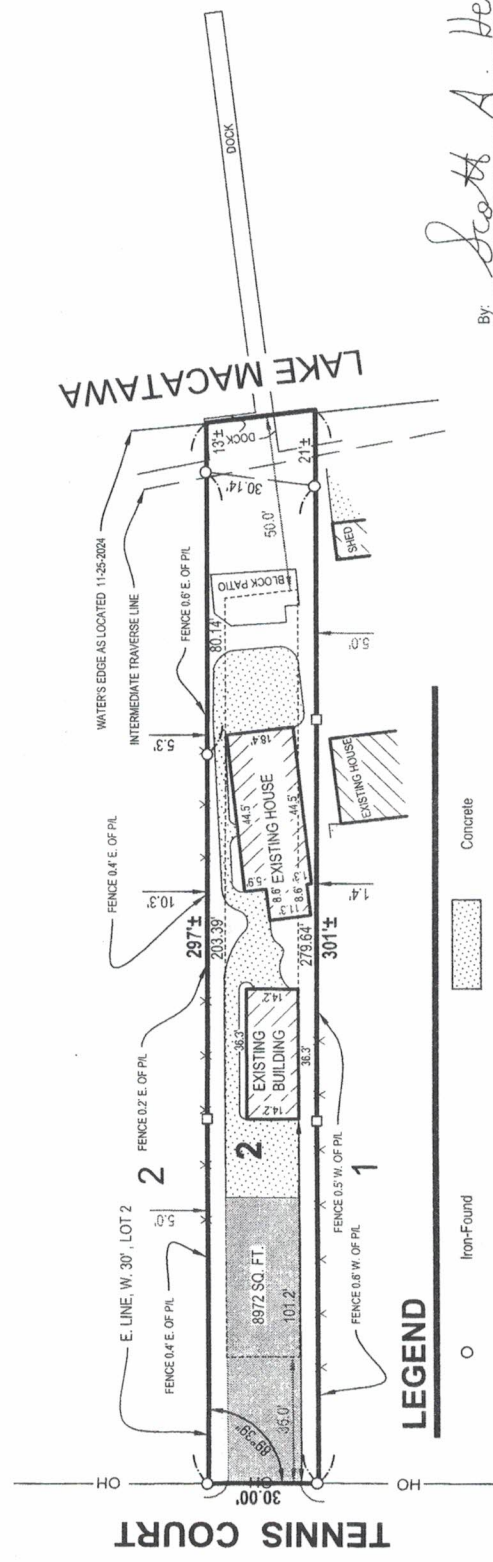
OFFICE USE ONLY:

Chad Bareman
664 Tennis Ct

RIPARIAN DISCLAIMER: The boundary lines shown hereon do not represent the ownership of any riparian rights, littoral rights, bottom lands or submerged land on, beneath or appertaining to the subject property.

DESCRIPTION

Parcel of land known and described as follows: Township of Holland, County of Ottawa, Michigan:
The West 30 feet of LOT 2, OAK LAWN PARK SUBDIVISION, as recorded in Liber 6 of Plats, Page 21, Ottawa County Records.
(Covenant Deed recorded in Liber 5730, Page 053, recorded October 13, 2008, Ottawa County Register of Deeds Office)



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

SCALE: 1" = 40' 0' 20' 40'



Chad Bareman
664 Tennis Ct.
Holland, MI 49424

664 Tennis Ct



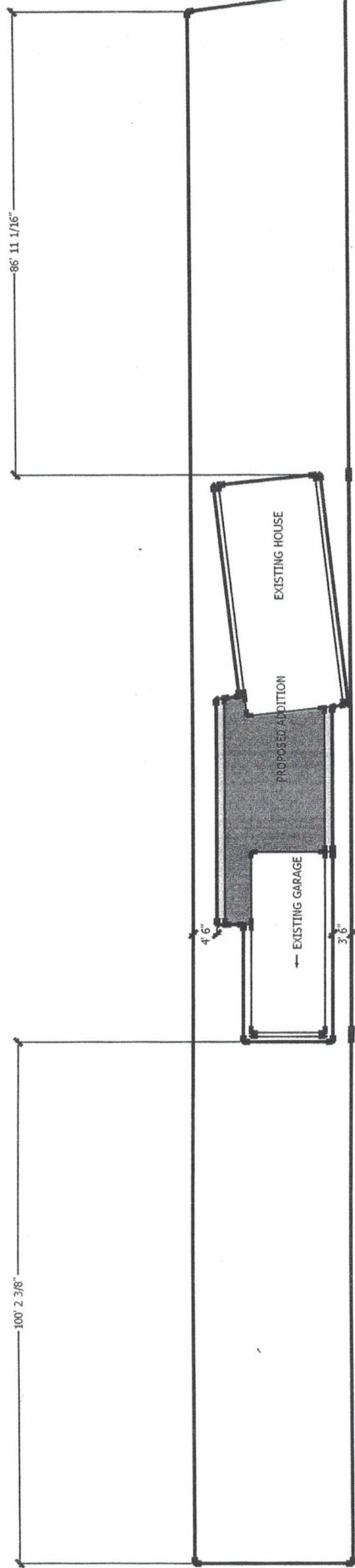
730 Chicago Dr.
Holland, MI 49423
Phone 616.931.0449
Grand Rapids • Ann Arbor

DRAWN BY: FJ
REV. BY: HMI
REV. DATE: 12-15-24
PRJ #: 24201957.1
1 OF 1

We hereby certify that we have examined the premises herein described, that the improvements are located entirely hereon as shown and that they do not encroach except as shown hereon. 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.

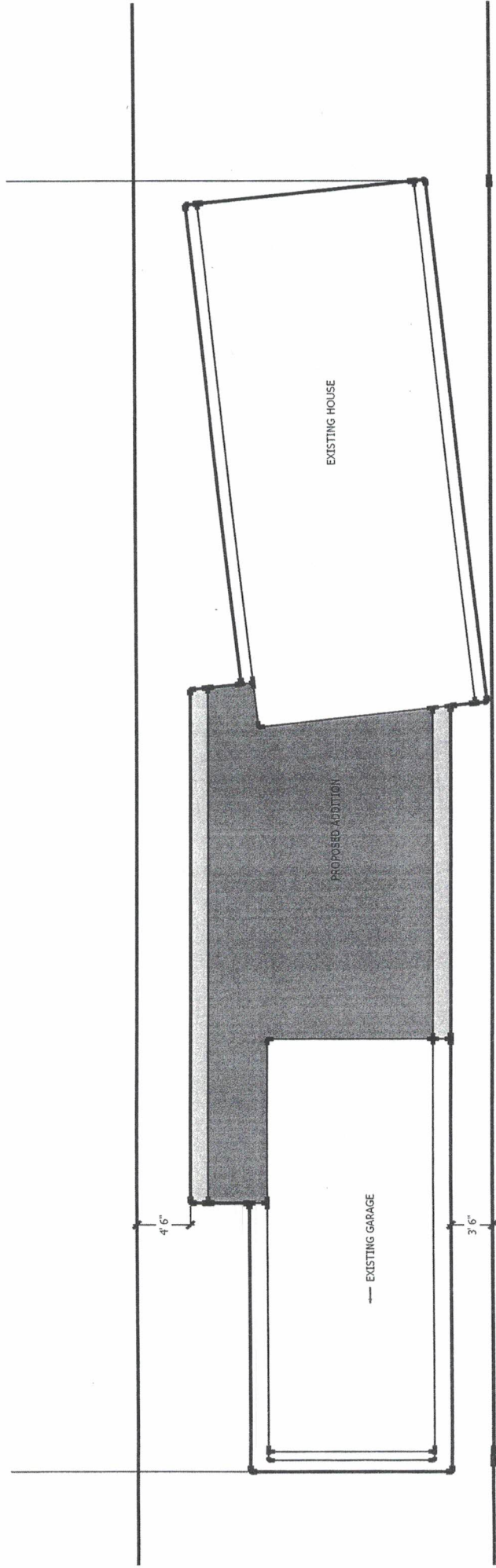
4

Chad Bareman
6644 Tennis Ct



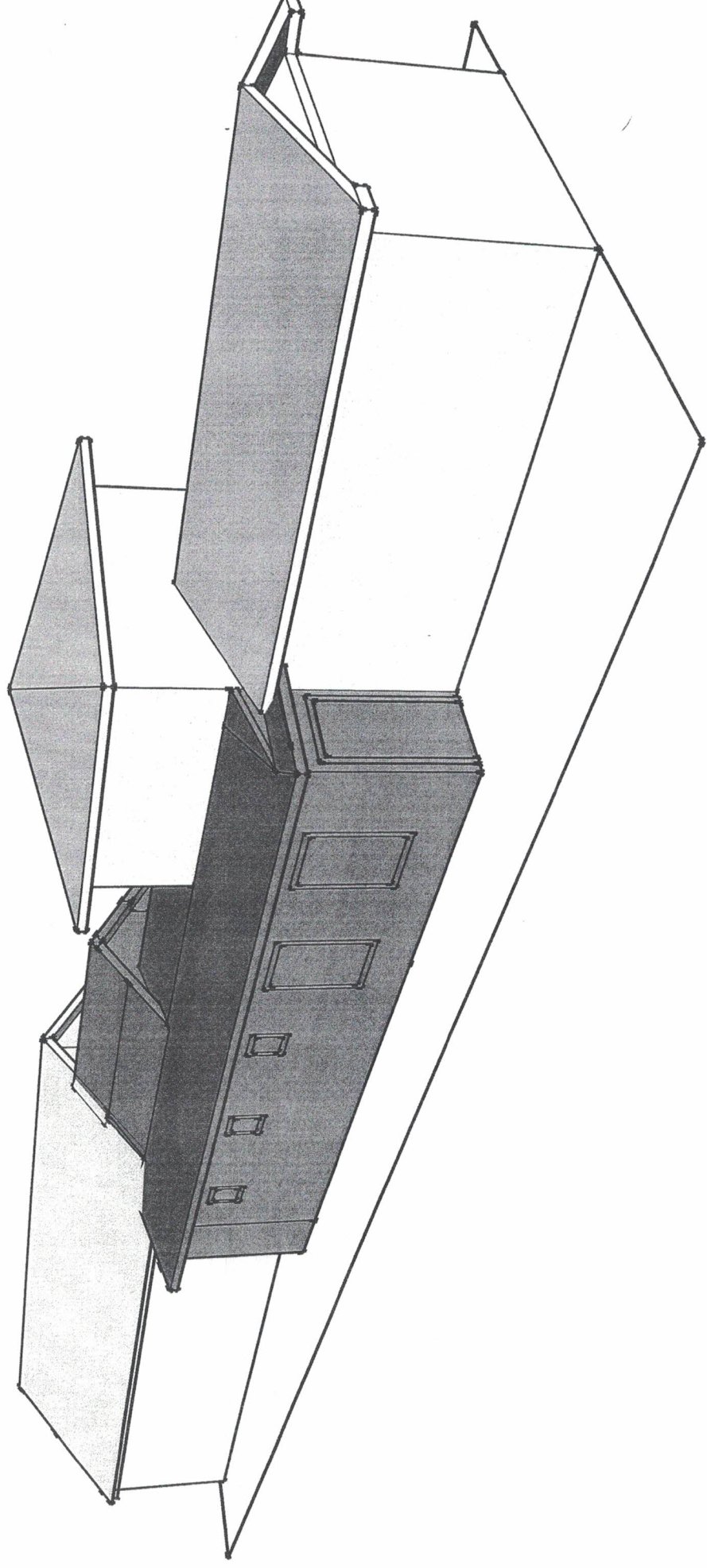
Scale 1/32" = 1'

Chad Baseman
6644 Tennis Ct

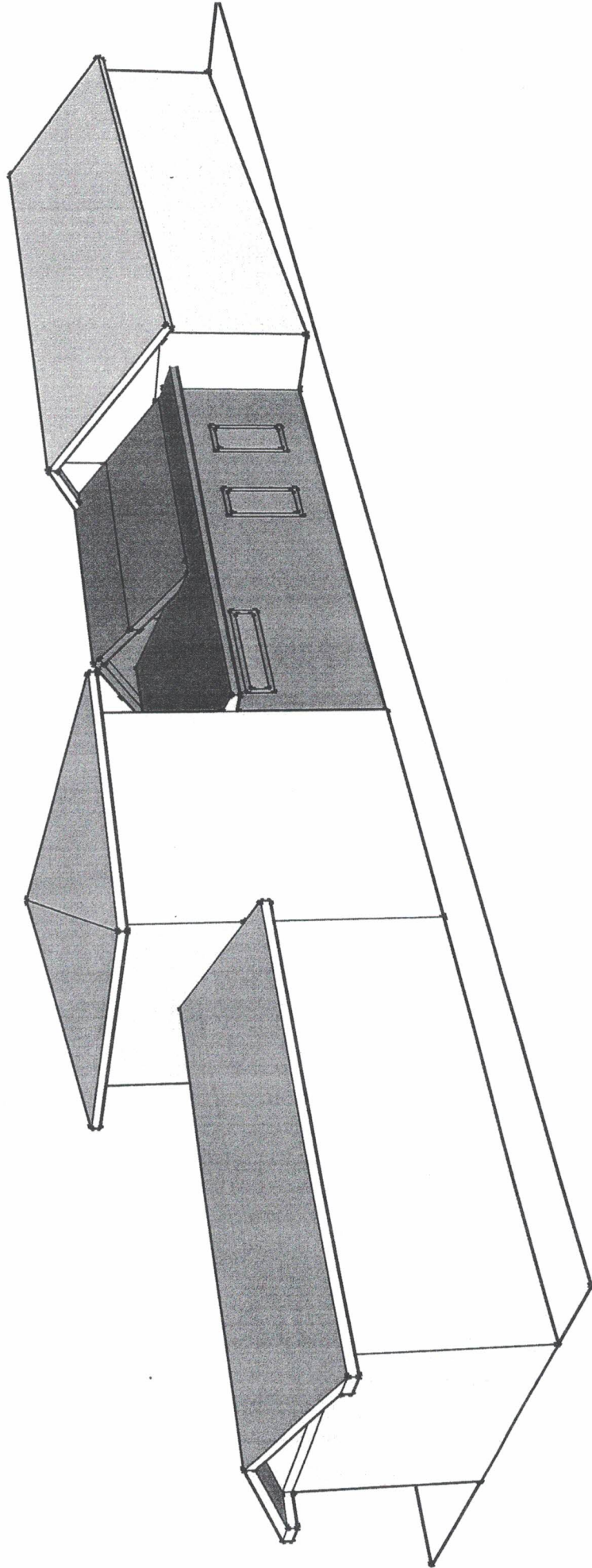


Scale 5/8" = 1'

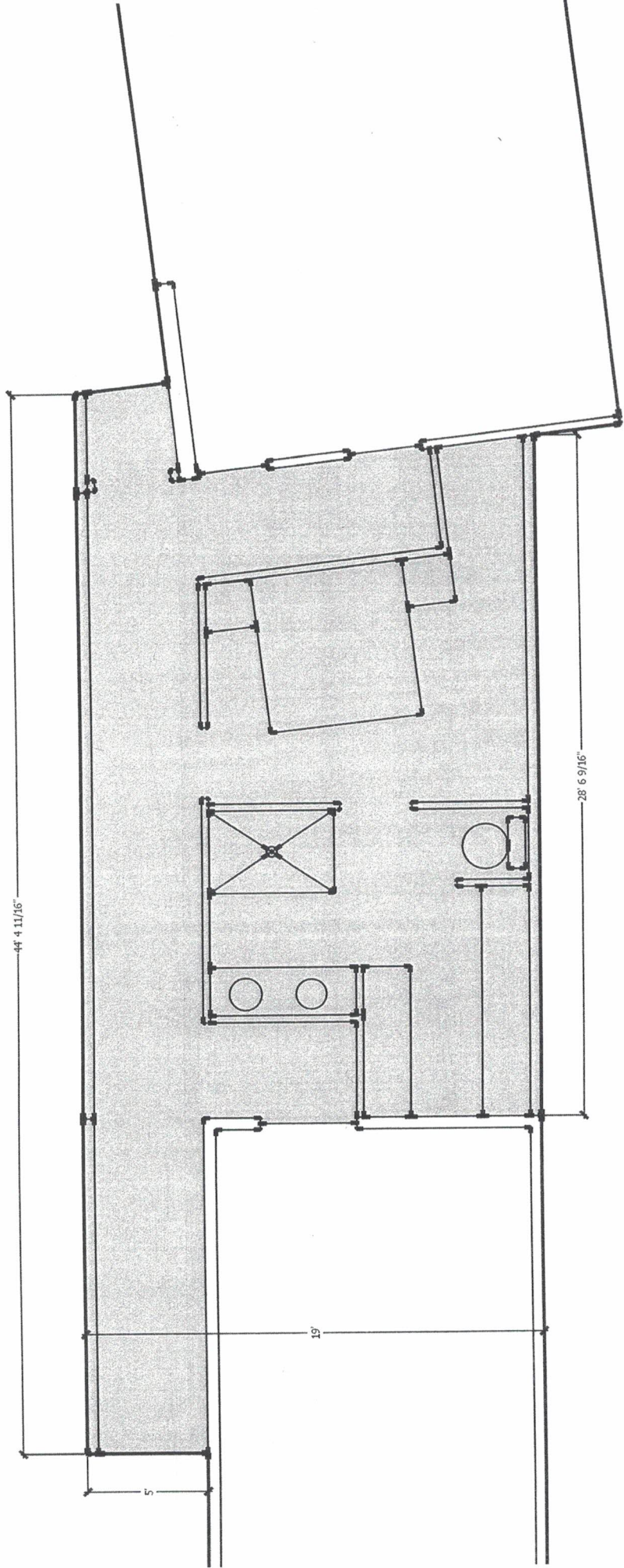
Chad Beraman
Cele4 Tennis Ct



Chad Barenman
Celet Tennis Club

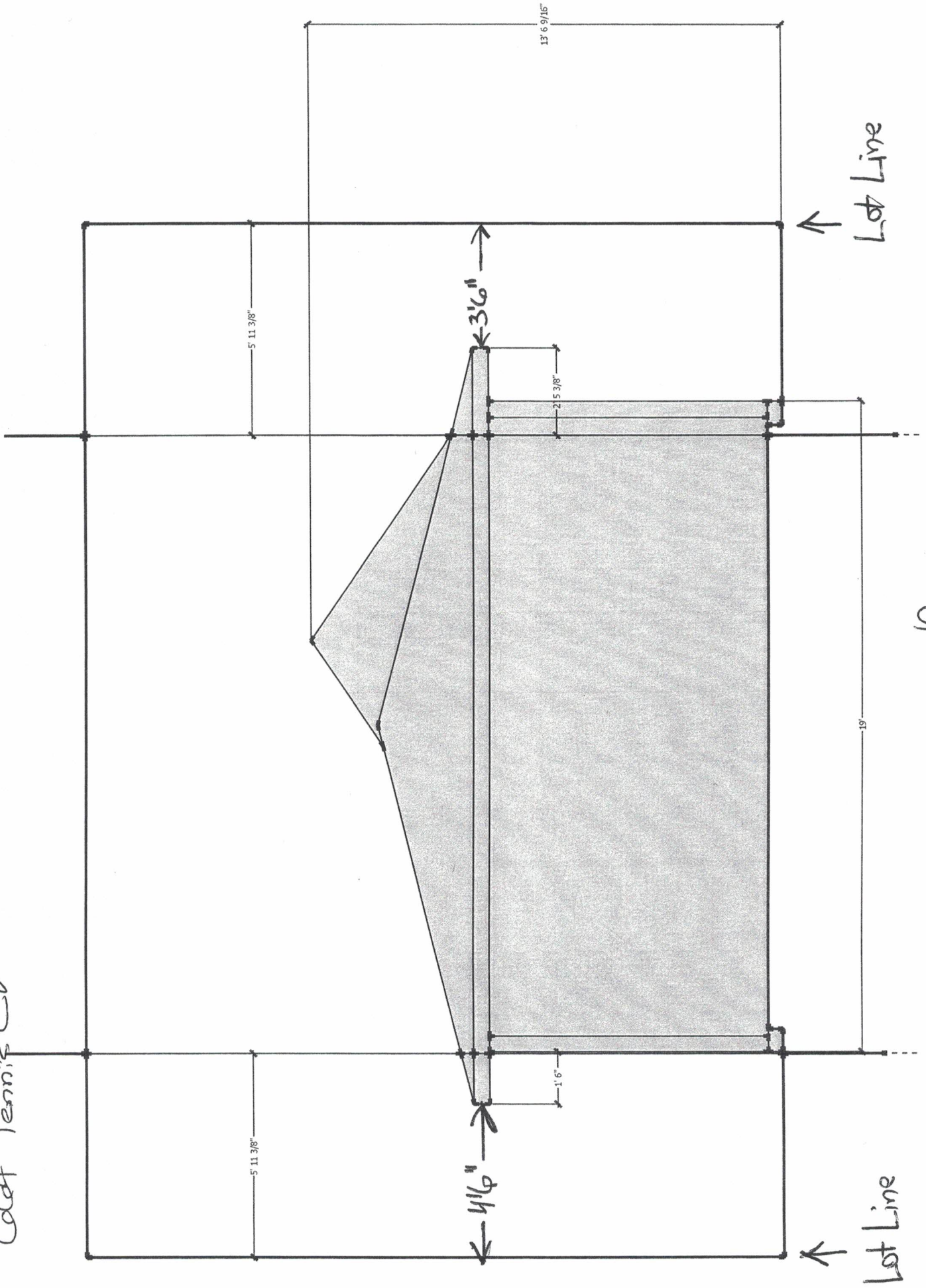


Ched Barman
Wells Tannis Ct



6

Chad Burreman
Cold Tennis Ct



Chad Bareman: 664 Tennis Ct

(Calculations provided to me by Kate White)

The minimum required lot area of the R-1 Zoning District (which this property is zoned) is 10,500; with an existing total lot area of 8,972 square feet, the lot area falls below the minimum required lot area. The property is eligible for reduced side yard setback based on Sec. 20.4.A, as the side yard may be reduced by the same percentage the total area of the lot of record bears to the minimum lot area requirement of the zoning district. So... $8,972/10,500 \times 100\% = 85\%$. The minimum side yard setback in the R-1 District is 7 feet, so... $7 \times 85\% = 5.95$ feet. The property is allowed a side setback of 5.95 feet.

- Building setback for the proposed addition – The proposed setback of 5 feet along the western side lot line for the new building addition would not comply with the minimum 5.95 feet allowed; this would require a variance of 0.95 feet from the minimum 5.95 feet allowed.
- Projections into setback areas (Sec. 8.10[B.1]) – If the new addition is to have 18 inch or 1.5-foot eaves, the eaves would need to maintain a minimum 5-foot setback from the side lot lines. With a proposed western side setback of 5 feet, the 1.5-foot eave would require a variance of 1.5 feet from the minimum 5-foot setback. With a proposed eastern side setback of 6 feet, the 1.5 foot eave would require a variance of 0.5 feet from the minimum 5-foot setback.
- Minimum dwelling width (Sec. 9.8[D.2]) – Sec. 9.8[D.2] requires a single-family dwelling have minimum width of 20 feet. The proposed addition is less than 20 feet in width, and the existing dwelling does not have a minimum 20 width.
- Maximum length to width ratio for single-family dwelling (Sec. 9.8[D.1]) – Maximum ratio is 3 to 1. With proposed addition building will be 72.5' long and 19' wide, $19/72.5=3.81$; ratio with proposed addition 3.81 to 1.
- Maximum lot coverage (Sec. 4.3, Table 4.3B) – 30% for structure, 50% impervious surfaces.

Total Lot SQ FT: 8972

Current house: 815

Garage: 504

Proposed addition: 564

Total: 1883 $1883/8972=.2098$ 20% Structure Coverage

Driveway: 2020

Sidewalks: 200

Patio: 484

Block Patio: 240

Total: 2944

Structure: 1883

Surface: 2944

Total: 4827 $4827/8972=53.80$ 53.8% Total Coverage