

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: LLOYD Stegenga Phone: [REDACTED]

Applicant's Address: 267 Burke Ave E-mail: [REDACTED]
Holland MI 49424

Property Address: 267 Burke Ave Holland MI 49424

Parcel Number: 70 - 16 - _____ Zoning: _____

Owner's Name: LLOYD Stegenga Phone: [REDACTED]

Owner's Address: 267 Burke Ave E-mail: [REDACTED]
Holland MI 49424

Ordinance Section Number(s) Relative To This Appeal: Accessory Buildings, Residential / se

Provide a Brief Description of Your Request: I am asking for a variance for a larger secondary building, due to damages that have occurred to my vehicles and Boat from wildlife. My insurance premiums have risen due to damages from animals getting into the vehicles in the excess of 10,000 dollars in claims. I am asking for special consideration to store items inside the proposed building for safe keeping.

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: 3-23-24

OFFICE USE ONLY:



Proposal — 24' x 36' x 12' Premium Post-Frame Building

Date: 03/17/2026

Customer: Lloyd Stegenga



Introduction

Thank you for considering **Third Coast Built (T.C.B.)** for your upcoming project. With over 40 years of combined experience in post-frame and custom wood structures, our team is committed to delivering a building that is **Built on Experience. Driven by Excellence.**

When most people think about a new building, the first things that come to mind are **size and colors**. While those choices are important, they're only the beginning. There are dozens of other details—big and small—that not only affect the **overall investment** but also determine how well your building will perform **for generations to come**. The way the posts are set, how the trusses are designed, the type of doors and windows, the grade of steel used, and even the fasteners that hold it all together—these are the choices that make the difference between a building that simply “looks good” and one that truly **stands the test of time**.

At T.C.B., our job is to walk you through those details in a way that's simple, clear, and easy to understand. We'll help you weigh your options, fine-tune the design, and make sure the final product not only fits your budget but also delivers **lasting strength, functionality, and peace of mind**.

This proposal is a **starting point**—a roadmap we'll use together to shape your building into exactly what you want it to be.

Scope of Work — Inclusions

Building Dimensions & Structure



- Main structure: 24 ft wide x 36 ft long x 12 ft eave height
- Framing: Engineered post-frame construction
- Roof: Gable, 4/12 pitch
- Roofing: 28-gauge metal roofing

Openings

- (1) 10' x 10' non insulated overhead door
- (1) 36" steel entry door
- (3) 36" x 36" vinyl sliding window

Labor & Installation

- Complete professional assembly of all framing, siding, roofing, doors, as specified.

Concrete

- 864 square feet of 4" concrete slab on grade

Investment Summary

Your building investment includes premium materials, expert installation, and the full backing of the T.C.B. 2-year warranty

- **Estimated Total: \$29,500.00**

*Final cost may vary depending on final design selections and any requested changes.

Exclusions

- Site preparation, grading, or excavation
- Electrical, plumbing, HVAC, or other mechanical systems
- Insulation of walls or roof
- Interior finishes or partition walls
- Permits or variance fees (these can be included upon input from Holland Charter Township)



Why Choose T.C.B. — Third Coast Built

- Over 40 years of proven construction expertise
- Commitment to excellence from concept to completion
- Premium-grade materials for long-term performance
- Personalized service with transparent communication every step of the way

Next Steps

1. **Review Meeting** – We'll schedule a time to sit down with you to review your project in detail.
2. **Finalize Design & Features** – Together, we'll refine your building specifications and options.
3. **Confirm Pricing** – Once scope is finalized, we'll provide a detailed contract price.
4. **Project Timeline** – Upon approval, we'll secure materials and set your project schedule.

Customer Commitment

Our goal is to make this process simple, transparent, and enjoyable. This proposal is the first step in moving your project forward with confidence. We are excited for the opportunity to partner with you and look forward to turning your vision into a structure that will last for decades.

We look forward to bringing your vision to life with a building you can rely on for years to come.

Sincerely,

The "Third Coast Built Team"

Built on Experience. Driven by Excellence.

 www.thirdcoastbuilt.com

Project Address:

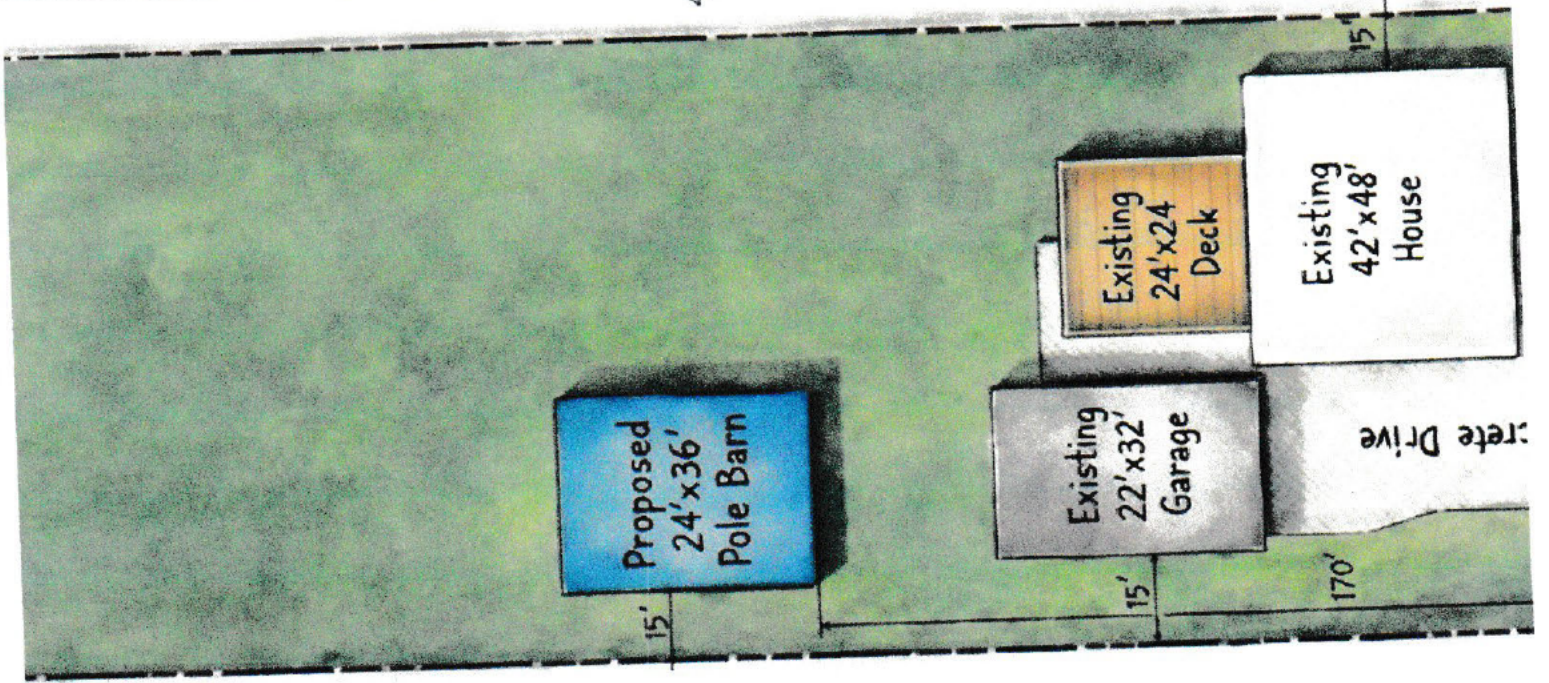
167 Burke Ave.
Holland, Michigan
49424

Prepared by:

Third Coast Built

www.thirdcoastbuilt.com

425'



03/17/26

167 Burke Ave., Holland, Michigan 49424



70-16-20-106-006
Commercial Vacant

70-16-20-126-056
Commercial Vacant

167 Burke Ave.
70-16-20-126-059
Residential Improved



167 Burke Ave., Holland, Michigan 49424

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03/17/26



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