

**AGENDA**  
**HOLLAND CHARTER TOWNSHIP**  
**ZONING BOARD OF APPEALS**  
**April 23, 2024**  
**5:30 p.m.**

1. Roll Call
2. Public Comment
3. Approval of March 26, 2024 Minutes
4. Public Hearings
  - a. 10593 Chicago Dr (70-16-23-226-050) – Nonuse Variance  
Petition submitted by Spencer Steggerda of SWS Unlimited, LLC for variances consisting of: 1) 1,200 square feet from the maximum 480 square feet permitted for a detached accessory building, resulting in a 1,680 square-foot building; and 2) 6 inches from the maximum height of 16 feet permitted for a detached accessory building, resulting in a 16-foot 6-inch tall building. The variances are being requested to build a two-stall, detached accessory building. The subject property is zoned R-2 Moderate Density Residential.
  - b. 340 104<sup>th</sup> Ave (70-16-36-300-016) – Nonuse Variance  
Petition submitted by Kids’ Food Basket on behalf of Ridge Point Community Church for a variance of 1 ground sign in addition to the maximum 1 ground sign permitted on the property. The variance is being requested for a new ground sign for the Kids’ Food Basket facility. The subject property is zoned AG Agriculture.
  - c. 230 Mae Rose Ave (70-16-18-275-031) – Nonuse Variance  
Petition submitted by Champion Windows on behalf of Raymond Gutierrez for a variance of 5 feet from required 35-foot front yard building setback, resulting in a front yard setback of 30 feet from the northern property line. The variance is being requested for a covered patio addition. The subject property is zoned R-1 Low Density Residential.
5. Other Business
  - a. Tabled Items
    - i. 3717 Beeline Rd (70-16-09-200-037) – Nonuse Variance (*Tabled October 24, 2023*)  
Petition submitted by Caroline Kimmel of Kittle Property Group on behalf of K & J Legacy LLC for variances consisting of: 1) 39 square feet from the minimum 120 square feet of storage area required for a 1-bedroom multi-family dwelling unit, resulting in a storage area of 81 square feet; 2) 17 square feet from the minimum 120 square feet of storage area required for a 2-bedroom multi-family dwelling unit, resulting in a storage area of 103 square feet; and 3) 12 square feet from the minimum 120 square feet of storage area required for a 3-bedroom multi-family dwelling unit, resulting in a storage area of 108 square feet. The variances are being requested for a new multi-family apartment complex. The subject property is zoned R-3 High Density Residential and FP Floodplain.
    - ii. 10983 Ryans Way (70-16-35-331-012) – Nonuse Variance (*Tabled March 26, 2024*)  
Petition submitted by Elida Hernandez for variances consisting of: 1) 23 feet from the required 35-foot rear yard building setback, resulting in a rear yard setback of 12 feet

for an attached deck; 2) 3 feet from the required 7-foot side yard setback, resulting in a side yard setback of 4 feet for an attached deck; and 3) 2.1 feet from the required 10-foot setback for an above-ground swimming pool, resulting in a setback of 7.9 feet. The variances are being requested for an existing above-ground swimming pool and attached deck. The subject property is zoned R-1 Low Density Residential.

## 6. Adjournment