

JUN 25 2024



**PETITION FOR NONUSE VARIANCE**  
**HOLLAND CHARTER TOWNSHIP ZONING BOARD OF APPEALS**

HOLLAND TWP.

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: DOUG GRITTER Phone: 616-836-0884

Applicant's Address: 1189 RIVERVIEW DRIVE E-mail: DMGOFHOLLAND@GMAIL  
HOLLAND MI 49423 .COM

Property Address: 2 VACANT LOTS

Parcel Number: 70-16-20-177-006 Zoning: R-2 RESIDENTIAL  
70 16 20 - 177 - 007

Owner's Name: DMG OF HOLLAND LLC Phone: 616-8360884

Owner's Address: 1189 RIVERVIEW DRIVE E-mail: DMG OF HOLLAND@GMAIL  
HOLLAND, MI. 49423 .COM

Ordinance Section Number(s) Relative To This Appeal: SECTION 20.4 NON CONFORMING  
LOTS OF RECORD.

Provide a Brief Description of Your Request:

- 1.) TO ALLOW EACH NON CONFORMING LOT TO BE USED AS SEPARATE BUILDING SITES FOR ENTRY LEVEL HOUSING.
- 2.) THE SPATIAL SETBACK REQUIREMENTS WILL BE USED FOR EACH LOT PER THE R-2 EXISTING ZONING REQUIREMENTS OF 35' FRONT / 25' REAR / 7' SIDE
- 3.) BOTH LOTS HAVE EXISTING SEWER ~~SEWER~~ LATERALS AND WATER TAP AVAILABILITY.

*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) BOTH LOTS HAVE NARROWNESS OF THE WIDTH AS LOTS OF RECORD
- 2) THE LOTS IN THIS AREA HAVE MANY VARIOUS SIZES IN WIDTH AND SIZE - THERE IS NOT A CONSISTANT PATTERN
- 3) THE VARIANCE WILL ALLOW 2 FAMILYS TO ENJOY A HOME THAT IS AFFORDABLE AND ENERGY EFFICIENT.
- 4) THE VARIANCE WILL ALLOW 2 NEW HOMES THAT WILL IMPROVE AND INCREASE NEARBY LAND VALUES.
- 5) BOTH LOTS ARE LOTS OF RECORD - OWNER DID NOT CREATE THESE LOTS.
- 6) THE PUBLIC INTEREST IS IMPROVED BY ADDING 2 NEW HOMES TO THIS AREA. IT ALSO IMPROVES THE PUBLICS TOWNSHIP LONG TERM REVENUE IN BOTH UTILITIES AND PROPERTY TAXES.

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**

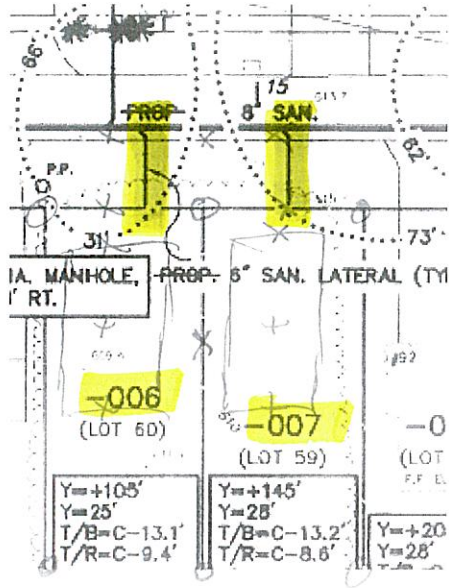
I hereby certify that I am the owner of the above-described property and have authorized the applicant to seek this variance on my behalf. I further understand that conditions and restrictions may be placed upon this property by the Holland Township Zoning Board of appeals and hereby agree to conform 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: DMG OF HOLLAND LLC Date: 6/25/24  
Doug Gutter

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OFFICE USE ONLY:



MANLEY STREET

2 SEWER LATERALS

CALL MISS DIG ON MARKING LATERALS

OTTAWA COUNTY GIS

2024

HOLLAND CHARTER TOWNSHIP  
Utility System Connection Charges Estimation

Date Prepared: 4/8/2024 TK  
Property Owner Name: Boersen Kevin & Lori  
Property Street Address: MANLEY AVE (VAC)  
Property Parcel Number: 70-16-20-177-006 & 007 combined  
SAD Reference Info: SM800, WT099  
Zoning Classification:  
Assumptions & Notes: SINGLE FAMILY - ASSUMES 1" SERVICE WITH 5/8" METER \*\*\* WATER TAP NEEDED \*\*\*  
8% Annual Interest on Special Assessments

PRICING EFFECTIVE THROUGH 12/31/2024

Description	Sewer Utility				Water Utility				
	Cost Per Unit	No. of Units	Meter Size	Estimated Cost	Cost Per Unit	No. of Units	Meter Size	Estimated Cost	
<b>Assessment Charges</b>									
Utility main frontage charge per foot	\$ 108.00	100.00		\$ 10,800.00	\$ 78.00			\$ -	WATER FRONT FOOTAGE PREVIOUSLY PAID SEWER LATERAL THERE BUT NOT PAID
Trunkage charge per connection	\$ 1,025.00	1.00		\$ 1,025.00	\$ 1,006.00	1.00		\$ 1,006.00	
Sewer lateral charge per lateral	\$ 1,682.00	1.00		\$ 1,682.00					
<b>Subtotal</b>				<b>\$ 13,507.00</b>				<b>\$ 1,006.00</b>	<b>\$ 14,513.00</b>
<b>Hookup Charges</b> - PAID ON HOOK UP									
Water tap fee per each water service					\$ 1,344.00	1.00		\$ 1,344.00	
Water meter fee per each meter					\$ 483.00	1.00	5/8"	\$ 483.00	WATER TAP NEEDED
Remote meter reader					\$ 67.00	1.00		\$ 67.00	
Service connection inspection fee	\$ 67.00	1.00		\$ 67.00	\$ 67.00	1.00		\$ 67.00	
<b>Subtotal</b>				<b>\$ 67.00</b>				<b>\$ 1,961.00</b>	<b>\$ 2,028.00</b>
<b>Total Estimated Costs</b>				<b>\$ 13,574.00</b>				<b>\$ 2,967.00</b>	<b>\$ 16,541.00</b>

New add month  
Entered by  
Date entered  
Scanned

ESTIMATE  
ACTUAL

APPROVED BY: R. Prins DATE: 4/8/24

INFORMATION PROVIDED IS COMPLETE AND ACCURATE TO THE BEST OF OUR UNDERSTANDING BASED ON THE PROJECT SPECIFICATIONS PROVIDED BY INQUIREE. THE COST PER UNIT ESTIMATES REFLECT CURRENT PRICING; AND ARE SUBJECT TO CHANGE.

\*\*\* Estimation does not include cost of connection from the road to the house - that cost will be additional and at the homeowners expense.

2024

HOLLAND CHARTER TOWNSHIP  
Utility System Connection Charges Estimation

EACH LOT

Date Prepared: 4/8/2024 TK  
Property Owner Name: Boersen Kevin & Lori  
Property Street Address: MANLEY AVE (VAC)  
Property Parcel Number: 70-16-20-177-007 - SEPARATE  
SAD Reference Info: SM800, WT099  
Zoning Classification:  
Assumptions & Notes: SINGLE FAMILY - ASSUMES 1" SERVICE WITH 5/8" METER \*\*\* WATER TAP NEEDED \*\*\*  
8% Annual Interest on Special Assessments

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