

**AGENDA**  
**HOLLAND CHARTER TOWNSHIP**  
**ZONING BOARD OF APPEALS**  
**December 19, 2023**  
**5:30 p.m.**

1. Roll Call
2. Public Comment
3. Approval of October 24, 2023 and November 21, 2023 Minutes
4. Other Business
  - a. Tabled Items
    - i. 12350 James St (70-16-21-200-083) – Nonuse Variance (*Tabled August 23, 2022*)  
Petition submitted by Mike Bocks on behalf of HS&J / Dutch Village for a variance of 25 feet 4 inches from the required 50-foot front yard building setback; resulting in a front yard setback of 24 feet 8 inches. Variance is being requested in order to construct a windmill themed structure. The subject property is zoned C-2 Community Commercial.
    - ii. 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.
    - iii. 4467 96th Ave (70-16-01-200-006) – Nonuse Variance (*Tabled Nov. 21, 2023*)  
Petition submitted by William A. Sikkel on behalf of Great Lakes Partners, Inc. for a variance of 3.3 acres from the minimum lot area of 5 acres required within the AG Agricultural zoning district, resulting in a lot area of 1.7 acres. The variance is being requested for a land division to create a new lot of record containing an existing single-family dwelling. The subject property is zoned AG Agriculture.
5. Adjournment