

AGENDA
HOLLAND CHARTER TOWNSHIP
ZONING BOARD OF APPEALS
February 20, 2024
5:30 p.m.

1. Roll Call
2. Public Comment
3. Approval of December 19, 2023 Minutes
4. Public Hearings
 - a. 516 Howard Ave (70-16-30-176-013) – Nonuse Variance
Petition submitted by Bryan and Stacy Huffman for variances consisting of: 1) 6.5 feet from the required 7-foot side yard building setback, resulting in a side yard setback of 0.5 feet along the northeastern side lot line; and 2) 102 square feet from the maximum 1,050 square feet of attached accessory building area, resulting in an area of 1,152 square feet. The variances are being requested for an addition to an attached garage. The subject property is zoned R-1 Low Density Residential, FP Floodplain, and Macatawa Residential Setback Overlay.
5. 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.
6. Adjournment