

AGENDA
HOLLAND CHARTER TOWNSHIP
ZONING BOARD OF APPEALS
September 24, 2024
5:30 p.m.

1. Roll Call
2. Public Comment
3. Approval of August 27, 2024 Minutes
4. Public Hearings
 - a. 3112 N Wellness Dr (70-16-16-200-065) – Nonuse Variance
Petition submitted by Jeff Brinks of Venture Engineering, PLLC on behalf of Tallwood Properties, LLC for a variance to not install the required Type D Buffer along the 258 feet of the western lot line, resulting in 0 canopy or evergreen trees installed along the western lot line. The subject property is zoned O-S Office and Service District.
 - b. 10888 James St (70-16-23-100-009) – Nonuse Variance
Petition submitted by Mike Hnatiuk for a variance of 1,440 square feet from the maximum 480 square feet permitted for a detached accessory building, resulting in a 1,920-square-foot detached accessory building. The subject property is zoned AG Agriculture.
5. Other Business
 - a. 506 Orchard Hill (70-16-30-176-041) – Nonuse Variance (*Tabled Aug. 27, 2024*)
Petition submitted by Jon Andersh of Rhoades McKee PC on behalf of Andrew and Jennifer Foley for the following variances in order to divide the subject property into 2 lots: 1) 55 feet from the minimum required 70-foot lot width and frontage on a public right-of-way, resulting in a lot width and frontage of 15 feet for each of the proposed lots; 2) relief from the 4:1 lot depth-to-width ratio for a lot of record with a depth of 149.07 feet and a width of 15 feet, resulting in a ratio of 9.93:1 for each of the proposed lots, and 3) 28 feet from the minimum required 35-foot rear yard building setback, resulting in a rear yard setback of 7 feet for the northern proposed lot. The subject property is zoned R-1 Low Density Residential, FP Floodplain, and Macatawa Residential Setback Overlay.
6. Adjournment