



PETITION FOR NONUSE VARIANCE

HOLLAND CHARTER TOWNSHIP ZONING BOARD OF APPEALS

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: Josh Erismann

Applicant's Address: 2120 24th avenue

Hudsonville, MI 49426

Property Address: 4303 Hallacy Drive

Parcel Number: 70 - 16 - 05 - 300 - 042

Zoning: I-2

Owner's Name: Holland Charter Township

Owner's Address: 353 North 120th Avenue

Holland, MI 49424

Ordinance Section Number(s) Relative To This Appeal: 9.22 & 10.7

Provide a Brief Description of Your Request: _____

The applicant is seeking a non-use variance to allow outdoor storage areas to exceed principal building area and loading docks on the street side of the building. The proposed building minimum area is planned as 82,500 sf. The proposed outdoor storage area is planned as 406,000 sf. See plan and supplemental narrative for further details of the request and area representations.

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):

See attached supplemental documentation.

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: _____ Date: _____

OFFICE USE ONLY:

Grand Rapids Iron & Metal New Facility
4303 Hallacy Drive, Petition for Non-Use Variance
Supplemental responses for Outdoor Storage Area and Loading Dock Location.
July 28, 2026

Petition Application Criteria in Bold Font

Petitioners Responses in Italic Font

- 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.

N/A

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.

N/A

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.

N/A

d. Other exceptional or extraordinary dimensional conditions or characteristics of land or lot of record.

The exceptional dimensional conditions are that the outdoor storage ordinance is not appropriately accommodating of the allowed uses of the zone district. The I-2 zone is where the most intense industrial and materials handling operations should occur and yet the ordinance disallows these permitted uses to operate with outdoor storage areas greater than building areas, which are generally typical conditions of a material and salvage operation.

- 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.**

The unusual circumstance is that numerous adjacent parcels are permitted street facing loading docks and outdoor storage areas exceeding principal building area. These ordinances would be better suited to factor in specific zone district accommodations for the allowed uses, rather than a one-size fits all approach across all zone districts.

- 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.**

Financial return is not the driving factor of these requests for variance. The variance is necessary to preserve the by-right I-2 industrial use of a materials salvage operation. Orienting the building street facing blocks the view of the operations from public view. Reorienting the building would increase the visual detriment to the area.

- 4. That the granting of the variance will not be of substantial detriment to adjacent and nearby land uses and properties.**

The granting of the variance will not be a detriment to adjacent land uses. A majority of the uses within this area have loading docks facing the interior roadways. Numerous industrial properties within the vicinity are afforded equivalent or greater outdoor storage allowances exceeding the area of their

principal buildings. Increased landscape screening beyond the landscape code minimums are intended to further buffer the front of the building from Hallacy Dr and improve the quality of the area.

5. That the applicant shall not have created the problem for which the variance is being sought.

The definition of the I-2 zoning from the Holland Township Zoning Ordinance:

“General industrial district (I-2). The I-2 district is primarily intended to provide a location for the manufacture, compounding, assembling or treatment of articles or materials including the processing of raw materials and heavy manufacturing.”

The applicant has not created the problem of requiring outdoor storage areas not to exceed the principal building area. The ordinance itself creates the practical difficulty by it's inability to account for the allowed uses in the industrial zone that would typically necessitate outdoor storage to exceed principal building areas. Uses permitted such as; waste management facility, salvage and impoundment operations, warehousing/ wholesale materials, and agribusiness would generally require outdoor storage areas greater than the required building area to facilitate said operations and uses.

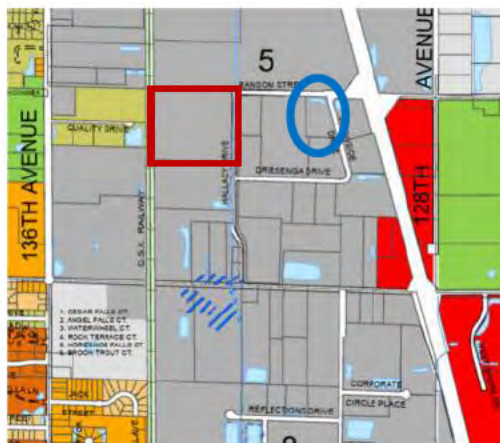
6. That the granting of the variance will not be contrary to the public interest and that the spirit of this ordinance shall be observed, public safety secured, and substantial justice done for both the applicant and other property owners in the district.

The granting of the variance will not be contrary to public interest or public safety. The variance is required to support the allowed uses of the zone district, in a manner similar to properties in the I-2 zone that are afforded similar outdoor storage or loading dock locations. The applicant seeks to activate the property that has sat vacant for 20 years by means of an allowed use in the I-2 zone district.

I-2 General Industrial District Outdoor Storage Comparison Sites

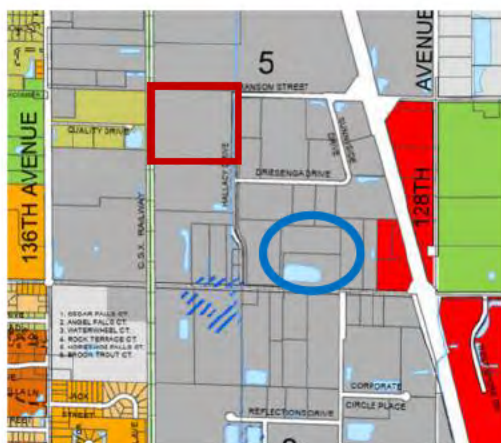
13030 Ransom Street

Industrial outdoor storage in excess of principal building area. Approximate areas from GIS mapper.



13057 Quincy Street

Industrial outdoor storage in excess of principal building area. Approximate areas from GIS mapper.



13180 Quincy Street

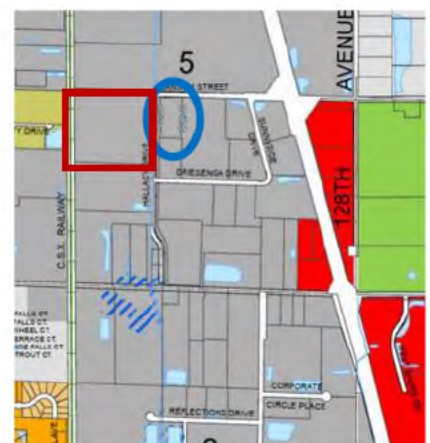
Industrial outdoor storage in excess of principal building area. Approximate areas from GIS mapper.



I-2 General Industrial District Loading Dock Comparison Sites

13170 Ransom Street

Industrial loading docks street facing.



13181 Driesenga Drive

Industrial loading docks street facing.



12970 Ransom Street & 4270 Sunnyside Drive
Industrial loading docks street facing.



PREPARED FOR:
HBP LLC
Josh Erismann
2120 24th Avenue
Hudsonville, MI 49426

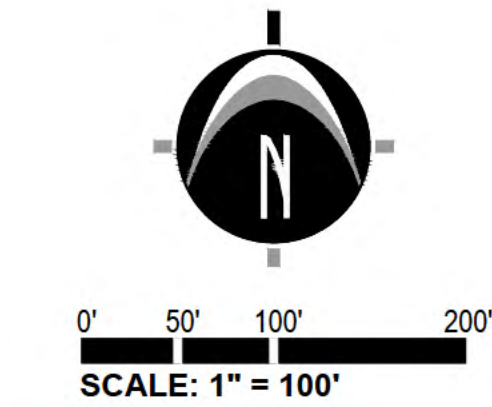
REVISIONS:
Title: Variance Application Sketch
Drawn: JM Checked: JM Date: 7.27.26

**GRAND RAPIDS
IRON & METAL**
Variance Site Layout Exhibit
4303 HALLACY DRIVE
PART OF THE SOUTHWEST 1/4 OF SECTION 5, T5N, R15W,
HOLLAND TOWNSHIP, OTTAWA COUNTY, MICHIGAN

SEAL:

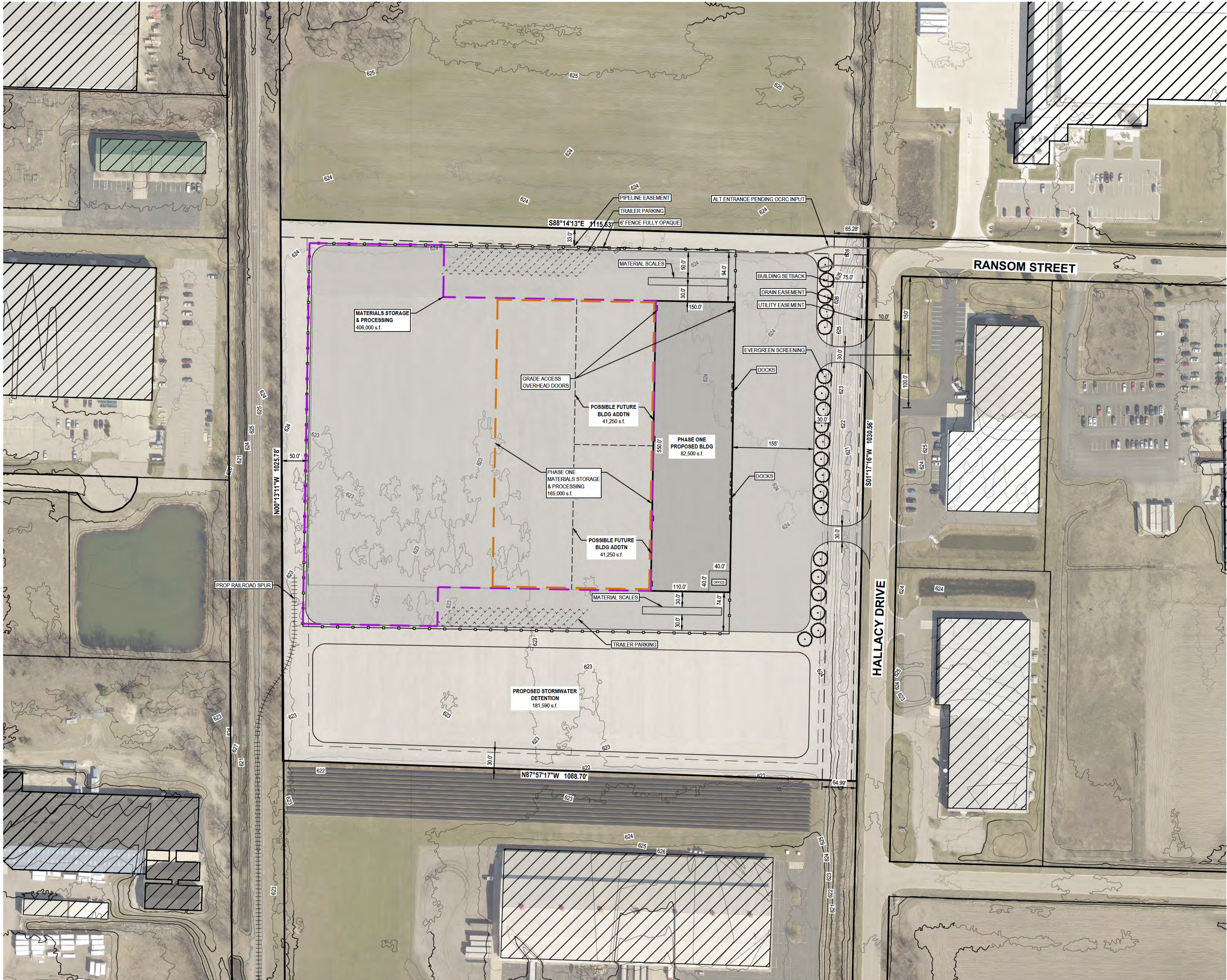
PROJECT NO:
26201221

SHEET NO:
C-205
1 OF 1



GENERAL NOTES

- 1) ZONING OF PROPERTY - I-2 GENERAL INDUSTRIAL
I-2 ZONING REQUIREMENTS
A) MINIMUM LOT AREA = 2 ACRES
B) MINIMUM LOT WIDTH = 200 FT.
C) MAXIMUM BUILDING HEIGHT = 45 FT.
D) MAXIMUM BUILDING COVERAGE = 40%
SETBACKS
A) FRONT YARD = 75 FT.
B) SIDE YARD = 30 FT.
C) REAR YARD = 50 FT.
2) SUMMARY OF LAND USE:
A) TOTAL ACREAGE = 26.01 ACRES (1,132,788 SQ. FT.)
B) AREA OF PROPOSED BUILDING = 82,500 SQ. FT.
C) FUTURE POSSIBLE BUILDING AREA = 185,000 SQ. FT.
D) GROSS OUTDOOR STORAGE AREA = 406,000 SQ. FT.
E) ZONING OF PARCELS TO SOUTH AND WEST = I-2, PUD
ZONING OF PARCELS TO NORTH AND EAST = I-2



UTILITY LOCATIONS ARE DERIVED FROM ACTUAL MEASUREMENTS OR AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATIONS NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THIS AREA.

NOTE: EXISTING UTILITIES AND SERVICE LINES IDENTIFIED AS "PLANS" WERE OBTAINED FROM AVAILABLE AS-BUILT RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY THE LOCATION, DEPTH AND STATUS OF ALL UTILITIES AND SERVICE LINES PRIOR TO NEW CONNECTIONS.