

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):

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:

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.

Current placement of the building relative to the lot - it creates a long / narrow parking along the South property line. We would like to use the existing infrastructure and utilize the north side space along the edge of the building to the property to store a plow truck as well as a vehicle used for scrapping. These would be parked there most of the year and used as needed. Putting these vehicles “behind” the Major Repair fence was our goal.

The remaining space would be used for Major Repair vehicles. We would be putting up a 6ft high vinyl fencing with a 10ft gate. The gate would be along the south side of the Major Repair area.

A vehicle sales area would utilize the US31 frontage in the current parking lot.

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 circumstances do not apply in the same manner as the other building and parking lot are existing and currently used as a vehicle repair facility. I would have done it differently to meet the current requirements if this was a new construction and layed out differently initially.

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.

This preserves the substantial property right and use. As well as historical and practical fit and function. Property right is currently a special use repair facility.

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

See pictures below. We feel no detrimental effect will be presented to any adjacent or nearby properties. In fact, it should clean up the aesthetic for all parties.

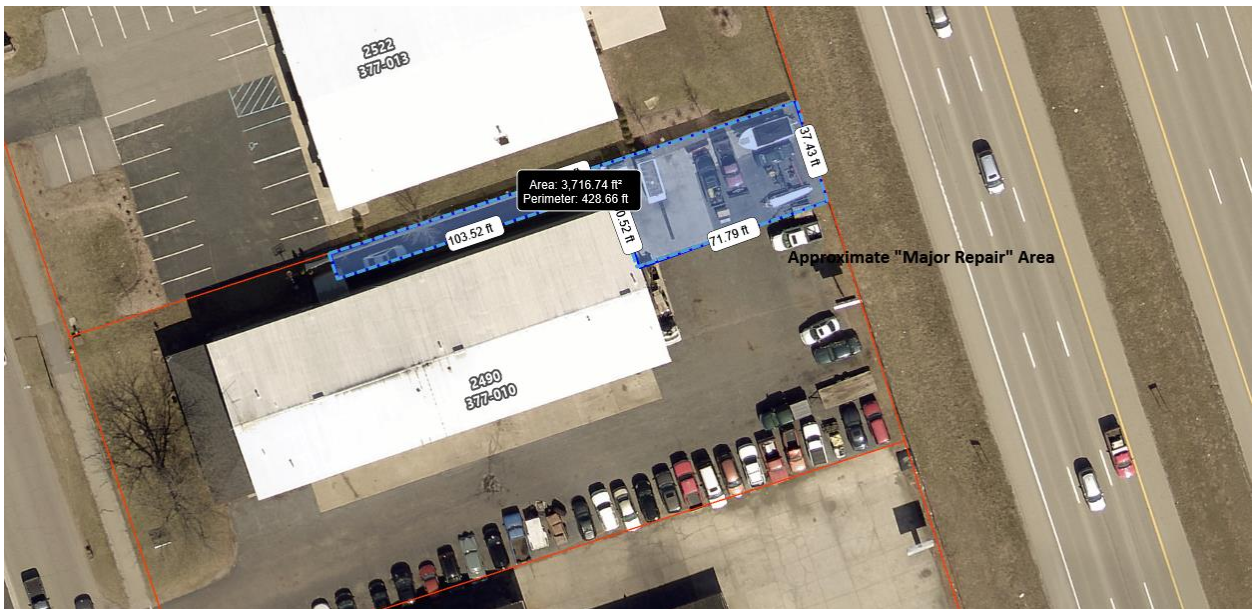
5. That the applicant shall not have created the problem for which the variance is being sought.

We are working to solve and come up with a solution to allow the continued use of this property as a vehicle repair shop and allow storage for both Major and Minor repair.

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.

Agree. We feel public interest is to maintain a clean and thriving business environment for vehicle repair facilities and vehicle sales.

Reference Images:



EXISTING NORTH PROPERTY LINE



EXISTING EAST PROPERTY LINE (US31)



GENERAL REFERENCE



CURRENT FENCE ALONG NORTH PROPERTY LINE



PREPARED FOR:

Fogg Hold Co
Jeremy Fogg
135 Elberdene Street
Holland, MI 49424

CREATED:

Drawn: NH

Date: 9-23-25

REVISIONS:

Rev: _____
Drawn: _____ Date: _____

2490 VanOmmen Dr

SITE PLAN

2490 VanOmmen Dr
PART OF LOT 5, VANOMMEN PLAT, SECTION 16, T5N, R15W
HOLLAND TOWNSHIP, OTTAWA COUNTY, MICHIGAN

STAMP:



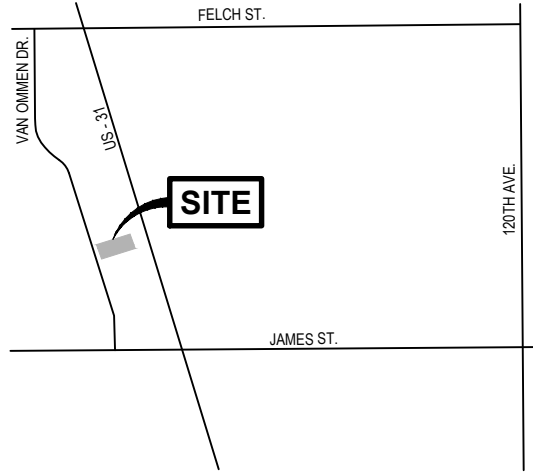
PROJECT NO:

24200090

SHEET NO:

SP

SHEET: 1 OF 1



LOCATION MAP

NOT TO SCALE



SCHEDULE B - SECTION II NOTES

No survey items to depict.

SURVEYOR'S NOTES

- 1) Flood Zone Classification: An examination of the National Flood Insurance Program's Flood Insurance Rate Map for Community Number 260492, Panel Number 26139C0305E, with an Effective Date of 12-16-2011, shows this parcel to be located in Zone "X" (subject to map scale uncertainty). ***No field surveying was performed to determine this zone.***
- 2) Gross Land Area 0.81 Acres
- 3) Note to the client, insurer, and lender - Lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. In addition, in some jurisdictions, 811 or other similar utility locate requests from surveyors may be ignored or result in an incomplete response. Where additional or more detailed information is required, the client is advised that excavation may be necessary.
- 4) NOTE TO CONTRACTORS: 3 (THREE) WORKING DAYS BEFORE YOU DIG, CALL MISS DIG AT TOLL FREE 1-800-482-7171 FOR UTILITY LOCATIONS ON THE GROUND.
- 5) **Note: Improvements shown hereon are from previous Nederveld, Inc. project no. 24200090, dated 1-25-24.

TITLE INFORMATION

The Title Description and Schedule B items hereon are from Lighthouse Title Commitment No. CCU23-12316003 Revision 2, dated January 10, 2024

TITLE DESCRIPTION

The land referred to in this commitment, situated in the Township of Holland, County of Ottawa, and State of Michigan, is described as follows:

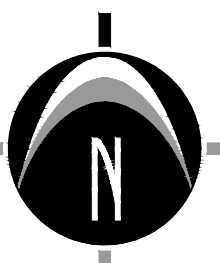
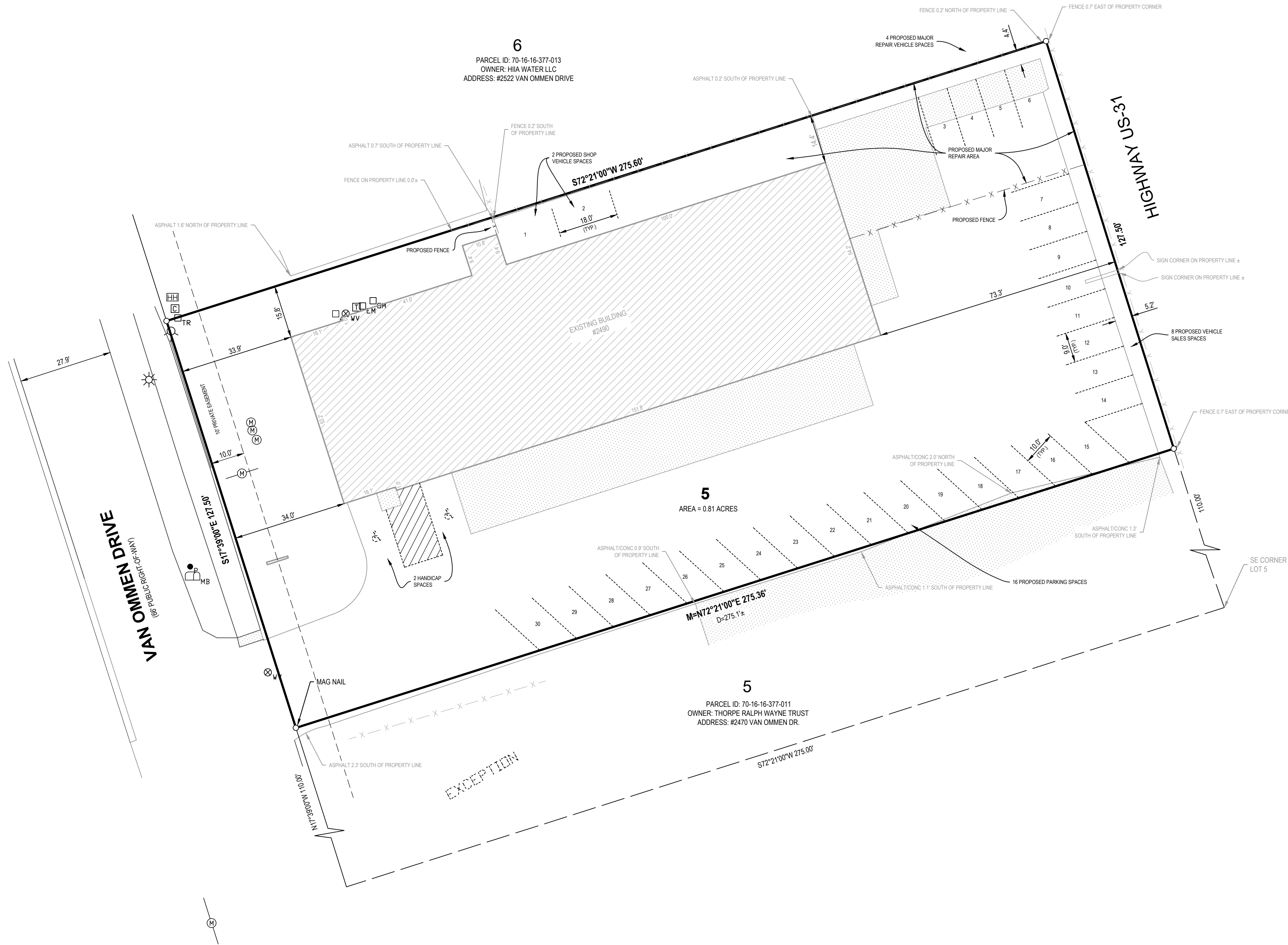
Lot 5, Van Ommen Plat, part of the Southwest 1/4 of Section 16, Town 5 North, Range 15 West, Holland Township, Ottawa County, Michigan, according to the recorded plat in Liber 20 of Plats, Page 61, Ottawa County Records, except that part described as: Commencing at the Southeast corner of said Lot 5; thence South 72 degrees 21 minutes(?) 275.0 feet along the South lot line; thence North 17 degrees 39 minutes West 110.0 feet; thence North 72 degrees 21 minutes East 275.1 feet, more or less, to the East line of said Lot 5; thence Southerly 110 feet, more or less, along said East line to the place of beginning.

Parcel No.: 70-16-16-377-010

(?) NOTE: There appears to be a typo in the description provided. "South72 degrees 21 minutes" should be "South72 degrees 21 minutes West"
Further deed research is recommended.

LEGEND

- AC Air Conditioning
- CR Cable Riser
- EM Electric Meter
- GM Gas Meter
- HH Handhole
- Hyd Hydrant
- IF Iron-Found
- LP Light Pole
- MB Mailbox
- MH Manhole
- P Post
- PR Phone Riser
- TR Transformer
- WV Water Valve
- Fence
- Asphalt
- Existing Building
- Concrete
- M= Measured
- D= Deeded



0' 10' 20' 40'
SCALE: 1" = 20'



Know what's below.
CALL before you dig.

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 CITY AS-BUILT RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY THE LOCATION, DEPTH AND STATUS OF ALL UTILITIES AND SERVICE LINES PRIOR TO NEW CONNECTIONS.