

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):

The area will meet all of the above requirements

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:

Sonseeker narrative for 4412 136th Ave

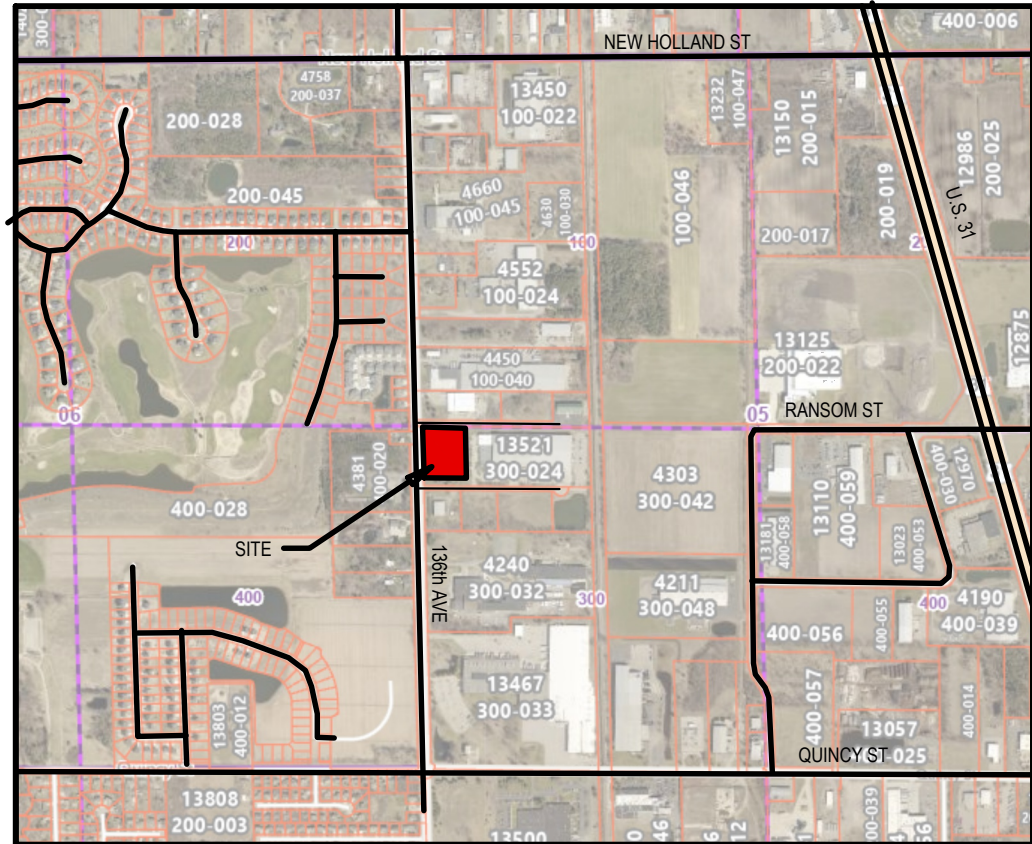
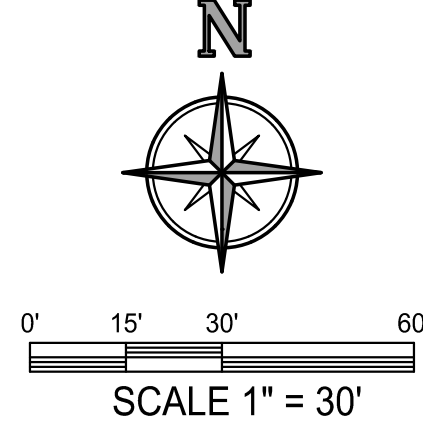
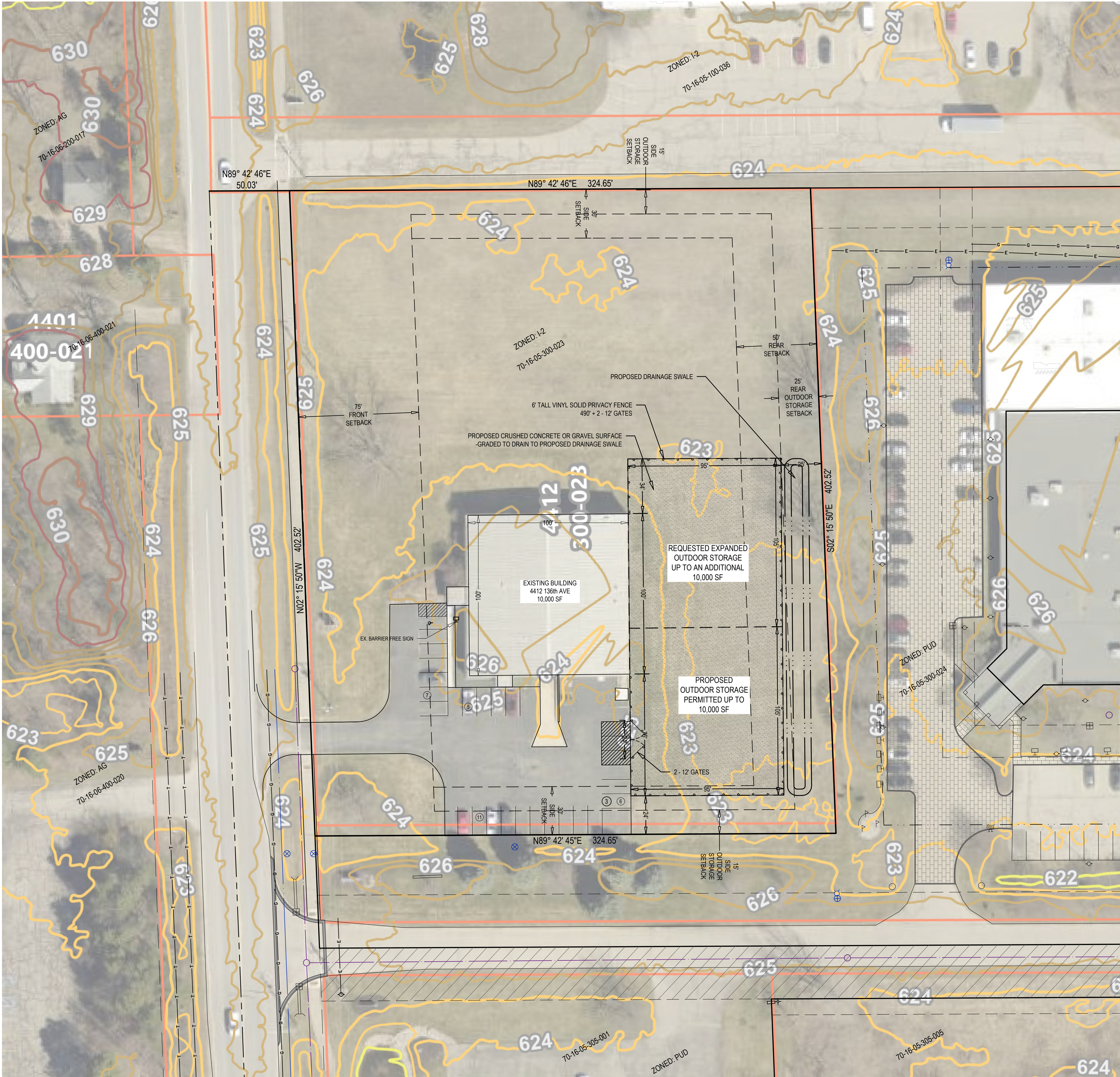
Sonseeker is pool masonry company who specializes in pool plaster, tiling, and remodeling. They are looking to relocate to the existing building at 4412 136th Avenue. They will need outdoor storage for equipment and materials. The existing building is 10,000 sf, so the site is limited to 10,000 sf of outdoor storage, per the zoning ordinance. We believe we will utilize up to 20,000 sf of outdoor storage, especially as we continue to grow. Therefore, we are requesting a variance for an additional 10,000 sf.

1. Compliance with the zoning ordinance would result in practical difficulties:
The zoning ordinance limits the outdoor storage to the area of the principal building. This creates a hardship for contractors facilities in general since contractors generally require smaller buildings and more outdoor storage for equipment.
2. That the unusual circumstances do not apply to most other lots of record:
The unusual circumstances are that this is a smaller building on a large parcel. The size of the building severely limits the amount of outdoor storage that can be built on the site.
3. Variance is necessary for the preservation and enjoyment of a substantial property right:

The variance is necessary for Sonseeker to utilize the property for their needs.

4. Granting variance will not be of substantial detriment to adjacent and nearby uses and properties:

Granting the variance will not be of any detriment to the neighbors. The outdoor storage will be screened by a solid fence and is located behind the building.
5. The applicant shall not have created the problem:
The applicant did not build the building or set the limits of the outdoor storage area.
6. Granting the variance will not be contrary to the public interest and that the spirit of the ordinance shall be observed, public safety secured, and substantial justice done for the applicant and other property owners in the district:
The variance will allow Sonseeker to stay in the township and prosper rather than seek another location that allows larger outdoor storage. The outdoor storage area will not be excessively sized for the area of the parcel.



- ZONING: I-2
- SETBACKS:
- FRONT: 75'
 - SIDE: 30'
 - REAR: 50'

- PARKING REQUIREMENTS:
- OFFICE: 1 SPACE PER 300SF
 - WAREHOUSE: 1 SPACE PER 2,000 SF

- PROPOSED USE IN EXISTING BUILDING: CONTRACTORS FACILITY (SPECIAL USE)
- EXISTING BUILDING: 10,000 SF
- PARKING REQUIRED:
- OFFICE: 2,000 SF / 300 = 6.6 ≈ 7 SPACES
 - WAREHOUSE: 8,000 SF / 2,000 = 4 SPACES
 - TOTAL REQUIRED: 11 SPACES
- PARKING PROVIDED: 26 SPACES INCLUDING 1 BARRIER FREE SPACE

PROPOSED OUTDOOR STORAGE RELATED TO PRINCIPAL USE (PERMITTED):

- SETBACKS:
- FRONT: 75'
 - SIDE: 15'
 - REAR: 25'
- SCREENING: SHALL BE ENCLOSED AND SCREENED BY BUILDINGS, 6' SOLID FENCE, OR COMPARABLE EVERGREEN VEGETATIVE SCREEN, BERM, OR COMBINATION.
- STORAGE AREA SURFACE: SHALL BE PAVED WITH ASPHALT OR CONCRETE*
- *ALTERNATIVE MATERIALS: SUBJECT TO APPROVAL BY THE ZONING ADMINISTRATOR, MAY BE A PERVIOUS SURFACE OF EQUAL DURABILITY. GRAVEL, CRUSHED ROCK, AND OTHER ALTERNATIVE SURFACES MAY ALSO BE PERMITTED IF THEY MEET THE FOLLOWING:
- PROPERLY DRAINED
 - DURABLE STATE THAT MINIMIZES DUST
 - MAINTAIN CHARACTER AND QUALITY OF NEARBY DEVELOPMENT
 - MAINTAINED FREE OF WEEDS AND VEGETATION AT ALL TIMES.

MAXIMUM AREA: AREA SHALL NOT EXCEED THE AREA OF PRINCIPAL BUILDING.

OUTDOOR SOTRAGE WILL BE SCREENED BY EXISTING BUILDING AND PROPOSED 6' SOLID VINYL PRIVACY FENCE.

REQUESTING VARIANCE FROM ZBA TO DOUBLE THE OUTDOOR STORAGE AREA TO 20,000 SF.

REQUESTING USE OF ALTERNATIVE MATERIAL, CRUSHED CONCRETE OR GRAVEL, FOR THE OUTDOOR STORAGE SURFACE.



TRI-MAX II VINYL PRIVACY FENCE

LEGAL DESCRIPTION FOR PARCEL 70-16-05-300-023:

PART OF SW 1/4 OF SECTION 5, T5N, R15W, COMMENCING NORTH 89° 42' 46" EAST 50.03 FEET FROM WEST 1/4 CORNER, THENCE NORTH 89° 42' 46" EAST 324.65 FEET, THENCE SOUTH 02° 15' 50" EAST 402.52 FEET, THENCE SOUTH 89° 42' 46" WEST 324.65 FEET, THENCE NORTH 02° 15' 50" WEST 402.52 FEET TO THE POINT OF BEGINNING.

- LAYOUT & UTILITY NOTES:
1. THE INFORMATION CONTAINED ON THIS SHEET IS BASED ON A 2006 SURVEY BY HEI AND AN AERIAL PHOTO FROM OTTAWA COUNTY GIS. THE INFORMATION CONTAINED HERE ON IS NOT INTENDED FOR CONSTRUCTION AND ONLY PROVIDED ENOUGH INFORMATION FOR THE LAYOUT OF THE PROPOSED IMPROVEMENTS. ADDITIONAL GRADING AND DETAILS WILL BE NEEDED FOR CONSTRUCTION.
 2. ONSITE LIGHTING SHALL DIRECTED DOWNWARD AND AWAY FROM ADJACENT PROPERTIES AS REQUIRED PER THE HOLLAND CHARTER TOWNSHIP ZONING ORDINANCE.

The Surveyor's / Engineer's liability for any errors or omissions in this report is limited to the amount of the fee paid for the service. The Surveyor's / Engineer's liability for any errors or omissions in this report is limited to the amount of the fee paid for the service.

SONSEEKER POOLS

SONSEEKER POOLS

Issued for:	No.	Date	Description	A
		10/21/2025	ZBA VARIANCE SUBMITTAL	

Project Manager	
BRUCE ZEINSTR, LLA	
Vertical Datum	Horz. Datum
Drawn by	
BRUCE ZEINSTR, LLA	
Checked by	Date
Survey	
Civil	
Struc.	
L. A.	

HEI Project Number
25-10-023

Sheet Title
SITE LAYOUT PLAN

Sheet No.
C-100

ATTN: MR. BRIAN MALONE
2413 EAGLE DR
HOLLAND, MICHIGAN 49424

4412 136th AVE
HOLLAND, MI 49424
PT. OF THE SW 1/4 SEC. 5 T5N, R15W
HOLLAND TWP, OTTAWA CO, MICHIGAN