



## 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: Jared & Tiffany Stevens Phone:                     

Applicant's Address: 10850 Riley Street E-mail:                       
Zeeland, MI 49464

Property Address: 10850 Riley Street

Parcel Number: 70 - 16 - 14 - 100 - 022 Zoning: AG

Owner's Name: Jared & Tiffany Stevens Phone:                     

Owner's Address: 10850 Riley Street E-mail:                       
Zeeland, MI 49464

Ordinance Section Number(s) Relative To This Appeal: Article 8 - Sec 8.3 Accessory Buildings

Provide a Brief Description of Your Request: We are requesting a variance to construct an attached garage to our existing home. We plan to convert the existing garage into a Rec Area Space to compliment the pool. The proposed garage is larger than the allotted size of 1,050sf, but is still well below 50% of the primary building footprint. The proposed garage will provide us with the amount of garage space & parking that is greatly needed to accommodate the size of our family and home. The proposed garage is 1,750sf while the existing home footprint is at 4,132sf

*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 Exhibit A

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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: 01/23/2026

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OFFICE USE ONLY:

# Exhibit A

10850 Riley Street

Zeeland, MI 49464

- 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.
    1. We are located on a unique piece of property that is within the Agricultural District. It is slightly over 10 acres that is primarily wooded but also within the floodway as the Noordeloos Creek runs through it. (See attached Exhibit B) These special constraints limit our ability of building an attached accessory building along with a detached accessory building to accomplish the amount of garage & storage space that is needed for our family. Especially doing it in a tasteful manner that complements the architecture of the home. We have a private driveway that we share with two other large parcels to the south of us. Our goal is to be sensitive to what they see out their window and to not negatively impact our unique setting.
  - 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.
    1. Covered in answer above.
  - 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.
    1. We have a large family and teenagers driving. A place to park vehicles is greatly needed. We do not want our home to look like a used car lot. By constructing this attached garage, we are able give ourselves ample garage space needed along with storage. Accomplishing the square footage needs by building separate structures (an attached garage and a detached garage/barn) does not make mathematical financial sense, usage of property sense, or architectural sense.
  - d) Other exceptional or extraordinary dimensional conditions or characteristics of land or lot of record.
    1. Covered in answers above
- 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.
  1. This is a large parcel that is not visible from Riley. The size of new proposed garage will compliment both the size of the existing home as well as the unique architectural look/feel.
- 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.
  1. Covered in answers above.

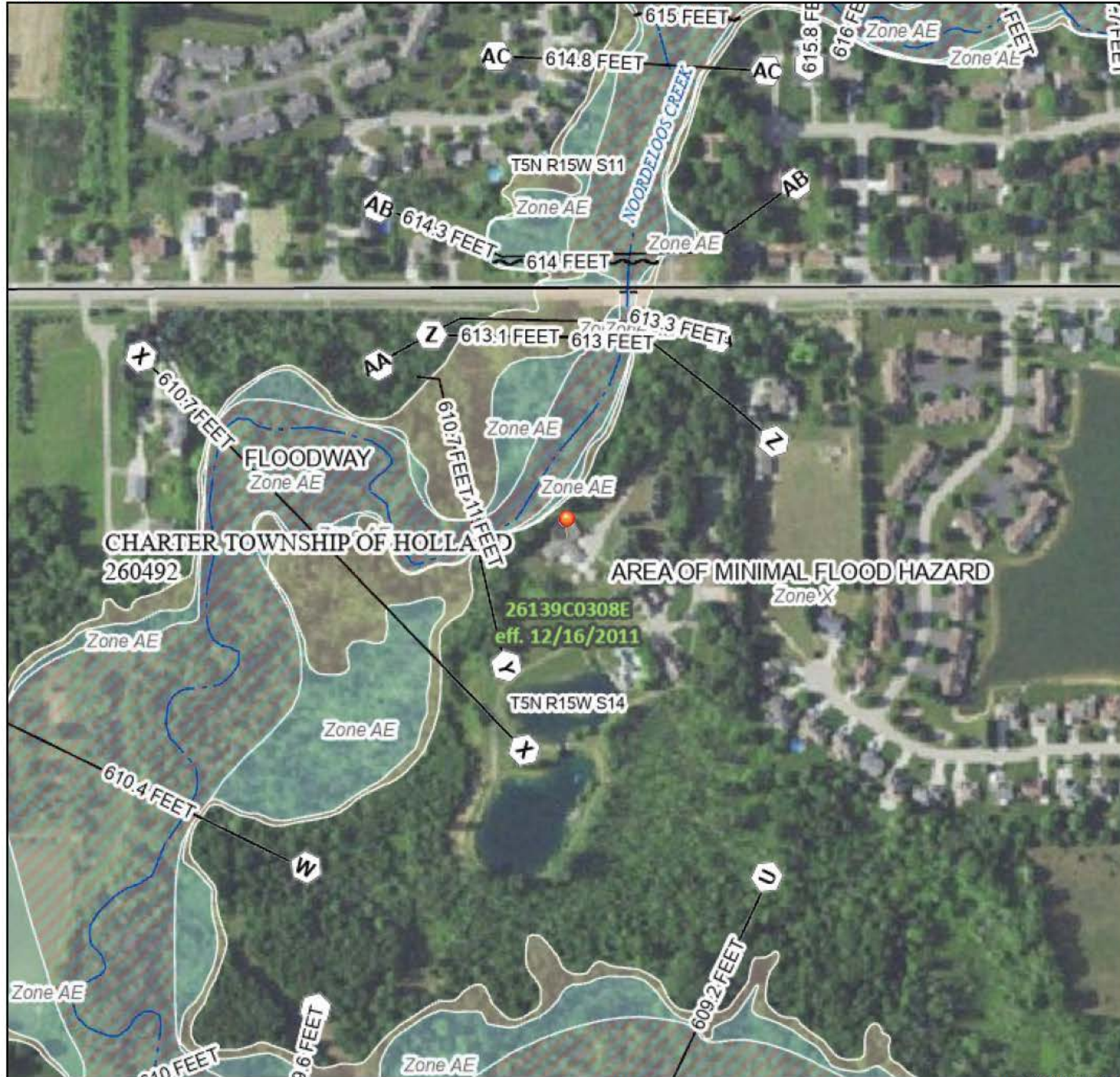
2. Constructing in this manner and location is being courteous to our neighbors/family to south of us.
- 4) That the granting of the variance will not be of substantial detriment to adjacent and nearby land uses and properties.
  1. Covered in answers above.
  2. Our proposed build compliments our neighbors' properties, the feel and uniqueness of our private drive, and will also keep the structure further away from any adjoining property lines in comparison to separating structures.
- 5) That the applicant shall not have created the problem for which the variance is being sought.
  1. No problem has been created by the applicant.
- 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.
  1. Covered in answers above



10850 Riley Street  
Zeeland, MI 49464



86°3'17"W 42°49'44"N



A scale bar labeled "Feet" with markings at 0, 250, 500, 1,000, 1,500, and 2,000.
























1:6,000

86°2'40"W 42°49'17"N

Basemap Imagery Source: USGS National Map 2023

### Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

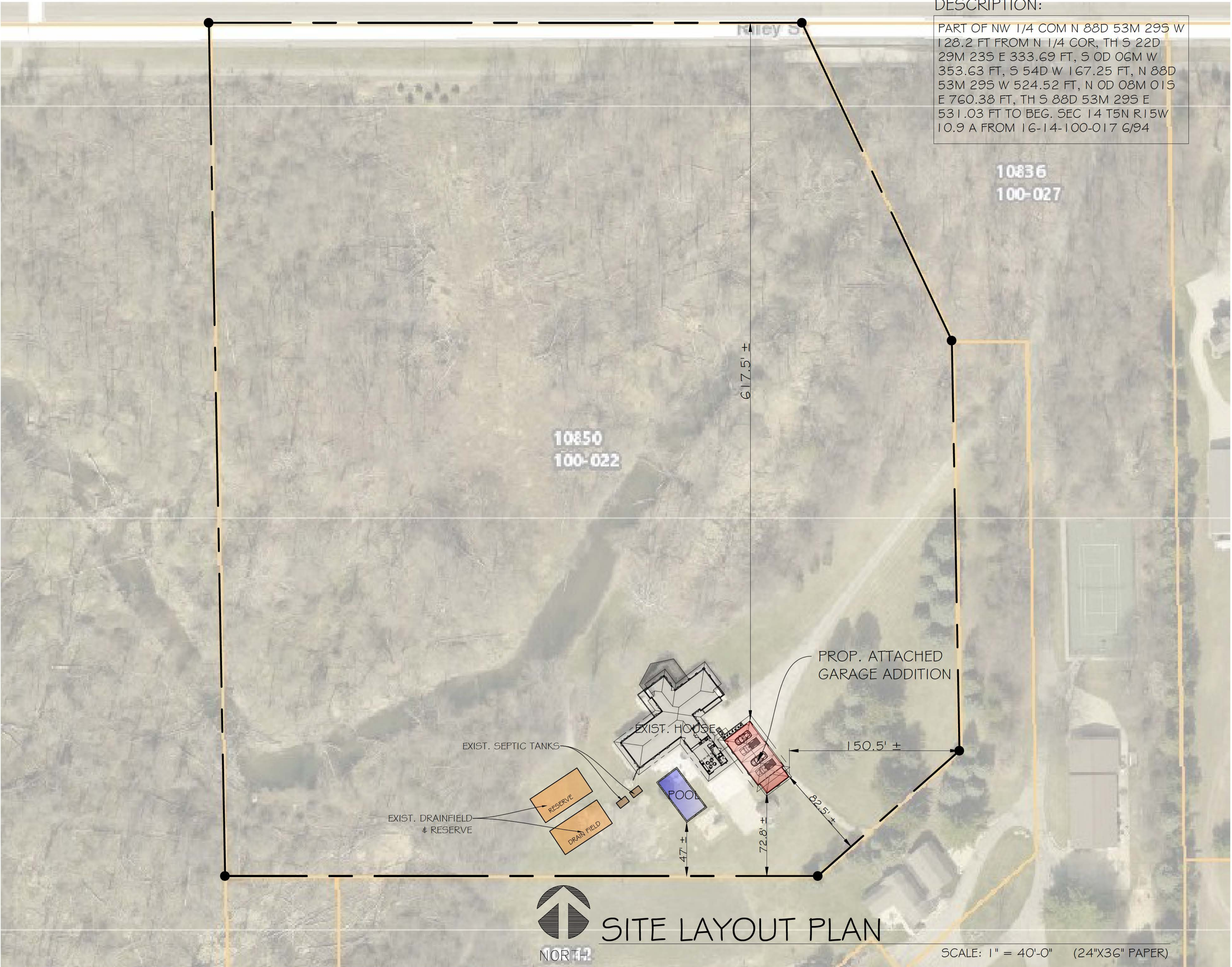
<b>SPECIAL FLOOD HAZARD AREAS</b>		<b>Without Base Flood Elevation (BFE)</b> Zone A, V, A99
		<b>With BFE or Depth</b> Zone AE, AO, AH, VE, AR
<b>OTHER AREAS OF FLOOD HAZARD</b>		<b>0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile</b> Zone X
		<b>Future Conditions 1% Annual Chance Flood Hazard</b> Zone X
		<b>Area with Reduced Flood Risk due to Levee. See Notes.</b> Zone X
		<b>Area with Flood Risk due to Levee</b> Zone D
<b>OTHER AREAS</b>		<b>NO SCREEN</b> Area of Minimal Flood Hazard Zone X
		<b>Effective LOMRs</b>
<b>GENERAL STRUCTURES</b>		<b>Area of Undetermined Flood Hazard</b> Zone D
		<b>Channel, Culvert, or Storm Sewer</b>
<b>OTHER FEATURES</b>		<b>Levee, Dike, or Floodwall</b>
		<b>Cross Sections with 1% Annual Chance Water Surface Elevation</b>
		<b>Coastal Transect</b>
		<b>Base Flood Elevation Line (BFE)</b>
		<b>Limit of Study</b>
		<b>Jurisdiction Boundary</b>
		<b>Coastal Transect Baseline</b>
		<b>Profile Baseline</b>
		<b>Hydrographic Feature</b>
		<b>Digital Data Available</b>
<b>MAP PANELS</b>		<b>No Digital Data Available</b>
		<b>Unmapped</b>
		

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 1/23/2026 at 9:15 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.





General Notes

This drawing is the sole property of Viking Construction Group and the owner listed below. It is not to be used or copied without their written permission.

Stevens Residence  
Renovations  
10850 Riley St.  
Zeeland, MI 49464



Residential-Commercial-Design/Build  
616.379.0075

No.	Revision/Issue	Date
5	Client Review	10/22/25
2	Client Review	10/07/25
3	Client Review	10/09/25
4	Client Review	10/13/25
5	Client Review	10/22/25
6	Pricing/Permit	11/17/25

PROJECT:  
Stevens Poolhouse Renovations

DATE:  
01/06/2025

DRAWN BY:  
Lucas Ulberg

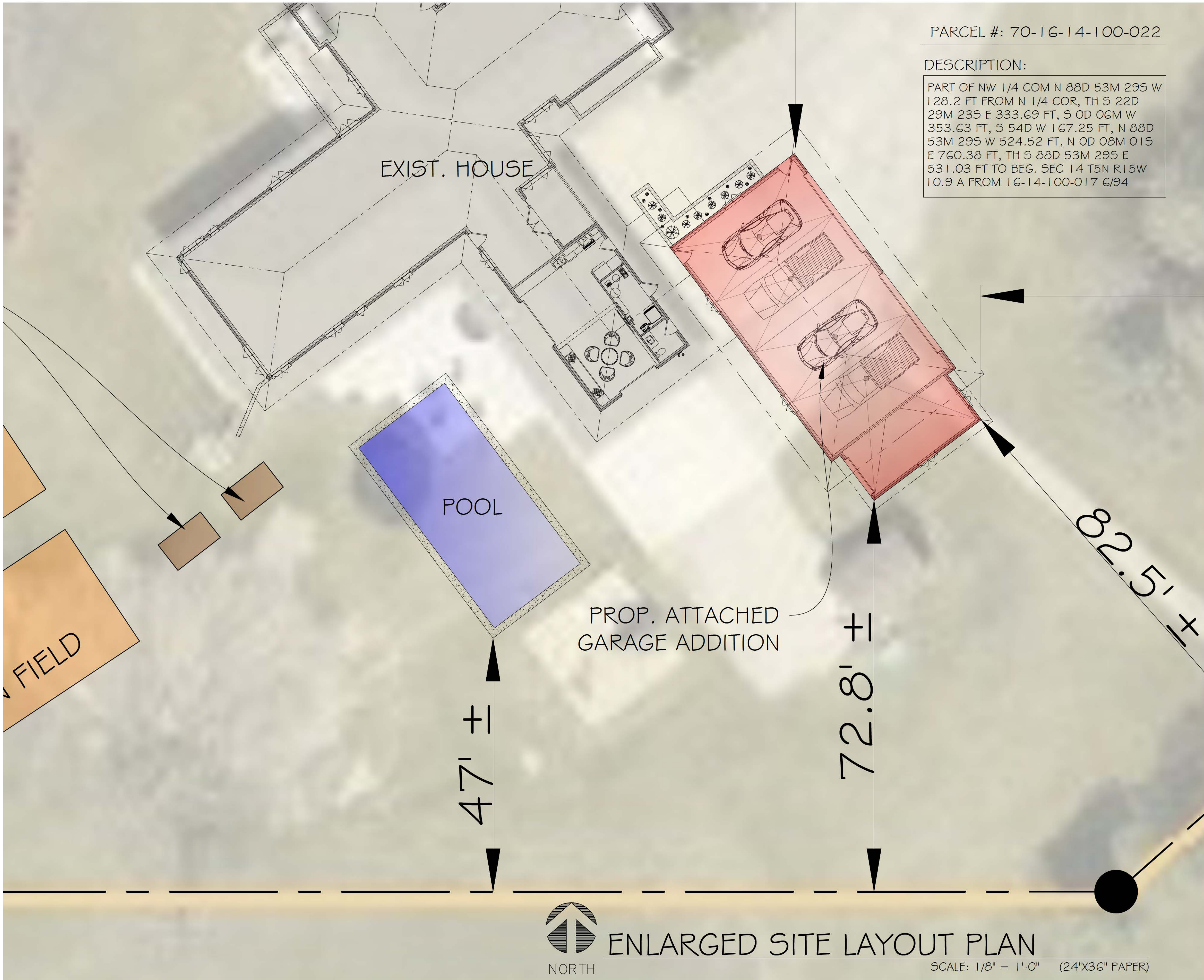
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1" = 40'-0"

Sheet Name:  
Site Plan

SHEET:

C.1





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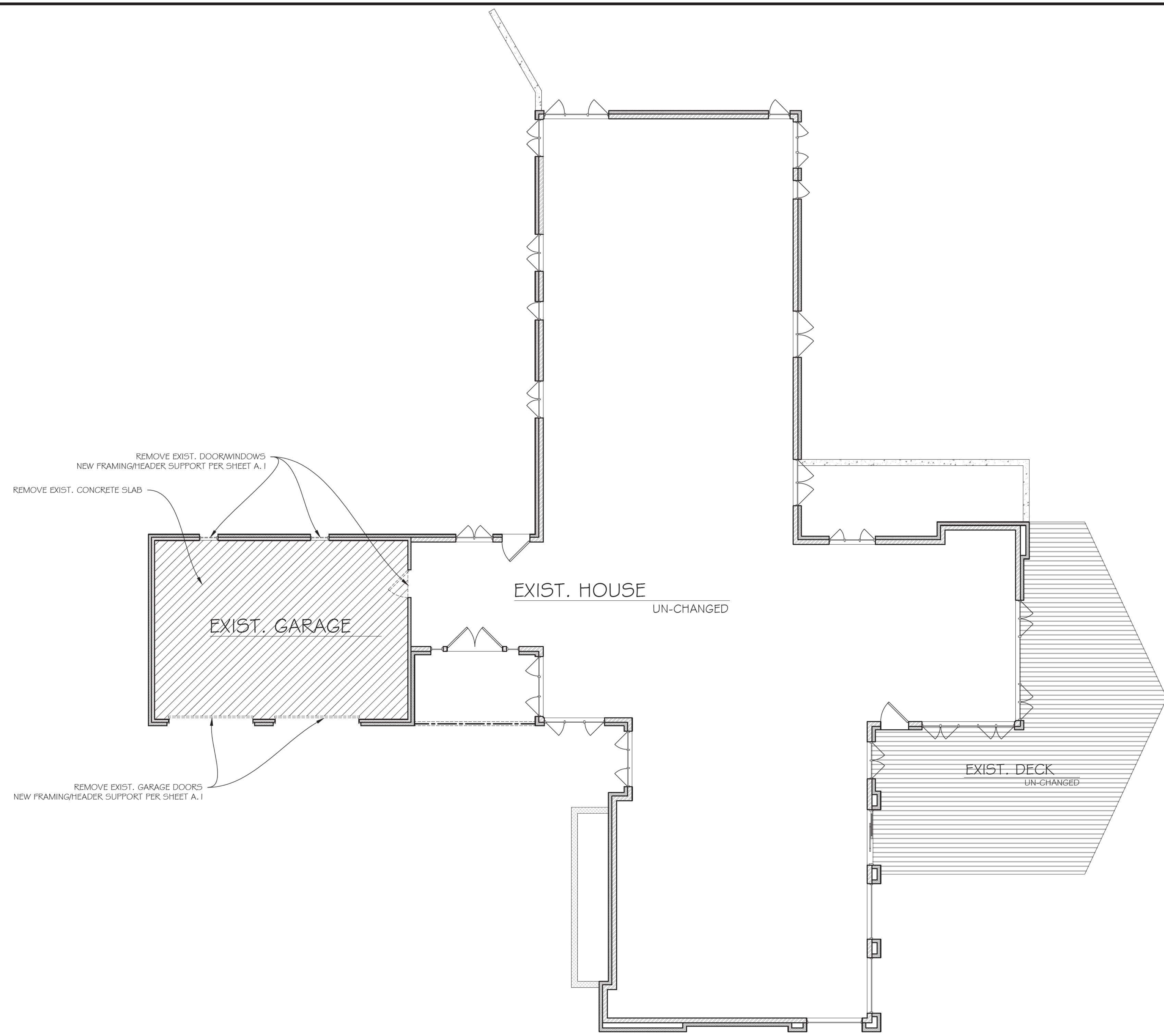
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Sheet Name:  
Site Plan

SHEET:

C.2





# EXIST. CONDITIONS & DEMO. PLAN

SCALE: 3/16" = 1'-0" (24"X36" PAPER)

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Renovations  
10850 Riley St.  
Zeeland, MI 49464



Residential-Commercial-Design/Build  
616.379.0075

No.	Revision/Issue	Date
1	Ex st. Footprint Plan	10/03/25
2	Client Review	10/07/25
3	Client Review	10/09/25
4	Client Review	10/13/25
5	Client Review	10/22/25
6	Pricing/Permit	11/17/25

PROJECT:  
Stevens Residence Renovations

DATE:  
10/03/2025

DRAWN BY:  
Lucas Ulberg

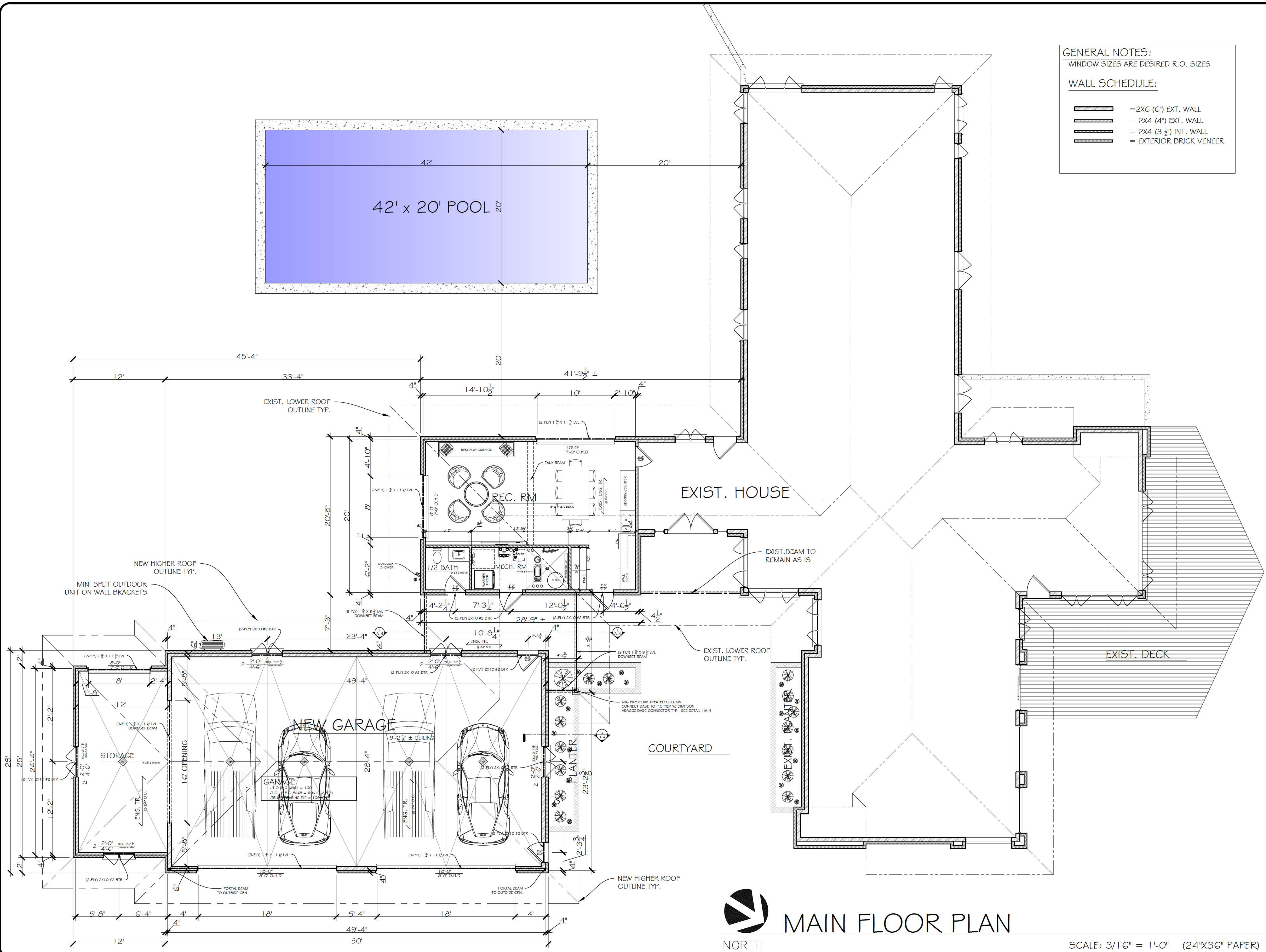
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3/16" = 1'-0"

Sheet Name:  
Demolition Plan

SHEET:

D.1





**GENERAL NOTES:**  
-WINDOW SIZES ARE DESIRED R.O. SIZES

**WALL SCHEDULE:**

- = 2X6 (6") EXT. WALL
- = 2X4 (4") EXT. WALL
- = 2X4 (3 1/2") INT. WALL
- = EXTERIOR BRICK VENEER

 **MAIN FLOOR PLAN**  
NORTH

SCALE: 3/16" = 1'-0" (24"X36" PAPER)

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# Stevens Residence Renovations

10850 Riley St.  
Zeeland, MI 49464



**VIKING**  
CONSTRUCTION GROUP

Residential-Commercial-Design/Build  
**616.379.0075**

No.	Revision/Issue	Date
1	Ex.st. Footprint Plan	10/03/25
2	Client Review	10/07/25
3	Client Review	10/09/25
4	Client Review	10/13/25
5	Client Review	10/22/25
6	Pricing/Permit	11/17/25

PROJECT:  
Stevens Residence Renovations

DATE:  
10/03/2025

DRAWN BY:  
Lucas Ulberg

Scale:  
3/16" = 1'-0"

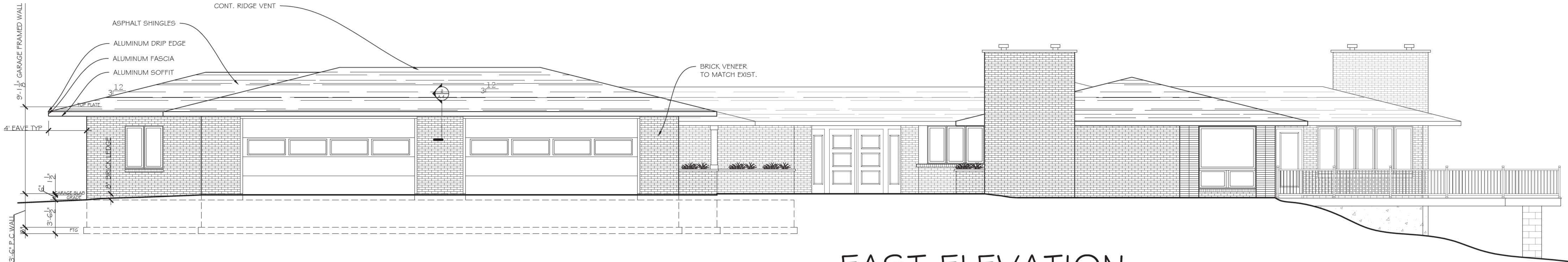
Sheet Name:  
Floor Plan

SHEET:  
**A.1**

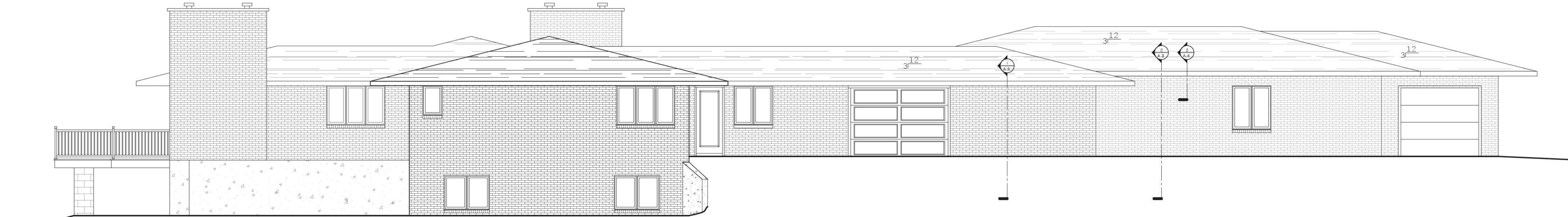




RENDERING (EAST ELEVATION)  
NO SCALE



EAST ELEVATION  
SCALE: 3/16" = 1'-0"



WEST ELEVATION  
SCALE: 3/16" = 1'-0"

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PROJECT:  
Stevens Residence Renovations

DATE:  
10/06/2022

DRAWN BY:  
Lucas Ulberg

Scale:  
3/16" = 1'-0"

Sheet Name:  
Elevations

SHEET:

A.2