



February 24, 2025

Mr. Russ Boersma  
Holland Charter Township  
353 North 120<sup>th</sup> Avenue  
Holland, Michigan 49424

RECEIVED

FEB 24 2026

HOLLAND TWP.

RE: Unaddressed Mason Street  
ZBA Submittal  
Nederveld ID: 25200467

Dear Mr. Boersma:

Enclosed, please find a submittal package for the above-mentioned project including the following:

- 9 copies of:
  - Application
  - Narrative
  - Architecture
  - Site Plan Set
- Fee (\$400)

These items are being submitted for review at the March 24, 2025, Zoning Board of Appeals meeting.

If you have any questions, you can reach me at [REDACTED]

Sincerely,

A handwritten signature in blue ink, appearing to read "Eric DeYoung".

Eric DeYoung  
Project Manager

RECEIVED

FEB 24 2026



**PETITION FOR NONUSE VARIANCE HOLLAND TWP.  
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: Dave Timmerman Phone: [REDACTED]

Applicant's Address: 10958 Adams Street E-mail: [REDACTED]  
Holland, Michigan 49423

Property Address: Unaddressed Mason Street

Parcel Number: 70 - 16 - 35 - 200 - 030 Zoning: AG, Agricultural District

Owner's Name: same as applicant Phone: \_\_\_\_\_

Owner's Address: \_\_\_\_\_ E-mail: \_\_\_\_\_  
\_\_\_\_\_

Ordinance Section Number(s) Relative To This Appeal: 8.3A

Provide a Brief Description of Your Request: \_\_\_\_\_

A variance from 8.3A, Size of Detached Accessory Building on 2+ Acres. The ordinance limits an accessory building to 720 square feet in size. The applicant seeks an accessory building 3,072 square feet in size.

A variance from 8.3A, Height of Accessory Building. The maximum height is noted as 16 feet, the applicant is requesting a height of 22' 8".

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

*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):

Please see attached narrative

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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.

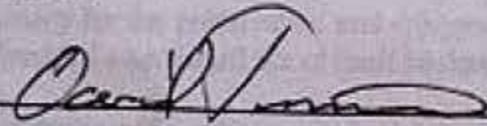
You or your authorized agent must be present at the hearing to present your petition. You will be notified as to the date and time. Your neighbors within 300 feet will also be notified concerning your hearing.

**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: 2-23-26

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OFFICE USE ONLY:

# MASON STREET

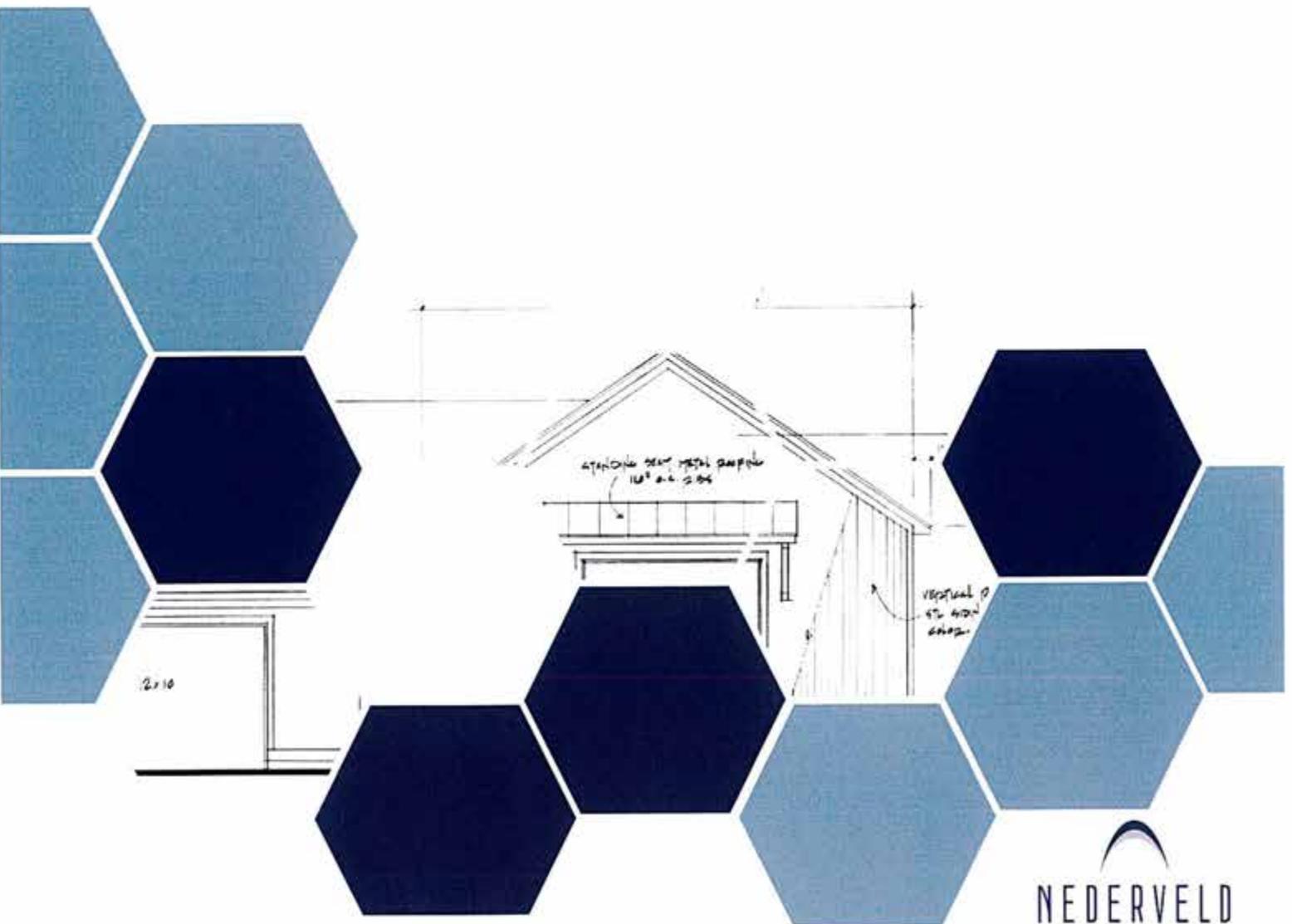
Holland Charter Township

Petition for Nonuse Variance

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FEB 24 2026

HOLLAND TWP.



# PROJECT NARRATIVE

## OVERVIEW

Applicant Dave Timmerman requests two variances from Section 8.3A of the Holland Charter Township Zoning Ordinance to enable the construction of a proposed accessory building. The proposed barn is 64' x 48' or 3,072 square feet in size and 22' 8" in height as defined by the Zoning Ordinance. Given the large size of the parcel and positioning on the parcel, the proposed barn will not adversely affect adjacent or nearby properties. While not strictly for agricultural use, the barn is designed to house tractors and other equipment and is appropriate for the rural, agricultural context of the property. The barn will feature high quality exterior materials and be compatible with the primary residence.

## PARCEL INFORMATION

The subject properties are located on the north side of Mason Street between 104<sup>th</sup> Avenue and Country Club Road.



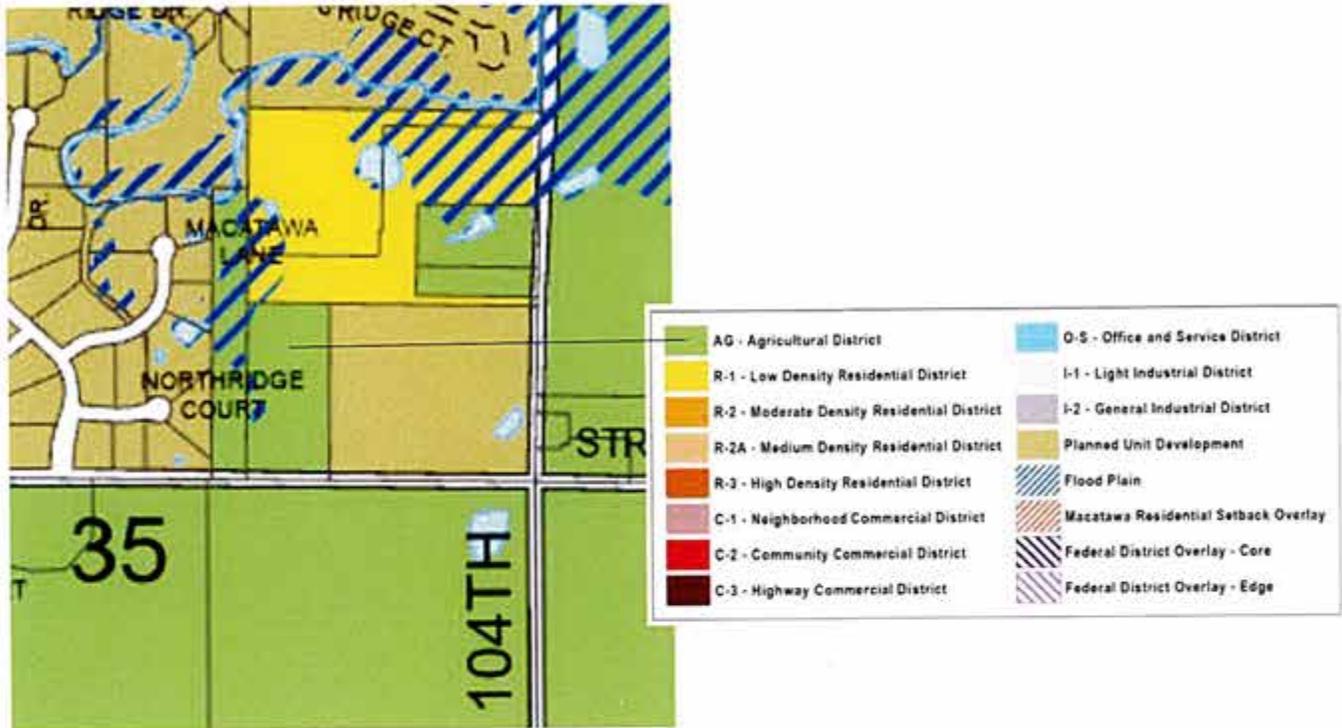
Address	Parcel number:	Size (acres, gross)	Current Zoning:
Unaddressed Mason St.	70-16-35-200-030	6.88 (GIS)	AG, Agricultural
Unaddressed Mason St.	70-16-35-200-009	4.78 (GIS)	AG, Agricultural
Total:		11.76 (survey)	



Please see sheet C-201 for legal descriptions and other details.

## CURRENT ZONING

According to the Holland Charter Township Zoning Map dated January 2, 2026, the subject parcels are currently zoned AG, Agricultural District.



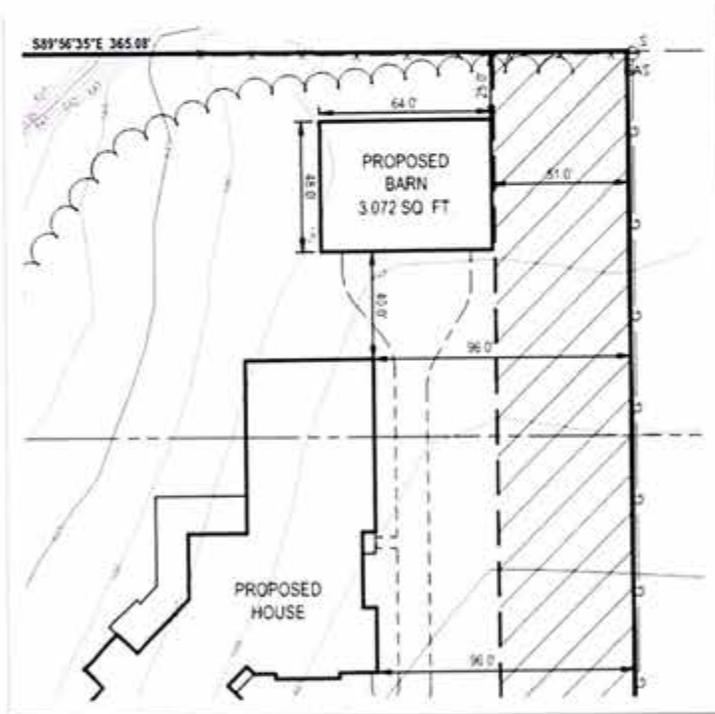
## VARIANCE REQUEST

The applicant seeks to construct a new home with an accessory building (barn) on the subject parcels. The plans for the proposed barn are included with the submittal.

The proposed location of the barn conforms to all setback requirements articulated in Section 8.3B. It is positioned in the rear yard, is greater than 10' from the principal building, is over 5' from the rear yard, and over 25' from side property line (the setback required for principal buildings in the AG district).

**Table 8.3B Accessory Building Requirements: Agricultural and Residential Districts, Other Requirements**

Min. Side (ft.)		Same setback as principal building.
Min. Rear (ft.)	Non-waterfront lot (ft.)	5
	Waterfront setback (ft.) <sup>2</sup>	40
Location	Non-waterfront lot	Rear yard.
	Waterfront lot	Rear yard, detached garages permitted in front yards if set back 20 ft. from street ROW.
	Multi-Family	Rear yard, front yard if meeting front setback requirements for principal buildings.
Min. Separation from Principal Building (ft.)		10



Section 8.3 also includes the following table.

**Table 8.3A Accessory Building Requirements: Agricultural and Residential Districts, Number and Size**

<b>Lots of Record with Principal Buildings with Attached Garages</b>		
Attached Accessory building	Max. Number	1
	Max. Size (s.f.)	1,050 or 50% of the principal building footprint, whichever is less.
	Max. Height (ft.)	Same as principal building.
<b>Lots of Record with Principal Buildings with Attached Garages</b>		
Max. Number of Detached Accessory Buildings <sup>1</sup>		1
Detached Accessory building on 0-.99 ac.	Max. Size (s.f.)	240
	Max. Height (ft.)	12
Detached Accessory Building on 1-1.99 ac.	Max. Size (s.f.)	480
	Max. Height (ft.)	16
Detached Accessory building on 2+ ac.	Max. Size (s.f.)	720
	Max. Height (ft.)	16

The proposed barn conforms to all standards of the ordinance except for the two size restrictions. The proposed home will include an attached garage, and the subject parcel is well over 2 acres in size, thus the ordinance limits the size of the building to 720 square feet in size and 16 feet in height.

Section 8.6 of the ordinance defines building height.

**Section 8.6            Height**

- A. *Measurement.* Building height is measured from the elevation of the finished grade at the front of a building, on a level lot, to:
1. Mansard, Gable, Hip or Gambrel Roof. The average height between the eaves and the ridge (Figure 8-1).

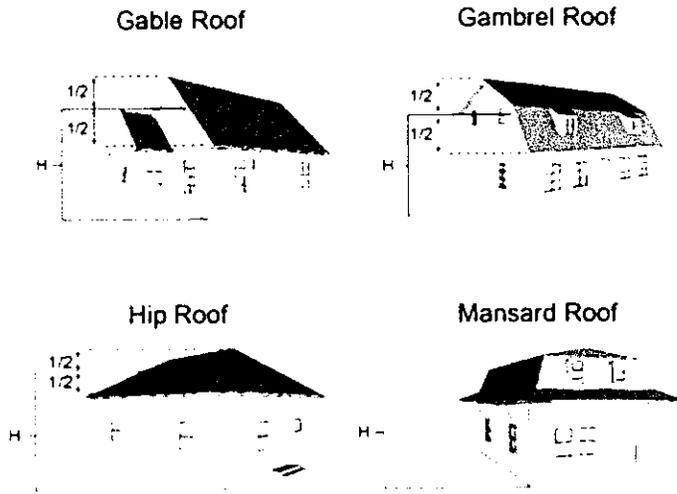
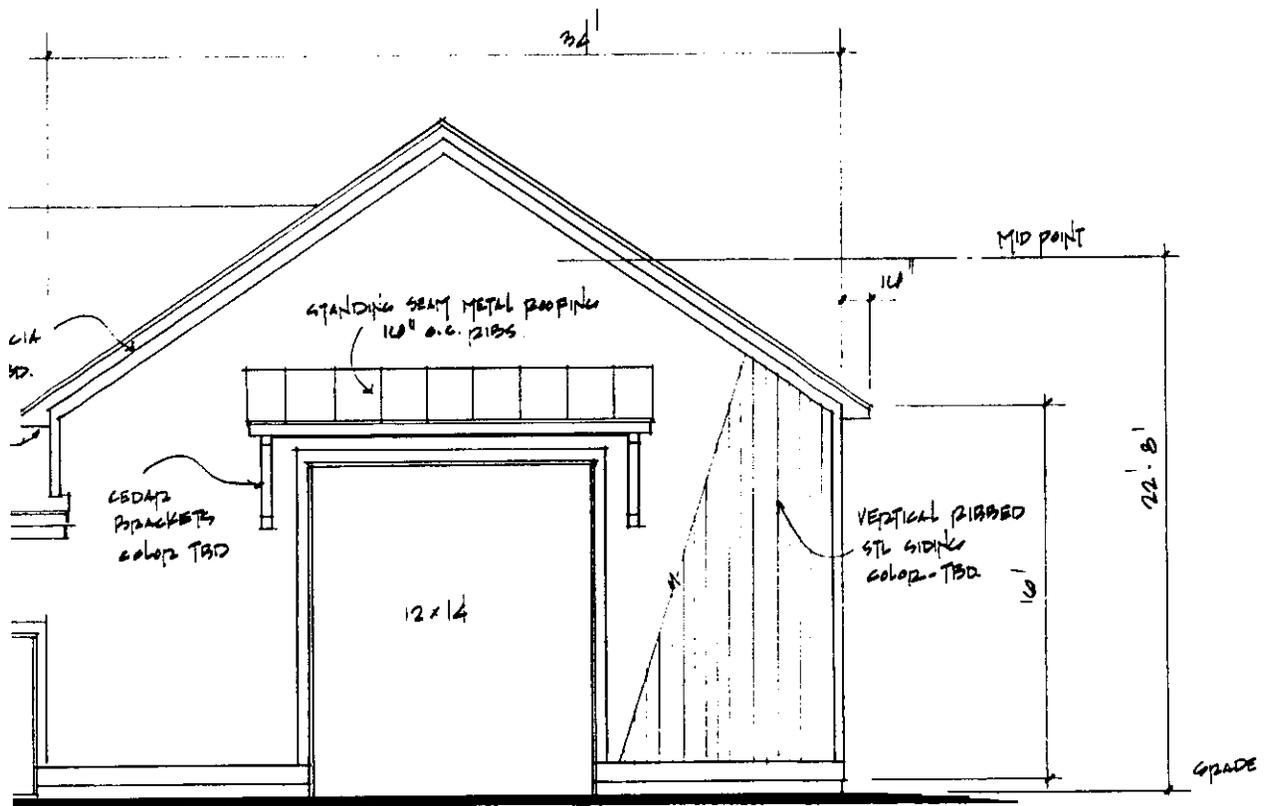
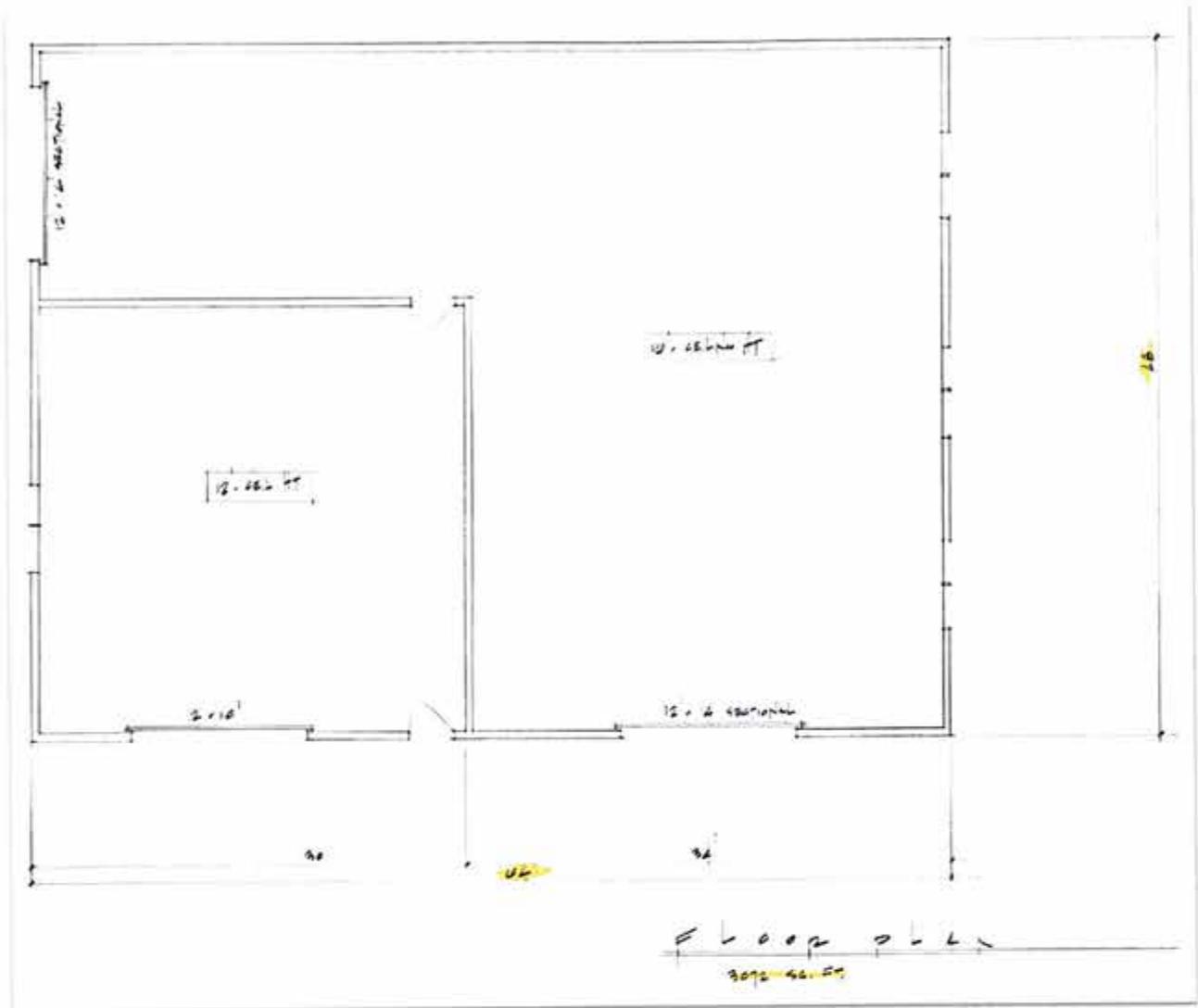


Figure 8-1 Roof Height Measurement

The proposed barn is 22' 8" in height per this definition. The additional height is needed to achieve an internal 16' ceiling height in this portion of the barn.



The size of the proposed barn is 48' x 64' or 3,072 square feet



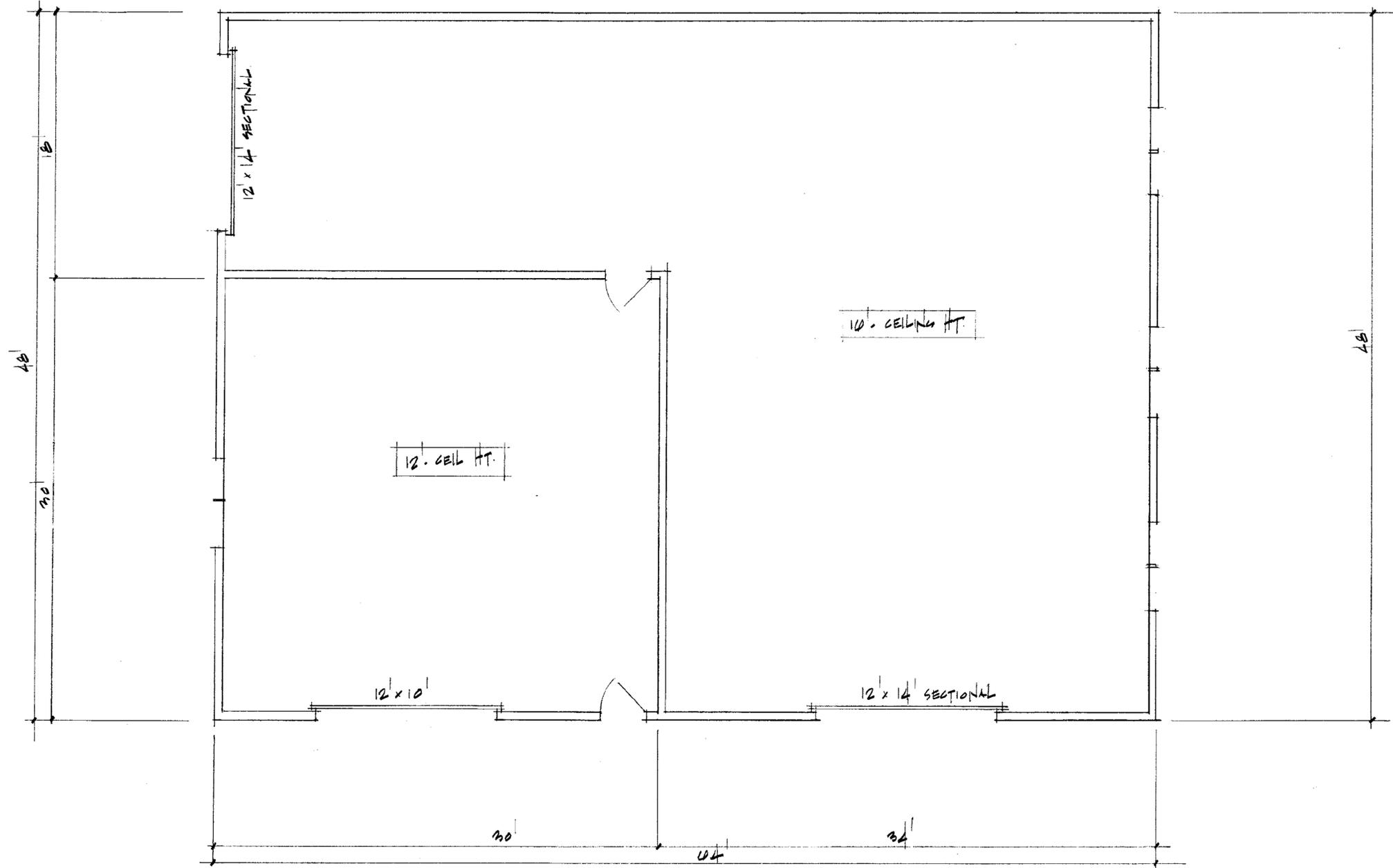
A barn of this size is unproblematic given:

- The position of the building behind the primary home at the rear of the property.
- The large size of the subject parcel. The barn is less than 2% of the land area.
- The agricultural context and prevalence of barns of a similar size in the area.
- While not strictly for agricultural use, the barn is designed to house tractors and other equipment and is appropriate for the rural, agricultural context of the property

No living quarters are proposed for the building. No commercial use is proposed. The barn will be used for hobby, storage, or recreational use as permitted by Section 8.3A of the ordinance.

### SUMMARY

The applicant's request for a larger barn size is appropriate given the rural setting and prevalence of similar barns in the area. Granting the variance will allow the owner the enjoyment of a substantial property right and will not be contrary to the public interest or detrimental to adjacent properties. The barn will complement the aesthetics of the proposed home and the neighborhood and allow for an appropriate use in the rural context.



F L O O R P L A N  
 3072 SA. FT. 1/4" = 1'-0"

NOTE: WHILE EVERY ATTEMPT HAS BEEN MADE IN THE PREPARATION OF THIS PLAN, THE ARCHITECT MAKES NO WARRANTY OR GUARANTEE AGAINST HUMAN ERROR. THE SUBCONTRACTORS ON THE JOB MUST CHECK ALL DIMENSIONS AND CONDITIONS OF THE SITE AND BE RESPONSIBLE TO BOTH GENERAL CONTRACTOR AND OWNER FOR SAME. ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE TO FACE UNLESS OTHERWISE NOTED. ROOMS, 2 X 4 BEAMS, 1 X 3 X 3.

TIMPERMAN RESIDENCE

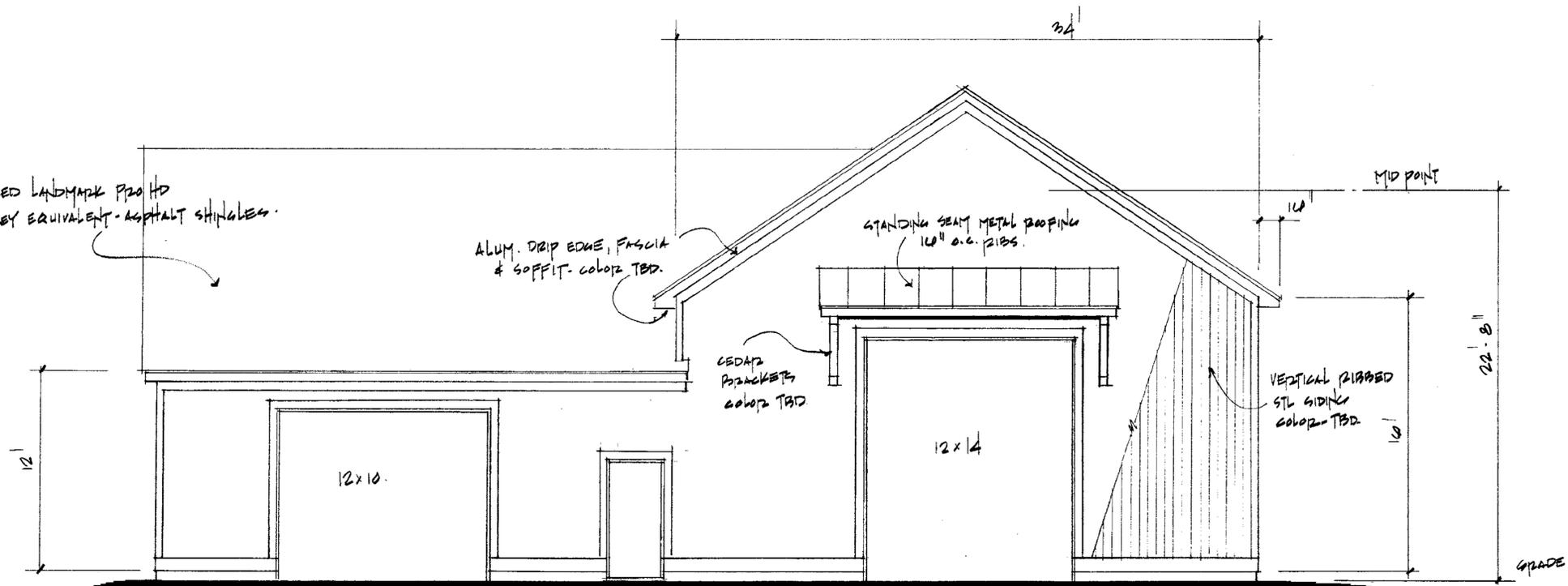
2-18-20  
 2-20-20

FOR CELEBRITY BUILDERS.  
 SHEET # 2 OF 3  
 PLAN NUMBER

**Fitzpatrick**  
 DESIGN

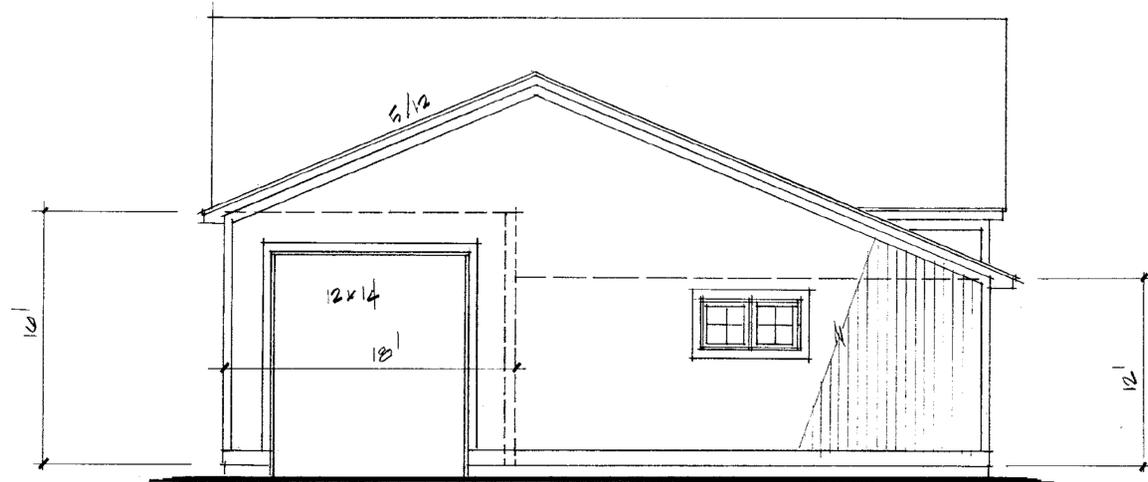
3181 Prairie Street, Suite 102  
 Grandville, MI 49418

CERTANTEED LANDMARK PRO HD  
 (OR MALAYKEY EQUIVALENT - ASPHALT SHINGLES)



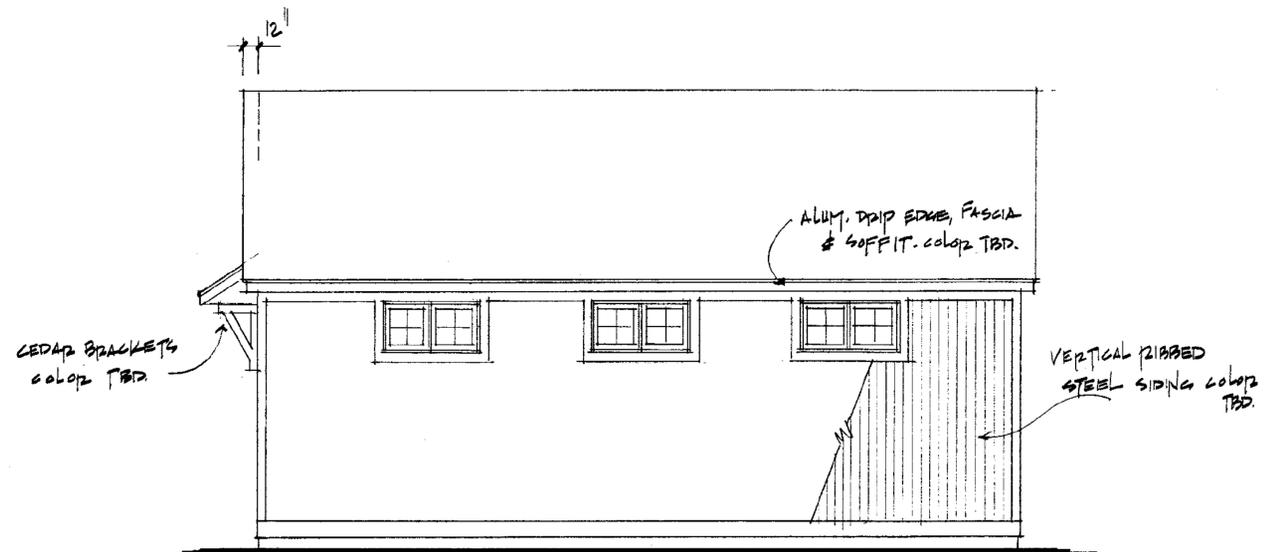
SOUTH ELEVATION

1/4" = 1'-0"



WEST ELEVATION

3/16" = 1'-0"



EAST ELEVATION

3/16" = 1'-0"



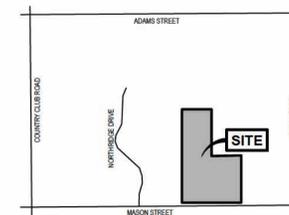
**NEDERVELD**  
 www.nederveld.com  
 800.222.1868  
**GRAND RAPIDS**  
 217 Grandville Ave., Suite 302  
 Grand Rapids, MI 49503  
 Phone: 616.575.5199  
**ANN ARBOR**  
 3037 Miller Rd.  
 Ann Arbor, MI 48103  
 Phone: 734.929.6963  
**HOLLAND**  
 730 Chicago Dr.  
 Holland, MI 49423  
 Phone: 616.953.0449

**PREPARED FOR:**

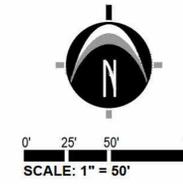
Dave Timmerman  
 10958 Adams Street  
 Holland, MI 49423

**REVISIONS:**

Title: Proposed Site Plan  
 Drawn: JW Checked: ED Date: 2026.02.24

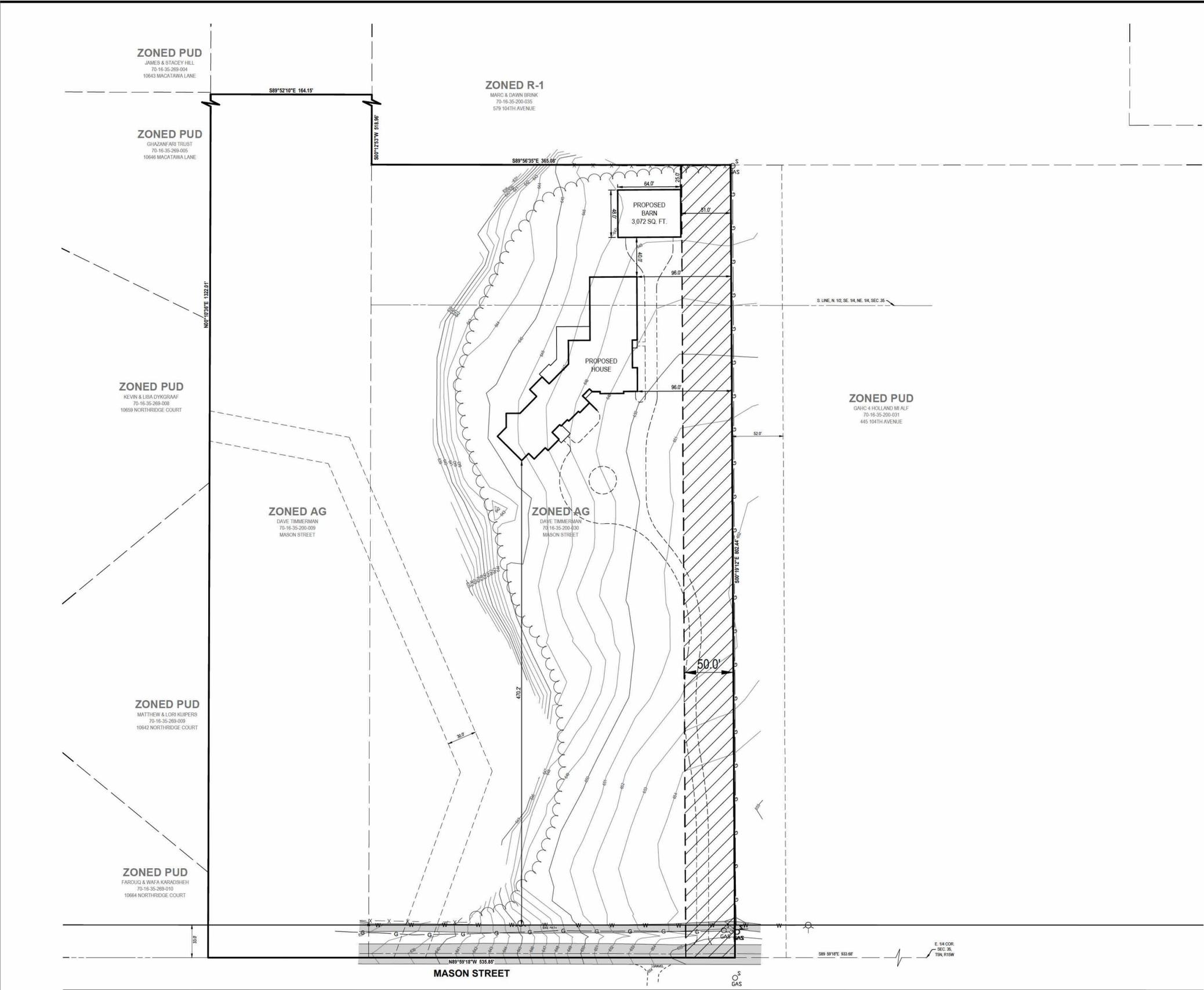


**LOCATION MAP**  
 NOT TO SCALE



**GENERAL NOTES**

- 1) ZONING OF PROPERTY: AG  
 ZONING REQUIREMENTS (SINGLE FAMILY)
  - A) MINIMUM LOT AREA = 5 ACRES
  - B) MINIMUM LOT WIDTH = 325 FT.
  - C) MAXIMUM BUILDING HEIGHT = 35 FT
  - D) MAXIMUM LOT COVERAGE = 50%
- SETBACKS
  - A) FRONT YARD = 50 FT.
  - B) SIDE YARD = 25 FT.
  - C) REAR YARD = 50 FT. (5 FT. FOR ACCESSORY BUILDING ON NON-WATERFRONT LOT)
- ACCESSORY BUILDING REQUIREMENTS
  - A) MAX. NUMBER OF DETACHED ACCESSORY BUILDINGS ALLOWED = 1
  - B) DETACHED ACCESSORY BUILDING ON 2+ ACRES MAX SIZE = 720 SQ. FT.
  - C) DETACHED ACCESSORY BUILDING MAX. HEIGHT = 16 FT. MAX.
  - D) MINIMUM SEPARATION FROM PRINCIPLE BUILDING = 10 FT.
- 2) SUMMARY OF LAND USE:
  - A) TOTAL ACREAGE = 11.76 ACRES (512,265 SQ. FT.)
  - B) AREA OF PROPOSED ACCESSORY BUILDING = 3,072 SQ. FT.
  - C) BUILDING HEIGHT = APPROX. 22' 8" FT.
  - D) LOT COVERAGE = 2%



**811** 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 "PLAN" 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.

**TIMMERMAN PROPERTY**  
 Site Layout Plan  
 MASON STREET  
 PART OF THE NE 1/4 OF SECTION 35, T5N, R15W,  
 HOLLAND TOWNSHIP, OTTAWA COUNTY, MICHIGAN

SEAL:

PROJECT NO:  
 25200467

SHEET NO:  
**C-205**