



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: Spencer Steggerda SWS unlimited Phone: 616 566-3475
Applicant's Address: 9575 Bluff Lake Street E-mail: thecranequy@charter.net
Zeeland, MI 49464

Property Address: _____

Parcel Number: 70 - 16 - 23 - 226 - 050 Zoning: R-2

Owner's Name: Spencer Steggerda Phone: 616 566 3475

Owner's Address: 9575 Bluff Lake St. E-mail: thecranequy@charter.net
Zeeland, MI 49464

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

Provide a Brief Description of Your Request: Construct pole building
of 30' X 56' overall height 19' Height to
midpoint of roof 16'6"

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

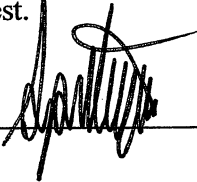
A filing fee of \$400.00 must be submitted along with nine (9) complete copies of: this form, related documentation, and the site plan including an electronic copy of the site plan on CD or other file sharing device. This petition must be submitted as least four (4) weeks before the scheduled hearing 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: 2-19-24

OFFICE USE ONLY:

With the unique characteristics of this lot, being the size, extreme depth, butted up to railroad tracks, and heavily wooded, I propose to construct a pole building of a larger size than what is currently allowable.

The hardship faced is that current zoning size does not allow room for lawn equipment, snow removal equipment, plow truck, maintenance tools, and for tenants to keep things from being outside, (cars, grills, lawn furniture, general storage)

This variance could allow for more items to be kept inside with less items outside or in front of dwelling. Thus keeping the neighborhood aesthetically pleasing to surrounding neighbors and the township.

This reasonable request would not alter the character of the land, would not be a detriment to adjacent properties, in fact attached is a signature page of surrounding neighbors in favor of proposed variance.

Furthermore this variance would be consistent with neighboring properties as precedent has already been set with 3 other properties with outbuildings that are larger or similar to proposed building.

10525 Chicago Dr 1792 square foot

10471 Chicago Dr 1728 square foot

10505 Chicago Dr 1188 square foot

10593 Chicago Dr 1680 square foot (proposed)

Attached is a survey of property with proposed building, and maps showing unique characteristics of properties and documentation of existing buildings.

Thank you for your time to consider this matter.

Spencer Steggerda

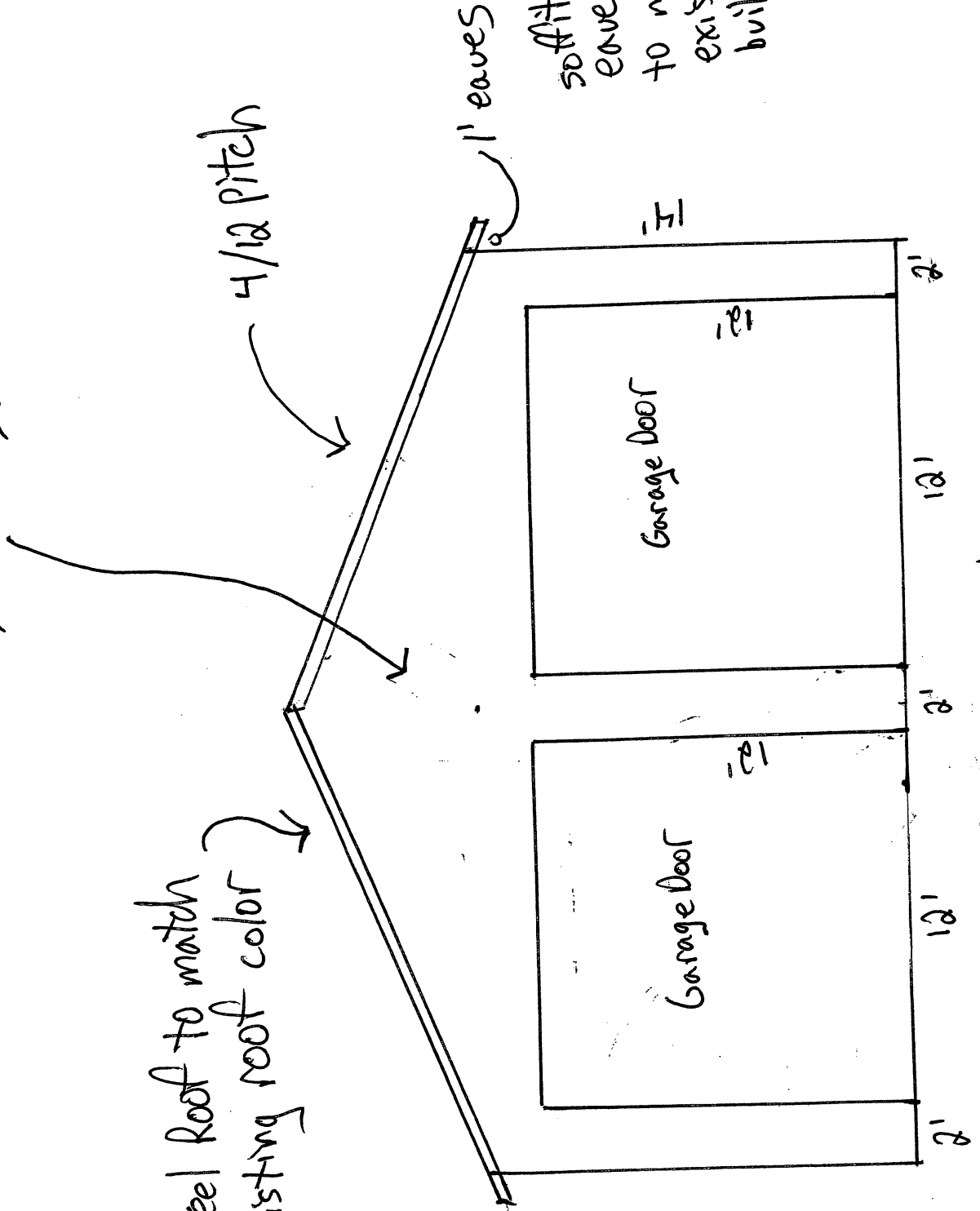
Horizontal vinyl siding to match existing building

Steel roof to match existing roof color

4/12 Pitch

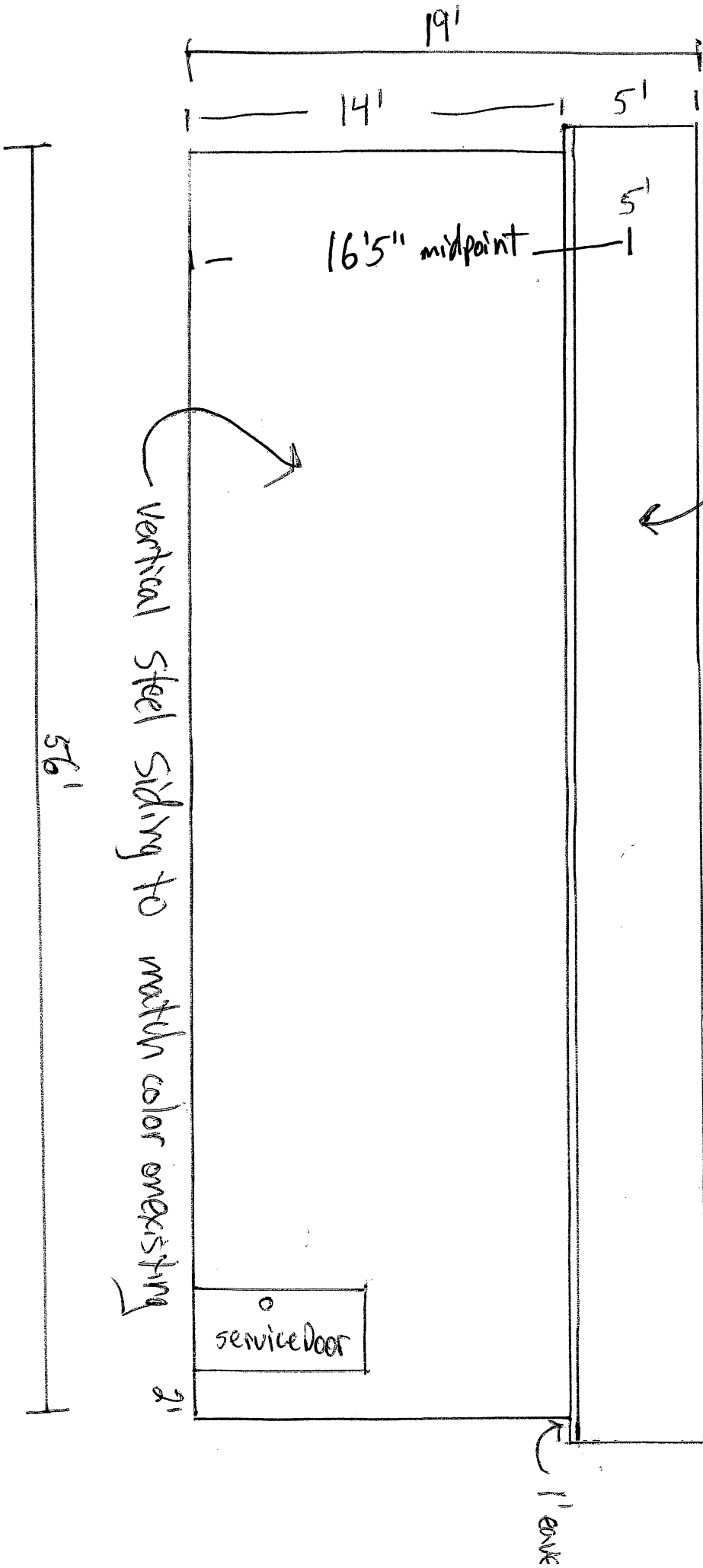
1' eaves

soffit and eave color to match existing building



1-16'5" to midpoint

19' overall height



vertical steel siding to match color existing

steel roof to match color on existing

1' eave

19'

14'

5'

16'5" midpoint

5'

56'

service door

2'

January 6, 2024

Letter to surrounding neighbors of 10595 Chicago Dr, Zeeland, MI 49464 asking for their approval of constructing a 30X56 Pole Building in back yard of existing duplex. This is bigger than what is approved for this site. By signing this letter you are in approval of building a barn of that size by obtaining a variance from township.

My name is Spencer Steggerda, SWS Unlimited LLC

Tom Buter 10565 Chicago Dr

Tom Buter

Kyle Busscher 10557 Chicago Dr

Kyle Busscher

Mike Hamlen 10641 Chicago Dr.

Mike Hamlen

Bryant VanOverloop 10581/10583 verbal O/K

DESCRIPTION

Land situated in the Charter Township of Holland, County of Ottawa, State of Michigan described as follows:

The East 40 feet of Lot 11 and the West 40 feet of Lot 12 of RIEMERSMA'S SUBDIVISION, according to the Plat thereof, as recorded in Liber 10 of Plats, page 69.

(Warranty Deed, Instrument No. 2023-0012045, Dated May 10, 2023, Ottawa County Register of Deeds)

SCHEDULE B - SECTION II NOTES

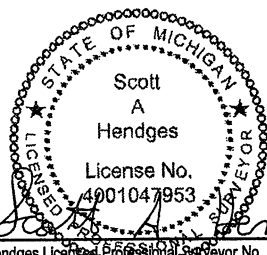
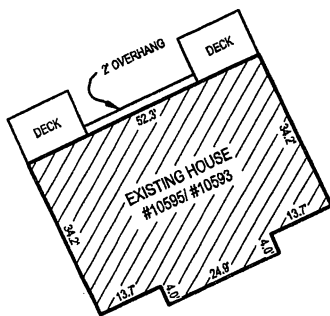
Title not provided at time of survey.

LEGEND

- Iron-Found
- Iron-Set
- Set Wood Stake
- - - - - Zoning Setback Line
- Asphalt
- Existing Building
- Concrete

DETAIL

SCALE: 1" = 30'



By: *Scott A. Hendges*
Scott A. Hendges Licensed Professional Surveyor No. 4001047953

We hereby certify that we have examined the premises herein described, that the improvements are located entirely thereon as shown and that they do not encroach except as shown hereon.

This survey was made from the legal description shown above. The description should be compared with the Abstract of Title or Title Policy for accuracy, easements and exceptions.

SCALE: 1" = 60' 0' 30' 60'

Spencer Steggerda
10593 Chicago Drive
Zeeland, MI 49484

10593 Chicago Drive

DRAWN BY: BS
REV. BY:
REV.:

DATE: 1-18-24
REV. DATE:

PRJ #: 24200041
1 OF 1

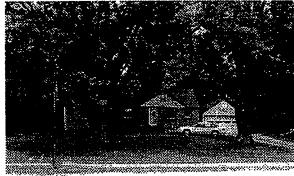


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Holland, MI 49423
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10471 CHICAGO DR ZEELAND, MI 49464 (Property Address)

Parcel Number: 70-16-23-226-054 Account Number: 51233280



Item 1 of 3 1 Image / 2 Sketches

Property Owner: ACHTERHOF JON

Summary Information

- > Residential Building Summary
 - Year Built: 1950
 - Full Baths: 2
 - Sq. Feet: 1,428
 - Bedrooms: 0
 - Half Baths: 0
 - Acres: 1.377
- > 2 Building Department records found
- > Assessed Value: \$133,000 | Taxable Value: \$104,776
- > 2 Special Assessments found
- > Property Tax information found
- > Utility Billing information found

Owner and Taxpayer Information

Owner	ACHTERHOF JON 10471 CHICAGO DR ZEELAND, MI 49464	Taxpayer	SEE OWNER INFORMATION
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General Information for Tax Year 2023

Property Class	401 RESIDENTIAL-IMPROVED	Unit	17 HOLLAND CHARTER TOWNSHIP
School District	Zeeland Public Schools	Assessed Value	\$133,000
MAP #	Not Available	Taxable Value	\$104,776
User Number Index	Not Available	State Equalized Value	\$133,000
DEED	Not Available	Date of Last Name Change	12/04/2017
SPLIT #	Not Available	Notes	Not Available
Historical District	Not Available	Census Block Group	Not Available
YR APP	Not Available	Exemption	No Data to Display

Principal Residence Exemption Information

Homestead Date 08/24/2017

Principal Residence Exemption	June 1st	Final
2023	100.0000 %	100.0000 %

Previous Year Information

Year	MBOR Assessed	Final SEV	Final Taxable
2022	\$118,400	\$118,400	\$99,787
2021	\$108,300	\$108,300	\$96,600
2020	\$105,600	\$105,600	\$95,267

Land Information

Zoning Code	R-2	Total Acres	1.377
Land Value	\$73,200	Land Improvements	Not Available
Renaissance Zone	Not Available	Renaissance Zone Expiration Date	Not Available
ECF Neighborhood	Not Available	Mortgage Code	Not Available
Lot Dimensions/Comments	126 X 485.65	Neighborhood Enterprise Zone	No

Lot(s)	Frontage	Depth
No lots found.		
Total Frontage: 0.00 ft		Average Depth: 0.00 ft

Legal Description

LOTS 23 & 24. RIEMERSMAS SUB FROM 16-23-226-027,028 6/89

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Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Liber/Page	Comments
08/24/2017	\$192,000.00	WD	GARVELINK LANA K	ACHTERHOF JON	03-ARM'S LENGTH	2017-0032707	

Building Information - 1428 sq ft QUARTER STORIES (Residential)

General

Floor Area	1,428 sq ft	Estimated TCV	Not Available
Garage Area	442 sq ft	Basement Area	Not Available
Foundation Size	1,428 sq ft		
Year Built	1950	Year Remodeled	1994
Occupancy	Single Family	Class	C
Effective Age	36 yrs	Tri-Level	Not Available
Percent Complete	100%	Heat	Not Available
AC w/Separate Ducts	Not Available	Wood Stove Add-on	Not Available
Basement Rooms	Not Available	Water	Not Available
1st Floor Rooms	0	Sewer	Not Available
2nd Floor Rooms	Not Available	Style	QUARTER STORIES
Bedrooms	0		

Area Detail - Basic Building Areas

Height	Foundation	Exterior	Area	Heated
1+ Story	Basement	Brick	969 sq ft	1+ Story
1 Story	Basement	Siding	459 sq ft	1 Story

Basement Finish

Recreation	0 sq ft	Recreation % Good	0%
Living Area	0 sq ft	Living Area % Good	0%
Walk Out Doors	0	No Concrete Floor Area	0 sq ft

Plumbing Information

3 Fixture Bath	2
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Garage Information

Area	442 sq ft	Exterior	Siding
Foundation	42 Inch	Common Wall	1 Wall
Year Built	No Data to Display	Finished	No
Auto Doors	1	Mech Doors	0

Porch Information

4in Concrete	480 sq ft	Foundation	Standard
CPP	20 sq ft	Foundation	Standard

Deck Information

Treated Wood	168 sq ft
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Building Information - 1728 sq ft Farm Utility Buildings (Agricultural)

Type	Farm Utility Buildings	Class	D,Pole
Floor Area	1,728 sq ft	Estimated TCV	Not Available
Perimeter	172 ft	Height	10 ft
Year Built	Not Available	Quality	Average
Percent Complete	100%	Heat	Not Available
Physical Percent Good	46%	Functional Percent Good	Not Available
Economic Percent Good	Not Available	Effective Age	34 yrs

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10525 CHICAGO DR ZEELAND, MI 49464 (Property Address)

Parcel Number: 70-16-23-226-058 Account Number: 51233250



Item 1 of 3 1 Image / 2 Sketches

Property Owner: CHOANG CHIN YOUNG &

Summary Information

- > Residential Building Summary
 - Year Built: 1997
 - Full Baths: 2
 - Sq. Feet: 1,984
 - Bedrooms: 3
 - Half Baths: 1
 - Acres: 1.350
- > Building Department information found
- > Assessed Value: \$233,400 | Taxable Value: \$133,963
- > 2 Special Assessments found
- > Property Tax information found
- > Utility Billing information found

Owner and Taxpayer Information

Owner	CHOANG CHIN YOUNG & SOUKHOME TOUNE SOUNE 10525 CHICAGO DR ZEELAND, MI 49464	Taxpayer	SEE OWNER INFORMATION
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General Information for Tax Year 2023

Property Class	401 RESIDENTIAL-IMPROVED	Unit	17 HOLLAND CHARTER TOWNSHIP
School District	Zeeland Public Schools	Assessed Value	\$233,400
MAP #	Not Available	Taxable Value	\$133,963
User Number Index	Not Available	State Equalized Value	\$233,400
DEED	Not Available	Date of Last Name Change	03/24/2017
SPLIT #	Not Available	Notes	Not Available
Historical District	Not Available	Census Block Group	Not Available
YR APP	Not Available	Exemption	No Data to Display

Principal Residence Exemption Information

Homestead Date 06/30/1994

Principal Residence Exemption	June 1st	Final
2023	100.0000 %	100.0000 %

Previous Year Information

Year	MBOR Assessed	Final SEV	Final Taxable
2022	\$216,100	\$216,100	\$127,584
2021	\$204,100	\$204,100	\$123,509
2020	\$197,700	\$197,700	\$121,804

Land Information

Zoning Code	R-2	Total Acres	1.350
Land Value	\$72,600	Land Improvements	Not Available
Renaissance Zone	Not Available	Renaissance Zone Expiration Date	Not Available
ECF Neighborhood	Not Available	Mortgage Code	Not Available
Lot Dimensions/Comments	113 X 528	Neighborhood Enterprise Zone	No

Lot(s)	Frontage	Depth
No lots found.		
Total Frontage: 0.00 ft		Average Depth: 0.00 ft

Legal Description

10525 CHICAGO DR ZEELAND, MI 49464

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Sale History

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Liber/Page	Comments
No sales history found.							

Building Information - 1984 sq ft 1 STORY (Residential)

General

Floor Area	1,984 sq ft	Estimated TCV	Not Available
Garage Area	792 sq ft	Basement Area	Not Available
Foundation Size	1,972 sq ft		
Year Built	1997	Year Remodeled	No Data to Display
Occupancy	Single Family	Class	BC
Effective Age	26 yrs	Tri-Level	Not Available
Percent Complete	100%	Heat	Not Available
AC w/Separate Ducts	Not Available	Wood Stove Add-on	Not Available
Basement Rooms	Not Available	Water	Not Available
1st Floor Rooms	0	Sewer	Not Available
2nd Floor Rooms	Not Available	Style	1 STORY
Bedrooms	3		

Area Detail - Basic Building Areas

Height	Foundation	Exterior	Area	Heated
1 Story	Basement	Siding	1,932 sq ft	1 Story
1 Story	Slab	Siding	40 sq ft	1 Story

Area Detail - Overhangs

Area	Story Height	Exterior	Included in Size for Rates
12 sq ft	1 Story	Siding	No

Basement Finish

Recreation	56 sq ft	Recreation % Good	0%
Living Area	0 sq ft	Living Area % Good	0%
Walk Out Doors	0	No Concrete Floor Area	0 sq ft

Plumbing Information

3 Fixture Bath	2	2 Fixture Bath	1
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Fireplace Information

Direct-Vented Gas	1
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Garage Information

Area	792 sq ft	Exterior	Siding
Foundation	42 Inch	Common Wall	1 Wall
Year Built	1997	Finished	No
Auto Doors	2	Mech Doors	0

Porch Information

CCP (1 Story)	68 sq ft	Foundation	Standard
CCP (1 Story)	576 sq ft	Foundation	Standard
CPP	320 sq ft	Foundation	Standard

Deck Information

Treated Wood	192 sq ft
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Building Information - 1792 sq ft Farm Implement (Equipment Shop) Buildings (Agricultural)

Type	Farm Implement (Equipment Shop) Buildings	Class	D,Pole
Floor Area	1,792 sq ft	Estimated TCV	Not Available
Perimeter	176 ft	Height	10 ft
Year Built	Not Available	Quality	Good
Percent Complete	100%	Heat	Not Available
		Final Percent Good	Not Available
		Age	29 yrs

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10505 CHICAGO DR ZEELAND, MI 49464 (Property Address)

Parcel Number: 70-16-23-226-059 Account Number: 51233260



Item 1 of 2 1 Image / 1 Sketch

Property Owner: FIKSE DOUGLAS LEE & DIANNE SUE

Summary Information

- > Residential Building Summary
 - Year Built: 1955
 - Full Baths: 1
 - Sq. Feet: 1,254
 - Bedrooms: 0
 - Half Baths: 0
 - Acres: 1.865
- > 3 Building Department records found
- > Assessed Value: \$139,300 | Taxable Value: \$122,955
- > 2 Special Assessments found
- > Property Tax information found
- > Utility Billing information found

Owner and Taxpayer Information

Owner FIKSE DOUGLAS LEE & DIANNE SUE
 10505 CHICAGO DR
 ZEELAND, MI 49464

Taxpayer SEE OWNER INFORMATION

General Information for Tax Year 2023

Property Class	401 RESIDENTIAL-IMPROVED	Unit	17 HOLLAND CHARTER TOWNSHIP
School District	Zeeland Public Schools	Assessed Value	\$139,300
MAP #	Not Available	Taxable Value	\$122,955
User Number Index	Not Available	State Equalized Value	\$139,300
DEED	Not Available	Date of Last Name Change	06/23/2021
SPLIT #	Not Available	Notes	Not Available
Historical District	Not Available	Census Block Group	Not Available
YR APP	Not Available	Exemption	No Data to Display

Principal Residence Exemption Information

Homestead Date 05/03/2022

Principal Residence Exemption	June 1st	Final
2023	100.0000 %	100.0000 %

Previous Year Information

Year	MBOR Assessed	Final SEV	Final Taxable
2022	\$117,100	\$117,100	\$117,100
2021	\$107,500	\$107,500	\$67,087
2020	\$103,800	\$103,800	\$66,161

Land Information

Zoning Code	R-2	Total Acres	1.865
Land Value	\$95,200	Land Improvements	Not Available
Renaissance Zone	Not Available	Renaissance Zone Expiration Date	Not Available
ECF Neighborhood	Not Available	Mortgage Code	Not Available
Lot Dimensions/Comments	+/- 164 X +/- 505	Neighborhood Enterprise Zone	No

Lot(s)	Frontage	Depth
No lots found.		
Total Frontage: 0.00 ft		Average Depth: 0.00 ft

Legal Description

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Sale History

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Liber/Page	Comments
05/28/2021	\$250,000.00	WD	GARVELINK OLERT - MYRTYLE TRUST	FIKSE DOUGLAS LEE & DIANNE SUE	03-ARM'S LENGTH	2021-0030084	
01/28/2013	\$0.00	WD	GARVELINK TRUST OLERT & MYRTLE	GARVELINK OLERT J & MYRTLE	21-NOT USED/OTHER	2013-0006851	OUT OF TRUST
01/28/2013	\$0.00	WD	GARVELINK OLERT J & MYRTLE	GARVELINK OLERT J & MYRTLE	21-NOT USED/OTHER	2013-0007745	INVALID

Building Information - 1254 sq ft 1 STORY (Residential)

General

Floor Area	1,254 sq ft	Estimated TCV	Not Available
Garage Area	624 sq ft	Basement Area	Not Available
Foundation Size	1,254 sq ft		
Year Built	1955	Year Remodeled	No Data to Display
Occupancy	Single Family	Class	C
Effective Age	36 yrs	Tri-Level	Not Available
Percent Complete	100%	Heat	Not Available
AC w/Separate Ducts	Not Available	Wood Stove Add-on	Not Available
Basement Rooms	Not Available	Water	Not Available
1st Floor Rooms	0	Sewer	Not Available
2nd Floor Rooms	Not Available	Style	1 STORY
Bedrooms	0		

Area Detail - Basic Building Areas

Height	Foundation	Exterior	Area	Heated
1 Story	Crawl Space	Siding	960 sq ft	1 Story
1 Story	Crawl Space	Siding	294 sq ft	1 Story

Basement Finish

Recreation	0 sq ft	Recreation % Good	0%
Living Area	0 sq ft	Living Area % Good	0%
Walk Out Doors	0	No Concrete Floor Area	0 sq ft

Plumbing Information

3 Fixture Bath	1
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Fireplace Information

Exterior 1 Story	1
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Garage Information

Area	624 sq ft	Exterior	Siding
Foundation	42 Inch	Common Wall	1 Wall
Year Built	1955	Finished	Yes
Auto Doors	1	Mech Doors	0

Porch Information

CSEP (1 Story)	462 sq ft	Foundation	Standard
CPP	12 sq ft	Foundation	Standard

Deck Information

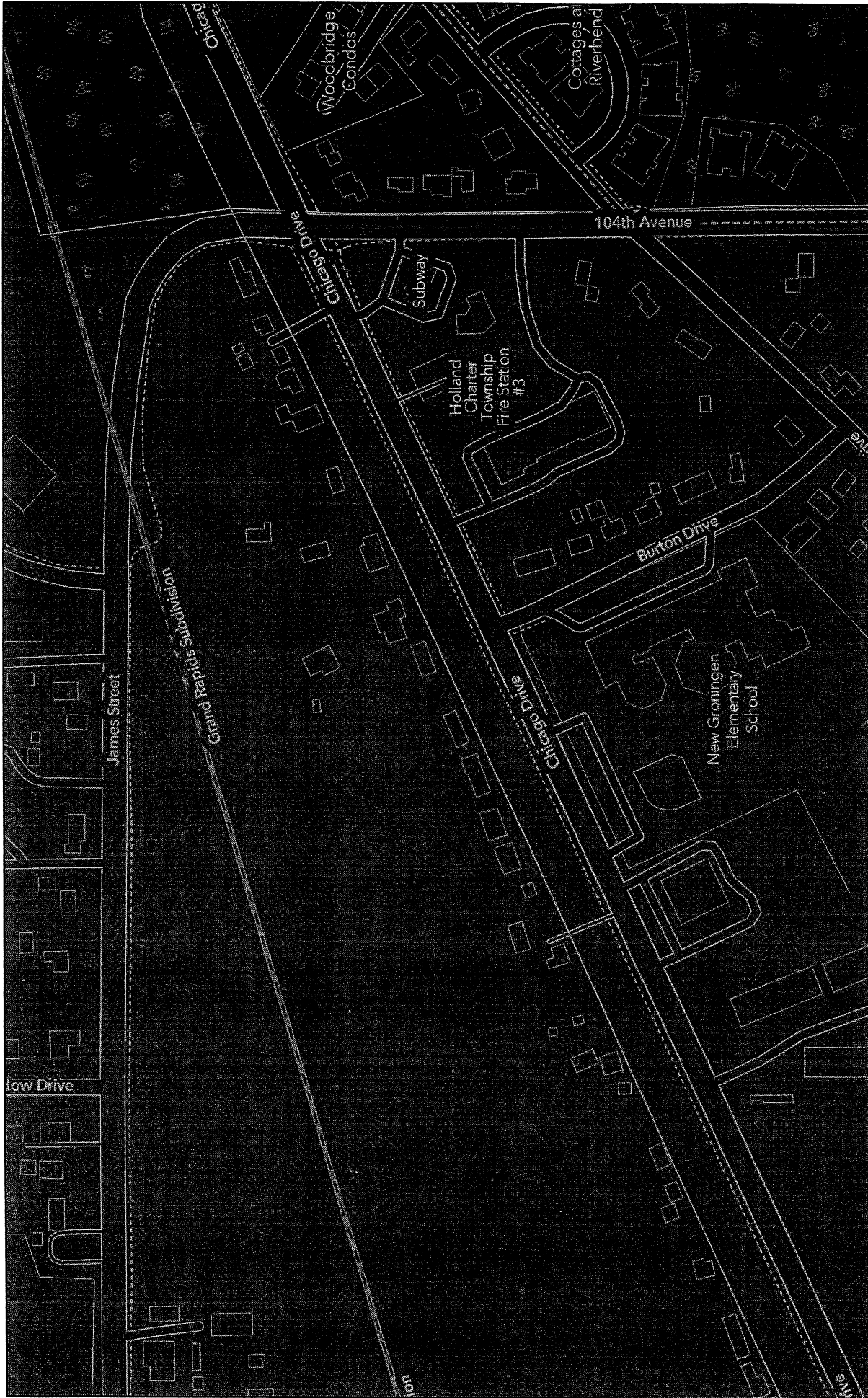
Treated Wood	140 sq ft
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Building Information - 1188 sq ft Farm Implement (Equipment Shop) Buildings (Agricultural)

Type	Farm Implement (Equipment Shop) Buildings	Class	D,Frame
Floor Area	1,188 sq ft	Estimated TCV	Not Available
Perimeter	152 ft	Height	8 ft
Year Built	Not Available	Quality	Average
			Not Available
Economic Percent Good	Not Available	Effective Age	30 yrs
			Not Available

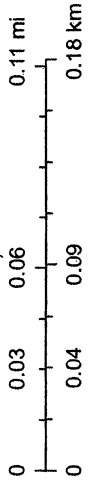
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ArcGIS Web Map



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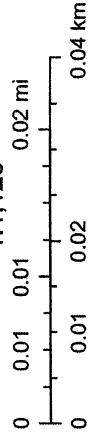
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ArcGIS Web Map



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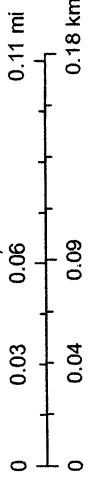
Ottawa County GIS

ArcGIS Web Map



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