

APR 30 2024



**PETITION FOR AN ADMINISTRATIVE APPEAL**  
**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

Please print or type:

Applicant's Name: Jake Elenbaas Phone: 616-886-1569

Applicant's Address: 10220 Perry st E-mail: jelenbaasdirtechllc.com  
Zeeland MI 49464

Property Address: 4095 128th ave Holland MI 49424

Parcel Number: 70 - 16 - 05 - 400 - 012 Zoning: Shown as C-2 per map

Owner's Name: Jake Elenbaas Phone: 616-886-1569

Owner's Address: 9313 Grand Ridge drive E-mail: jelenbaasdirtechllc.com  
Zeeland MI 49464

Ordinance Section Number(s) Relative To This Appeal: Reference in April 15 email attached

Provide a Brief Description of Your Request: Appealing the interpretation and denial of repair  
referenced in email dated April 15 see attached

*Decision.* In exercising this power, the Zoning Board of Appeals may reverse or affirm, wholly or partly, or may modify an order, requirement, decision or a determination being appealed and may make an order, requirement, decision or determination as it should be made. The Zoning Board of Appeals may reverse an order of an administrative official or the Planning Commission only if it finds that the action or decision appealed meets one (1) or more of the following requirements:

1. Was arbitrary or capricious.
2. Was based on an erroneous finding of a material fact.
3. Constituted an abuse of discretion.
4. Was based on erroneous interpretation of this ordinance or the Michigan Zoning Enabling Act.

Describe how this petition meets all of the above requirements (attach additional sheets as necessary):

The decision not allowing the roof repair in the section of the building referenced as non-conforming, and the repair, should not be denied and results in practical difficulties of unnecessary hardships inconsistent with the general purpose and intent of the ordinance.

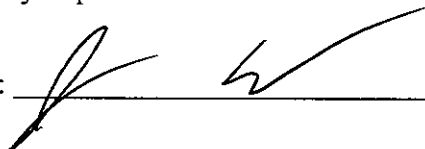
A filing fee of \$400.00 must be submitted along with nine (9) complete copies of: this form, related documentation, and the site plan including an electronic copy of the site plan on CD or other file sharing device. This petition must be submitted at least four (4) weeks before the scheduled hearing 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: 4-30-2024

**jerryalkema@gmail.com**

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**From:** Corey Broersma <CoreyB@hct.holland.mi.us>  
**Sent:** Monday, April 15, 2024 12:21 PM  
**To:** jerryalkema@gmail.com  
**Cc:** Randy Jarzembowski; Kate White  
**Subject:** RE: 4095 128th  
**Attachments:** Zoning Board of Appeals - Petition to Extend a Nonconforming Use.pdf

Jerry,

The work consisting of the new trusses and new truss carriers is being viewed as extending the life of the non-conforming building. Zoning will not approve the building permit as submitted. Given this determination, the owner has a couple of options to retain the lean-to or a portion of it:

1. Demolish the sections of the lean-to that extend within 50 feet of the US31 right-of-way then rebuild the roof on the remaining section of lean-to;  
OR
2. Seek an extension of the non-conforming use/structure from the Zoning Board of Appeals to reconstruct the roof as presented.

I have included an application for an Extension of a Non-conforming Use for your review. If the application is received by April 30, 2024, the matter would be able to be heard on May 28, 2024.

If there are any questions, feel free to contact our office.,

Thank you,

**Corey J. Broersma, PLA**  
Community Development Director  
Holland Charter Township