

*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):

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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: Travis Prueter Date: \_\_\_\_\_

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OFFICE USE ONLY:

**Travis Prueter** | 37 Scotts Dr Holland Mi 49424 | 517.304.2168 | Travis@biglakebrewing.com

RECEIVED

MAY 27 2025

5/21/2025

HOLLAND TWP.

**Holland Township Zoning Board of Appeals | 353 North 120th Avenue Holland, MI 49424**

**Subject: Request for Variance and Agreement Regarding Carport at 37 Scotts Dr**

**Parcel ID: 70-16-20-401-011**

Dear Members of the Zoning Board of Appeals,

This letter concerns the carport located on my property at 37 Scotts Dr, which I understand is in violation of the current setback requirements for side yards in Holland Township. I am writing to formally request a variance from the applicable zoning ordinance and to outline the circumstances surrounding the construction of the carport, as well as my proposed approach to mitigate any potential impacts.

**Background:**

The original carport was constructed in approximately 2018 on the side yard of my property. At the time of construction, I was unaware of the specific setback requirements, and possibly misinterpreted the zoning ordinance, and proper permitting of which I believed to be in compliance. The carport was erected to provide shelter for a historic boat due to my limited detached garage space. This carport was also constructed to protect the boat from the elements, and surrounding landscaping. This original carport was devastated when a large white pine branch snapped and fell onto the garage, and carport. Upon reconstruction we decided to bulk up the construction to help withstand further impacts from the existing landscaping.

Upon recent review of Holland Township Zoning Ordinance 596 S 3, 8-15-2019, I have become aware that the structure encroaches upon the required side yard setback of 7 feet. The current encroachment is approximately 1.7 feet at its closest.

**Hardship/Justification for Variance:**

I believe that strict adherence to the setback requirement in this specific instance would create an unnecessary hardship for my property.

- **Unique Property Characteristics:** My lot has only one entry point, and significant sloping into the north yard, an/or north side of the existing detached garage. This results in a limited buildable area due to natural features which makes it impractical to locate the carport elsewhere on the property while still serving its intended purpose.

- **Existing Conditions:** The placement of the carport was also influenced by the existing garage in which it was adhered to. Relocating it would require significant and costly alterations to the property.
- **Lack of Alternatives:** Due to the size and layout of my property, there is no reasonable alternative location on the lot where a carport of comparable utility could be constructed in full compliance with the setback requirements without creating other issues (e.g., impeding access, significant tree removal, disrupting essential utilities).
- **Minor Nature of Encroachment:** The encroachment is relatively minor and does not, in my opinion, significantly impact the aesthetic character of the neighborhood or the functionality of neighboring properties.

### **Proposed Mitigation and Agreement:**

To address any concerns regarding the setback encroachment, I propose the following:

1. **Aesthetics:** I commit to maintaining the carport in a neat, well-kept manner, ensuring it does not detract from the neighborhood's appearance. I am willing to explore options for screening, siding, and/or finishing the carport with items such as appropriate landscaping, and coverings to further minimize its visual impact.
2. **Neighbor Impact:** I have discussed this matter with my immediate adjacent neighbor, Abel Sanchez, located at 53 Scotts Dr. I have obtained a signed "Letter of No Objection" from him, which is attached herewith.
3. **Future Development:** I understand that approval of this variance pertains specifically to the existing carport and does not establish a precedent for future non-conforming structures on my property.
4. **Compliance with Other Regulations:** The carport will continue to comply with all other applicable Holland Township ordinances, including building codes and property maintenance standards.

### **Request:**

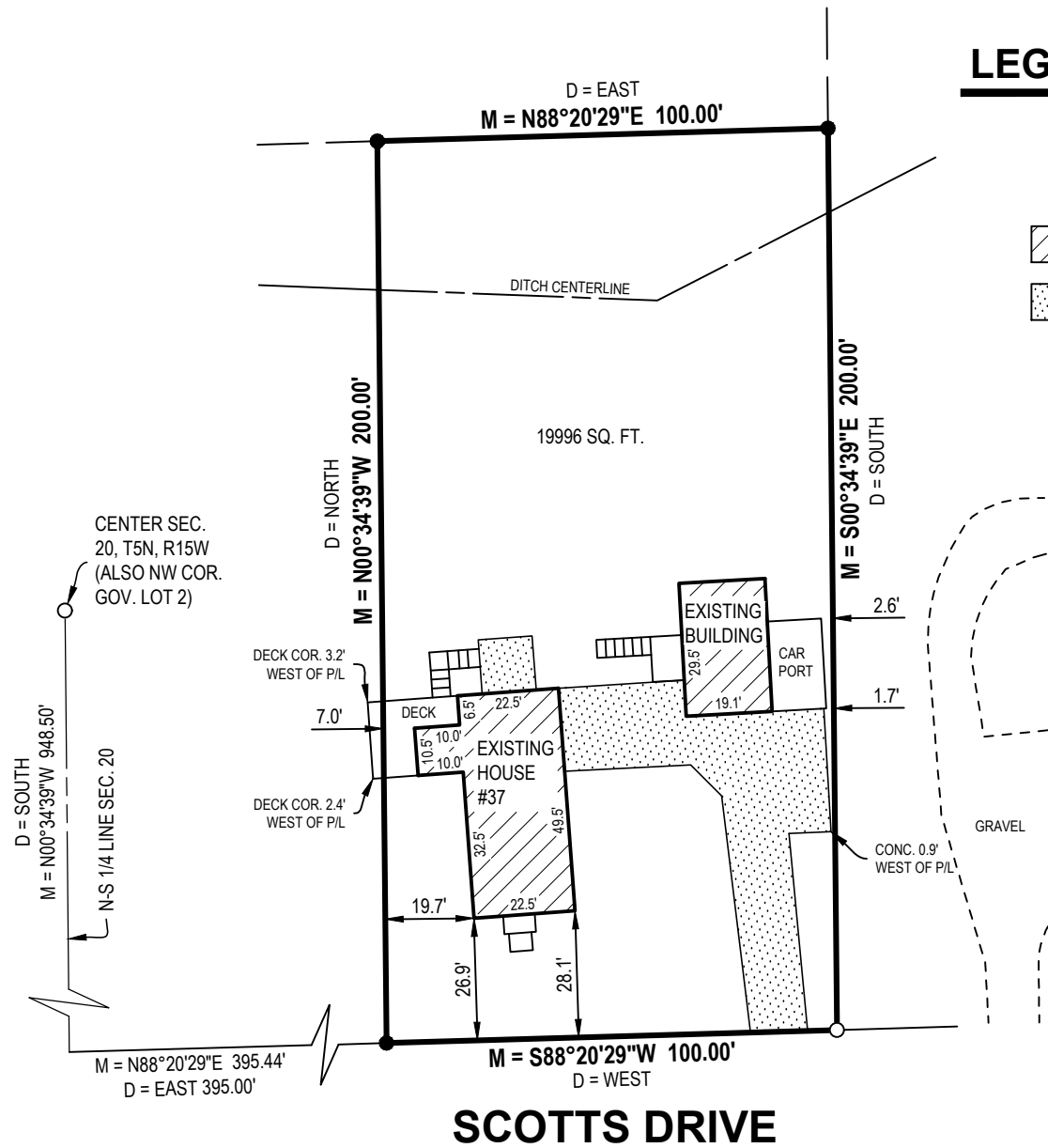
I respectfully request that the Holland Township Zoning Board of Appeals review my application and grant a variance for the existing carport at 37 Scotts Dr, allowing it to remain in its current location, despite the side yard setback encroachment. I am prepared to provide any additional information or documentation required and am available to meet with the Board or its representatives to discuss this matter further.

Thank you for your time and consideration.

Sincerely,



Travis Prueter



## LEGEND

- Iron-Found
- Iron-Set
- Existing Building
- Concrete
- P/L Property Line
- D = Deeded
- M = Measured

## DESCRIPTION

The following described premises situated in: The Township of Holland, County of Ottawa and State of Michigan to wit:  
ALL THAT PART OF GOVERNMENT LOT 2, ALSO KNOWN AS PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWN 5 NORTH, RANGE 15 WEST, COMMENCING AT A POINT 948 FEET 6 INCHES SOUTH 395 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 2, BEING PLACE OF BEGINNING; RUNNING THENCE NORTH 200 FEET, THENCE EAST 100 FEET, THENCE SOUTH PARALLEL WITH THE WEST LINE TO PUBLIC HIGHWAY; RUNNING THENCE WEST ALONG THE NORTH LINE OF SAID PUBLIC HIGHWAY TO THE PLACE OF BEGINNING.  
(Warranty Deed, recorded in Liber 5666, Page 722, dated June 2, 2008, Ottawa County Register of Deeds)



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

SCALE: 1" = 40' 0' 20' 40' NORTH

Travis Prueter  
37 Scotts Dr  
Holland, MI 49424

37 Scotts Dr

DRAWN BY: NH  
REV. BY:  
REV.:

DATE: 4/9/2025  
REV. DATE:

PRJ #: 25200496  
1 OF 1

**NEDERVELD**  
www.nederveld.com • 800.222.1868  
Holland  
730 Chicago Dr.  
Holland, MI 49423  
Phone: 616.393.0449  
Grand Rapids • Ann Arbor

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.





**RECEIVED**

By jennyh at 2:27 pm, Mar 19, 2025



**Abel Sanchez | 53 Scotts Dr Holland, Mi 49424**

**5/21/2025**

**Holland Township Zoning Board of Appeals 353 North 120th Avenue Holland, MI 49424**

**Subject: Letter of No Objection Regarding Carport at [Your Property Address]**

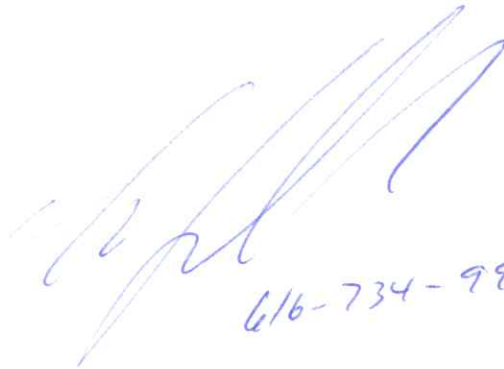
Dear Members of the Zoning Board of Appeals,

This letter is to confirm that I, Abel Sanchez, property owners at 53 Scotts Dr, have reviewed the situation concerning the carport located on the adjacent property at 37 Scotts Dr, owned by Travis Prueter.

I understand that the carport encroaches upon the side yard setback requirements of Holland Township. After discussing the matter with Travis Prueter and observing the structure, I have no objection to the existing carport remaining in its current location. We do not believe it negatively impacts our property or quality of life.

Sincerely,

Abel Sanchez



616-734-9909