



ZONING BOARD OF APPEALS PACKET CONTENTS

Tuesday, April 21, 2026 at 6:00pm

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**CITY OF ZEELAND
ZONING BOARD OF APPEALS
MEETING AGENDA
APRIL 21, 2026
6:00PM
CITY HALL – COUNCIL CHAMBERS**

6:00pm

- Meeting called to order
- Pledge of Allegiance
- Roll Call
- Excuse absent members by motion and reason
- Additional agenda items

PUBLIC COMMENT

-

PUBLIC HEARINGS

- 113 S Centennial Street – Blaire DeWitt – Request to construct a garage and breezeway addition on the east side of a single-family dwelling with reduced rear and south side yard setbacks

ACTION

- Minutes of February 17, 2026 Zoning Board of Appeals meeting

UNFINISHED BUSINESS

-

NEW BUSINESS

-

ADJOURN

**NOTICE OF PUBLIC HEARING
CITY OF ZEELAND
ZONING BOARD OF APPEALS**

Take notice that the Zeeland Zoning Board of Appeals, whose chambers are in the Zeeland City Hall at 21 South Elm Street, Zeeland, Michigan, and whose telephone number is (616) 772-0872 will meet:

**Tuesday, April 21, 2026
At 6:00 P.M.
In the City Hall Council Room**

on the following request:

Application of Blaire DeWitt to construct a garage and connector structure at 113 S. Centennial Street, Zeeland, Michigan, which will have a rear yard setback of 8' when 25' is required and a 2' side yard setback when 3' is required. Section 3.201(8) of the Zoning Ordinance is applicable.

The public or anyone receiving this notice may present their oral or written comments at the said hearing.

The variance application may be reviewed prior to the hearing in the Community Development Director's Office in the Zeeland City Hall on any day not a holiday, Monday through Friday, 8:30 a.m. to 12:00 a.m. and 1:00 p.m. to 4:30 p.m. from the date of this notice to the date of the hearing.

The City of Zeeland will provide necessary reasonable auxiliary aids and services, such as signers for the hearing impaired and audio tapes of printed materials being considered at the meeting, to individuals with disabilities at the meeting/hearing with a need for an accommodation being provided upon a notice to the City of Zeeland by the Monday preceding the meeting by 5:00 p.m. With advance notice of seven calendar days, the City will provide interpreter services at public meetings, including language translation. Individuals requiring auxiliary aids or services should contact the City of Zeeland by writing or calling the City Clerk's office 772-6400.

Dated: March 30, 2026

CITY OF ZEELAND
KRISTI DEVERNEY, CITY CLERK



21 South Elm Street • Zeeland, Michigan 49464 • (616) 772-0872 • (616) 772-0880

MEMORANDUM

DATE: Friday, April 17, 2026

TO: Zoning Board of Appeals

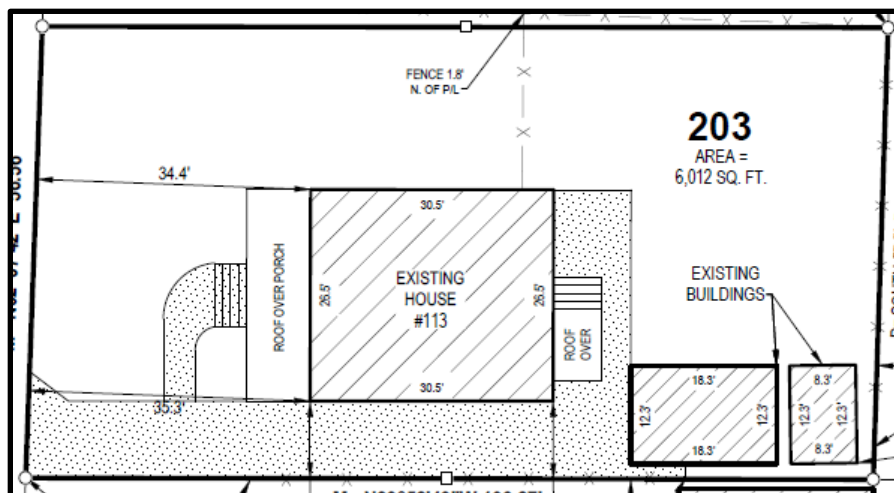
FROM: Tim Maday, Community Development Director

RE: **April 21, 2026 ZBA Meeting Agenda– Dimensional/Non-Use Variance Application for 113 S Centennial St**

This memo has been sent to provide information on the variance application that will come before the Zoning Board of Appeals on April 21, 2026

Background:

The subject parcel is an R-1 zoned, interior lot that is 56.6’ wide and 106’ deep, with a total area of 6,012 square feet. The property is improved with a single family dwelling, a 216 square foot detached garage, and a 96 square foot detached accessory building. The existing detached garage is considered a nonconforming structure as it lacks the required 10’ of setback from the dwelling, and the required 3’ setback from the south side property line. The 96 square foot detached building is also a nonconforming structure due to its lack of 3’ setback from both the south side and rear property lines.



Description of request

The applicant proposes to demolish the two existing nonconforming accessory buildings on the property, and construct a new attached breezeway and single stall garage on the rear/east side of the dwelling. The applicant proposes that the new structure have a south side yard setback of 2’, and a rear yard setback of 8’. The total footprint of the proposed structure is approximately 560 square feet in area.

1. Having an unusual shape or location or other physical characteristic, like extreme narrowness, exceptional shallowness, unusual shape, and/or unusual topographical characteristics (like a wetland, large boulder, or deep ravine);
2. Having an extraordinary situation related to the land, building, or structure; or,
3. Having unusual use or development of immediately adjoining property.

Staff Comment: The subject parcel is approximately 56.6 feet in width and 6,012 square feet in area, which is less than the minimum lot width of 60 feet and the minimum lot area of 7,200 square feet required in the R-1 zoning district.

- (2) That if a variance is not granted, the applicant will be unable to enjoy substantial property rights and privileges similar to those possessed by others in the same zoning district and vicinity.

Staff Comment: Based on a review of the survey and the location of the existing dwelling on the parcel, staff has not identified a location where an attached garage could be constructed in full compliance with applicable setback requirements. As a result, the ability to construct an attached garage on the property may be limited in comparison to other properties in the same zoning district that are able to accommodate attached garages in compliance with ordinance standards.

- (3) That the possibility of increased financial return is not the primary reason for this variance request.
- (4) That the variance would not be significantly detrimental to the property adjacent to that in question and to the surrounding neighborhood.

Staff Comment: The applicant has submitted documentation indicating support for the request from adjacent property owners. While this information may be relevant to the Board's consideration of potential impacts to surrounding properties, the Board should also consider any testimony provided at the public hearing.

- (5) That the variance would not harm the intent and purpose of this ordinance.
- (6) That the immediate practical difficulty has not been caused by anything the applicant has done.

Action on application:

Provided that the Board is satisfied that sufficient information has been provided at the public hearing, action is needed to approve or deny the application. This action should come in the form of a motion to approve or deny the application, and contain findings as to how each of the tests above have or have not been met. As a dimensional/non-use variance application, three affirmative votes are needed to complete action on this application.

I hope that this memo is helpful in providing a description of the application that will come before the Board on Tuesday, April 21st, the criteria to be used to evaluate the application, and what action is necessary. Please do not hesitate to contact me with any questions you may have regarding this memo, or this Zoning Board of Appeals application.



APPLICATION FOR USE VARIANCE

DeWitt

Blair DeWitt
113 S. Centennial St. Zeeland, MI 49464



**Application for
USE VARIANCE**
**Zoning Board of Appeals
City of Zeeland**

Community Development Department
21 S ELM ST - ZEELAND, MI 49464
Phone 616-772-0872 - Fax 616-772-0880
buildinginspector@cityofzeeland.com
www.cityofzeeland.com

The City of Zeeland will not discriminate against any individual or group because of race, sex, religion, age, national origin, color, marital status, handicap or political belief.

The plan you have proposed for your project requires a Use-Variance from the City of Zeeland Zoning Ordinance as provided by Public Act 207 of 1921, as amended, (Section 125.585), and the Zeeland City Code Volume II (Division 2).

The Planning Commission is required to review your application and send its findings to the Zoning Board of Appeals(ZBA) for consideration, after which the ZBA will hold a hearing to review and take action on your application. You may be present during the Planning Commission review. Please call the Zoning Administrator's Office to advise you of the time and place of the Planning Commission meeting when your matter will be discussed.

This application, filled out completely, along with the application fee, 8 folded copies of your site plan and related documents, and a pdf file which may be submitted by email to buildinginspector@cityofzeeland.com and other information and materials as requested by the Zoning Administrator, must be submitted at least 30 days prior to your hearing date. The Zoning Board of Appeals typically meets the third Tuesday of the month. Application fees are listed on page 6 of this application.

Your completion of this application (no alternatives will be accepted) and appearance at a public hearing are necessary for the Board to act upon your request for a zoning variance. Depending upon the information the Board receives at the hearing and its application of the law, your request for a variance may or may not be granted. (You may use the backside of this application or attach extra sheets if you wish. You are encouraged to include photographs and illustrations to support your case.)

Applicant Information

Owner Information

Name Blaire DeWitt	Name/Contact Blaire DeWitt
Company(if applicable) N/A	Company(if applicable) N/A
Address 113 S Centennial St Zeeland MI	Address 113 S Centennial St Zeeland MI
Phone 616-312-3962	Phone 616-312-3962
Email blairedewitt24@gmail.com	Email blairedewitt24@gmail.com

Address of property: 113 S Centennial St. Zeeland, MI 49464

Current zoning of subject property: R1

Applicant's interest in property: Owner

Contractor Information

Architect/engineer Information

Name Unknown, not identified at this time	Name Mark Becksvoort
Company	Company BEX Engineering
Phone	Phone 269-806-1313
Email	Email mark@bexengineering.com

With as much detail as you feel necessary, please explain your request. Use the back of this page or attached additional sheets if more space is required.

A variance is being requested for the above named property in order to construct an attached

garage on the property. The proposed garage (site plan attached) is of modest size, approximately

400 sq ft. However, due to the unique nature of the property, the garage is unable to be constructed

within the required guidelines of the ordinance, primarily the setbacks. A variance is therefore requested.

All of the following questions must be answered in order for your request to be considered. You may use the back of this page, or additional pages as necessary, for your responses. You are encouraged to include illustrations or photos to support your arguments.

1. Provide sufficient evidence that the building, structure or land cannot reasonably be used for a use allowed in the zone district in which it is located (Sec. 2.205C 1).

Please see attached addendum.

2. List all unique or extraordinary conditions and facts of this property, including, but not necessarily limited to, exceptional narrowness, shallowness, shape and topographic conditions which necessitate this variance request (Sec. 2.205C 2).

Please see attached addendum.

State if the conditions and facts listed above that are unique to this property or are of a general and recurrent nature in this zone district (Sec. 2.205C 2).

3. Give evidence that the granting of this variance will not alter the essential character of the neighborhood (Sec. 2.205C 3).

Please see attached addendum.

4. Give evidence that granting this variance will not be significantly detrimental to the adjacent property or to the surrounding neighborhood. (Sec. 2.205C 4)

Please see attached addendum.

5. Give evidence that the granting of this variance will not harm the intent and purpose of the Ordinance. (Sec. 2.205C 5)

Please see attached addendum.

**City of Zeeland
ZONING BOARD OF APPEALS
Use Variance Application**

This application shall also include a drawn to scale site plan(s) with the following information provided. The Zoning Administrator may authorize omissions as noted in the left margin.

<u>OFFICE USE</u>	
_____	a) Applicant identification.
_____	b) Street address.
_____	c) North arrow.
_____	d) Size of property in sq. ft or acre.
_____	e) Property lines and dimensions.
_____	f) Location of significant natural features including wetlands, steep slopes, flood-prone areas, unique vegetation, any other unusual land features.
_____	g) Location of all structures on the land with locating dimensions and building dimensions.
_____	h) Lot lines and all structures within one hundred feet (100') of the site's property lines including driveways and other access points along both sides of the street where access to the site is proposed.
_____	i) Identification of all rights-of-way and easements pertaining to the subject land and adjoining parcels.
_____	j) Copy of latest surveyor's engineering drawing.

The undersigned hereby certifies the information given in this application and supplementary materials is true and correct to the best of their knowledge. It is also understood that any information requested, and not included with the application, may cause delays in making a decision on the variance requested.

I hereby grant permission for members of the City of Zeeland Zoning Board of Appeals to enter the above described property (or as described in the attached) for the purposes of gathering information related to this application/request/proposal. (NOTE TO APPLICANT: This is optional and will not affect any decision on your application.)

YES NO

Blair DelWitt
Signature of Applicant

3/20/20
Date

Blair DelWitt
Printed Name

This application, 8 copies of the proposed site plan and related documents and a pdf file, as well as a filing fee of \$ 250 received by:

Administrative Official

Date



ADDENDUM

DeWitt

Blaire DeWitt
113 S. Centennial St. Zeeland, MI 49464

- 1- The property in question contains numerous unique conditions such as the lot itself, the existing house placement, and limited side yard width due to the structure's orientation and driveway placement. The lot is approximately 6,012 sq ft. Per district regulations, a single-family R1 residential lot has a minimum lot size of 7,200 sq ft. This property does not meet the requirement and therefore makes the addition of a functional garage within the ordinance's setbacks a unique and difficult circumstance. Additionally, the width of the lot is approximately 56.6 ft. Per district regulations, the minimum width of a lot is to be 60 ft. The lot is unusually shallow, which significantly limits the available buildable area after required setbacks are applied. The home was built in approximately 1920 and is built in a unique spot which occupies much of the central width of the lot, thus there is no reasonable way to construct an attached garage. This combination of lot depth and building footprint creates a practical difficulty that does not generally apply to larger or deeper parcels within the same zoning district.
- 2- Many similarly zoned single-family residential properties in the district can accommodate attached garages that comply with setback standards due to: greater lot depth, more favorable building placement, larger lot size that fits within the requirements, and wider buildable side yard areas. Due to the shallow width (56.6') and existing building footprint on this specific lot, the property owner cannot reasonably construct a modest attached garage in compliance with current dimensional standards. Without variance relief, the owner is effectively denied the same ability to construct a modest, customary residential garage that other homeowners in the zoning district are generally able to enjoy.
- 3- While a garage may incidentally enhance property value, the request is based on practical use and reasonable residential accommodation — not speculative financial gain. The purpose of the variance request is not to increase the financial return or property value, but rather the intent is to provide enclosed off-street parking and bring the property into conformity with the common residential amenities in the neighborhood. The focus of this variance is to improve the quality of life rather than promote financial gain.
- 4- The garage placement follows the existing driveway alignment and does not alter the neighborhood traffic patterns. It will not significantly block light, air, or visibility to adjacent properties. Additionally, the garage will allow the property to go back into compliance and utilize a single car garage, thus removing a car from the driveway that currently impacts neighbors' visibility. Because the addition is consistent in size and character with garages commonly found in single-family neighborhoods, it will not negatively impact neighboring properties or the surrounding area.

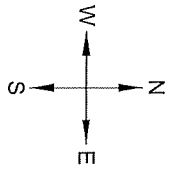
- 5- The requested dimensional relief is minimal and necessary due to physical lot constraints. The essential character of the neighborhood remains unchanged. Therefore, granting the variance would not undermine the purpose of the Ordinance but would allow reasonable residential use under unique lot conditions. Per Sec 3.403, subsection 3, indicates parking is required in accordance with section 8.104. "A minimum of one enclosed parking space in a garage, or in an enclosed accessory building is required for each dwelling unit." Therefore, the variance would allow this property to come back into compliance with the ordinance by providing a usable enclosed parking space.
- 6- The practical difficulty arises from: the original lot dimensions (6,012 sq ft., 56.6' depth), the pre-existing house placement, and the established driveway configuration. These conditions were not created by the current applicant. The applicant did not: subdivide the lot, construct the original dwelling in a nonconforming location, or previously create a conflicting structure. The variance request is based on existing physical constraints of the property, not on actions taken by the applicant.



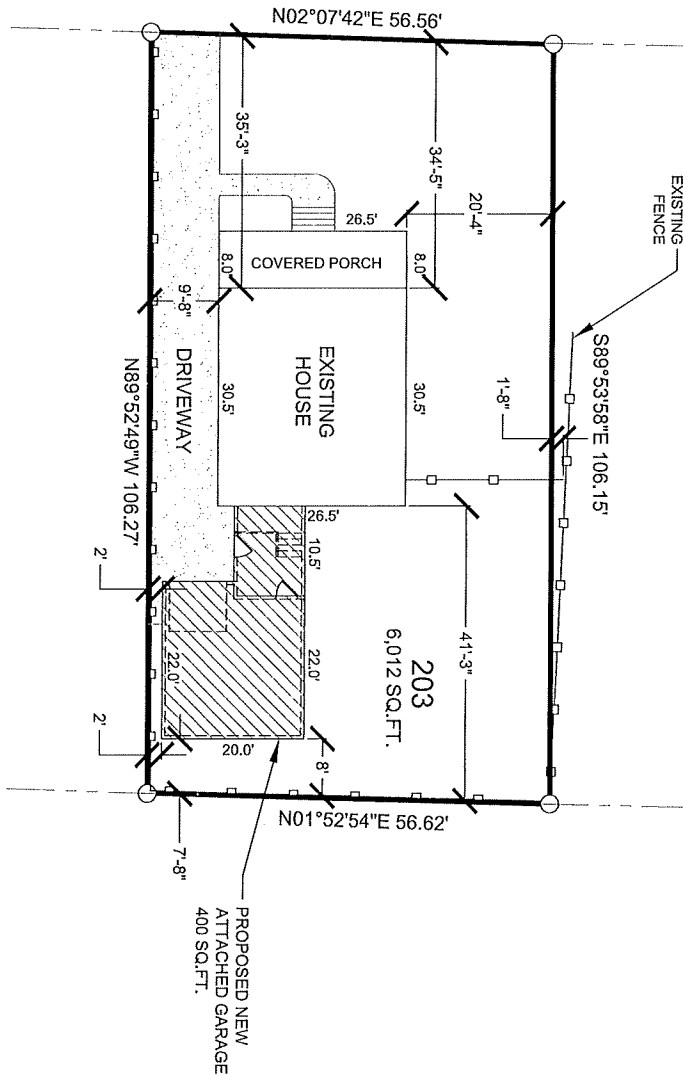
PROPOSED SITE PLAN

DeWitt

Blaire DeWitt
113 S. Centennial St. Zeeland, MI 49464



S. CENTENNIAL STREET



SITE PLAN DIMENSIONS TAKEN FROM SURVEY
 CONDUCTED BY NEDERVELD
 HOLLAND, 347 HOOPER BLVD, HOLLAND MI 49423
 SURVEY COMPLETED ON 8-22-22 ~ PRJ #22201400
 THIS DRAWING TO SHOW THE SIZE AND PROPOSED
 LOCATION OF SAID GARAGE ADDITION ONLY.

SURVEY DIMENSIONS WERE TAKEN FROM THE LEGAL DESCRIPTION
 SHOWN ABOVE AND SHOULD BE COMPARED TO THE ABSTRACT OF
 TITLE POLICY FOR ACCURACY, EASEMENTS, AND EXCEPTIONS.

BLAIRE DEWITT
 113 S. CENTENNIAL STREET
 ZEEHLAND MI 49464

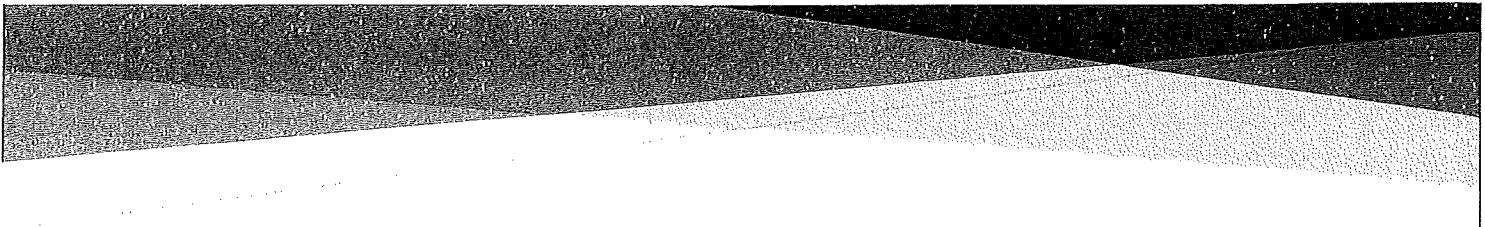
ARCHITECTURAL PLANS FOR:

Blaire Dewitt



NOTE: All Federal, State and local codes, ordinances, regulations, etc. shall be considered as part of specifications for this building and shall take priority over anything shown, disclosed or implied where discrepancies occur. Contractor must verify all details and conditions before proceeding with construction. Blaire Engineering has made every attempt to avoid mistakes and therefore is not responsible for any errors that may be present.

PROJECT	GARAGE ADDITION
SITE PLAN	
PAGE	1 of 1
SQ. FT.	
DATE	2/13/26
REVISIONS	
SCALE	1" = 8'
DRAWN BY	JLB
DATE	
Blaire Dewitt - Site Plan	



MOST RECENT SURVEY

DeWitt

Blaire DeWitt
113 S. Centennial St. Zeeland, MI 49464



PETITION OF SUPPORT

Proposed Dimensional Variance – 113 S. Centennial Street
City of Zeeland Zoning Board of Appeals

The undersigned acknowledge that we have been informed of the request by the property owner of 113 S. Centennial Street to construct a 20' x 20' (400 sq. ft.) attached garage.

The applicant is seeking a dimensional variance due to lot depth and setback constraints. The proposed garage will remain residential in character and consistent with the neighborhood.

By signing below, we indicate that we have no objection to the proposed garage and support the applicant's request for a dimensional variance before the Zeeland Zoning Board of Appeals.

Printed Name: Kyle Reese

Address: 304 E Central Ave


Signature: 

Date: 3-9-2026

Phone or Email (optional): 215 868 9558

Printed Name: Lis + David Miedema

Address: 119 S Centennial St


Signature: 

Date: 3-9-2026

Phone or Email (optional): 616 610-7588

Printed Name: abby deKoo

Address: 312 e. central

Signature: 

Date: 3-15-24

Phone or Email (optional): 616 848 5099



**CITY OF ZEELAND
ZONING BOARD OF APPEALS MEETING MINUTES
COUNCIL CHAMBERS
21 SOUTH ELM STREET
FEBRUARY 17th, 2026
6:00 PM**

The meeting was called to order at 6:00PM

Present: Board Members Linda Mergener, Paul DeBoer, Dave Stegink, Rebecca Perkins and Kevin Streeter.

Absent: Board Members Scott Bartolomei, and Lara Kovacs.

Also Present: Zoning Administrator Timothy Maday, City Attorney Jim Donkersloot, City Planning Consultant Paul LeBlanc and Recording Secretary Nadine Garza

Board members recited the Pledge of Allegiance.

Moved by Mergener, supported by Stegink to excuse absent Board Members Scott Bartolomei, and Lara Kovacs. Motion carried unanimously by voice vote.

Annual Election of Officers

Maday stated that since it was the Board's first meeting of the year, officers for calendar year 2026 must be elected.

City Attorney Donkersloot conducted the annual election of officers.

Motion 2026.01

Moved by Mergener to re-elect the previously elected officers to the Zoning Board of Appeals:

**Chair: Bartolomei
Vice Chair: Stegink
Secretary: Mergener**

Supported by Perkins

**Ayes: Mergener, DeBoer, Stegink, Perkins, and Streeter
Nays: None
Absent: Bartolomei, and Kovacs
Motion Approved.**

-Moved by Mergener, supported by Streeter to approve the minutes of the August 8, 2023 Zoning Board of Appeals Meeting. All voted aye. Motion carried unanimously by voice vote.

-Moved by Stegink, supported by Mergener to approve the minutes of the June 25, 2024 Zoning Board of Appeals Meeting. All voted aye. Motion carried unanimously by voice vote.

Consultant Memo

City Planning Consultant Paul LeBlanc reviewed his memorandum, dated February 10, 2026, that is attached to these meeting minutes. The memo outlines the scope, duties, and procedures of

the Zoning Board of Appeals, including the standards and tests applicable to both dimensional and use variances.

LeBlanc provided an overview of the ZBA's authority under the Michigan Zoning Enabling Act, noting that the Board serves as a quasi-judicial body responsible for ordinance interpretations, administrative appeals, and variance requests. He explained that most matters before the Board involve dimensional variances, while use variances are uncommon. He noted that conditional rezoning has further reduced the frequency of the hearing and granting of use variances.

Maday reminded Commissioners that they may ask for additional information if they have questions regarding an application after reviewing it. He also noted that the Board may request the City Attorney to draft a resolution containing their findings of fact for each of the criteria for later consideration, ensuring clarity and shared understanding of their findings before they take final action on an application.

Mr. LeBlanc stressed that variances should typically be granted only in rare and exceptional circumstances and must strictly meet the standards set forth in the zoning ordinance. He emphasized that decisions must be based on unique physical conditions of the property that create a practical difficulty, rather than on the applicant's personal preferences or financial considerations, and that all required criteria must be satisfied for approval.

LeBlanc reviewed historical and hypothetical variance applications, and discussed the relevant factors for consideration in those situations.

-7:03 Moved by Mergener, supported by Streeter to adjourn. All voted aye. Motion carried unanimously by voice vote

Submitted by,

Nadine Garza
Recording Secretary



TO: City of Zeeland Zoning Board of Appeals
FROM: Paul LeBlanc, AICP
DATE: February 10, 2026
SUBJECT: Role of the ZBA

No zoning ordinance is perfect. There will be rare and unique situations in every community that are not covered by the regulations. So, the Zoning Board of Appeals is established as a quasi-judicial body with authority to, in essence, serve as a zoning court for the City.

Creation

Zoning in Michigan is authorized by State law, under the Michigan Zoning Enabling Act (MZEA). Communities are not required to have zoning. But if they do, they must follow the MZEA requirements. Section 125.3601 of the Act states:

“A zoning ordinance shall create a zoning board of appeals.”

Duties

The MZEA establishes the duties and responsibilities of the Board of Appeals. There are three specific duties that only the ZBA can perform, though other duties can be delegated to the Board.

Specifically, the MZEA gives the ZBA power to hear three types of requests:

1. **Interpretations of the zoning ordinance or zoning map.** These requests are infrequent but there are times when a provision in the zoning ordinance is not clear or conflicts with another provision. In such cases, the zoning administrator may refer the matter to the ZBA for an interpretation. This may also occur if the boundaries on the zoning map are not clear and require a review by the ZBA. Reaching a decision on an interpretation often requires getting clarification by researching past meeting minutes of Planning Commission meetings from when the ordinance was drafted or looking back at prior zoning ordinances to determine what changes were made.
2. **Administrative appeals.** If an applicant does not agree with a decision of the zoning administrator or the Planning Commission, they may appeal that decision to the ZBA. This may come as a result of being denied approval of a site plan or the imposition of conditions on a plan approval. Most often it would be an appeal of the zoning administrator’s decision. For example, if the zoning administrator interpreted a provision one way and the applicant disagreed, the ZBA would be the arbitrator. The essential rule when hearing an appeal is that the ZBA is restricted to considering only the information that was available to the original decision maker (application materials, site plans, public hearing testimony, consultant reviews, etc.). New testimony, studies, or other materials that were not available to the original decision maker may NOT be introduced to the ZBA.

3. **Variances.** Most, if not all, of the requests heard by the ZBA fall into the category of variances. A variance is essentially authorization to deviate from the zoning ordinance requirements. There are two categories of variances – nonuse (dimensional) and use variances.

- Nonuse variances comprise the vast majority of variance requests. Any deviation from a dimensional requirement (setbacks, lot size, building height, sign size, etc.) falls into this category.
- Use variances are very rare and are requests for permission to allow a use that is not otherwise permitted in the zoning district in which the property is located. These can be very controversial and are rarely granted. A more common approach used now in lieu of use variances is conditional rezoning which allows an applicant to request rezoning to a district that permits the desired use with self-imposed conditions that restrict the future use of the property to the intended use. Conditional rezonings are heard by the Planning Commission and City Council.

Standards

As noted, nonuse variances are typically the only requests heard by the ZBA. Others are very rare. Therefore, it is critical that the ZBA understands that the decision **MUST** be made based on the standards listed in the zoning ordinance and that **MOST** variance requests will not meet those standards.

The authority to grant a deviation from the ordinance requirements should not be taken lightly. Minimum requirements in the zoning ordinance are established for good reason and only in **RARE, UNIQUE, EXCEPTIONAL, UNUSUAL, and EXTRAORDINARY** situations should a variance be granted. Many applicants approach the variance process in hope of getting permission to ignore the rules so they can build something bigger or have a better view or save money. Those are not acceptable reasons for violating the zoning requirements.

The primary consideration in reviewing a variance request must be whether there is a condition of the **PROPERTY** (topography, soil conditions, irregular shape, etc.) that either prevents compliance with the zoning requirements or imposes a practical difficulty in complying. The circumstances or desires of the owner are irrelevant. For example, wanting a bigger accessory building than allowed because the property owner has recreation vehicles that he wants to store or to accommodate a workshop are not conditions of the property that prevent compliance with the zoning limitations. Wanting a setback variance to allow a large addition to the home in order to accommodate a gourmet kitchen is not practical difficulty. Convenience for the owner is not a reason for waiving the ordinance requirements.

Section 2.205(b) of the Zeeland Zoning Ordinance establishes the standards for granting a nonuse variance. **ALL** of the standards **MUST** be met for the request to be approved.

- (1) That there are **exceptional or extraordinary circumstances or conditions** that apply **to the property** in question, which include these three items:

- a. Circumstances and conditions that **do not generally apply to other properties** in the same zoning district;
 - b. Such circumstances or conditions, being, therefore, truly unique and, thus, **not of so general or recurrent a nature as to make reasonably practical the formulation of a general regulation** for such conditions or circumstances; and,
 - c. Such circumstances, that **if the ordinance were enforced, would cause a practical difficulty** for the applicant. **Unique circumstances or conditions affecting a parcel**, property, and/or land must be found to **exist in at least one of the following** three ways:
 - 1. Having an **unusual shape or location or other physical characteristic**, like extreme narrowness, exceptional shallowness, unusual shape, and/or unusual topographical characteristics (like a wetland, large boulder, or deep ravine);
 - 2. Having an **extraordinary situation related to the land, building, or structure**; or,
 - 3. Having **unusual use or development of immediately adjoining property**.
- (2) That if a variance is not granted, the applicant will be unable to **enjoy substantial property rights and privileges similar to those possessed by others in the same zoning district** and vicinity.
 - (3) That the possibility of **increased financial return is not the primary reason for this variance** request.
 - (4) That the variance would **not be significantly detrimental to the property adjacent** to that in question and to the surrounding neighborhood.
 - (5) That the variance would **not harm the intent and purpose of this ordinance**.
 - (6) That the immediate **practical difficulty has not been caused by anything the applicant has done**.