



**CITY OF HOLLAND
BOARD OF APPEALS AGENDA
HOLLAND CITY HALL - COUNCIL CHAMBERS
270 S. RIVER AVENUE
May 28, 2026**

The Board of Appeals is authorized to grant the relief requested, deny relief or grant partial relief, depending upon the circumstances. The Board of Appeals may grant lesser relief than requested, including granting a special exception in lieu of a variance when appropriate.

1. **STUDY SESSION** from 5:00 p.m. - 6:00 p.m.
2. **REGULAR MEETING** at 6:00 p.m.
3. **Public Comment** – Items not on the agenda, please limit to five (5) minutes
4. **Approval of Minutes:**
March 26, 2026
5. **New Business:**
 - a. **42 E 14th Street – 26.05Z** – Kurt Koops is requesting a special exception to construct an addition to the detached garage at his home located at 42 E 14th Street. The proposed addition would be set back 2 feet from the east (side) property line, along the existing building line, where a 3 foot setback is required. The Board of Appeals can approve this request if certain conditions are found to exist. [39-2.08](#); [39-9.05](#); [39-12.12 D 3](#)
6. **Next Meeting Date:** June 25, 2026 (if applications are received).
7. **Adjournment**

PLEASE NOTE: The City of Holland, with seven-day notice, will provide necessary translation and interpretation services, auxiliary aids, such as signers for the hearing impaired and audiotapes of printed materials, to individuals with disabilities. Persons requiring these services should contact: Esther Fifelski, Human/Community Relations Director, 270 S River Avenue Holland, MI 49423, phone 616.355.1322, or e-mail e.fifelski@cityofholland.com.
La Ciudad de Holland proporcionará servicios necesarios como interpretación, traducción, ayudas auxiliares, lenguaje de señas, y cintas de audio de materiales impresos para personas con discapacidades. Favor llamar con siete (7) días de anticipación a la Ciudad de Holland, Esther Fifelski, Oficina de Relaciones Humanas para obtener estos servicios 616.355.1322 o por correo electrónico a e.fifelski@cityofholland.com.

BOARD OF APPEALS
March 26, 2026 Draft Minutes

The Board of Appeals met at 5:00 p.m. in a study session in the Council Chambers of City Hall at 270 S. River Avenue to review items on the agenda for the 6:00 p.m. meeting.

The Board of Appeals met in regular session, also in the Council Chambers at 6:00 p.m. and Chair Bedard called the meeting to order.

Members Present: Chair John Bedard, Vice Chair Jorge Benitez, Tatjcha Lambers, Eric Falstad, David Lockery, Jane Peeks, and Devin Shea.

Members Absent: None.

Staff Present: Deputy City Attorney Rachel Hillegonds, Senior Planner Steve Peterson, and Department Assistant Miranda Neyens.

Others Present: Jillian Waigand, Tony Grajqevci, and Lori Bos.

Actions were taken on the item(s) listed below:

Chair Bedard opened the meeting at 6:00 p.m.

Public Comment
None.

Approval of the January 22, 2026 Minutes:
Motion to **approve** the minutes by Vice Chair Benitez, supported by Lambers.

Upon VOICE VOTE the minutes were approved unanimously.

New Business:

276 Pine Ave – 26.02Z – Owner Jillian Waigand and fiancé Tony Grajqevci are requesting a special exception to construct a second-story addition on the existing foundation of the home located at 276 Pine Avenue. The existing attic will be removed, and the addition is proposed to be built in its place on the current foundation. The applicant noted that the home does not fully comply with current setback guidelines due to its age and existing placement, and the intent is to improve the structure without expanding beyond the existing footprint.

Vice Chair Benitez inquired whether the location of the home on the lot is consistent with other properties in the neighborhood. Grajqevci advised that he believed so, noting that homes in the area vary in size and placement. Chair Bedard referenced a map indicating that several nearby properties encroach on setback lines. Waigand and Grajqevci noted that the home, originally constructed in 1882, predates current zoning standards, which contributes to the nonconformities observed throughout the neighborhood.

Falstad inquired whether the proposed addition would be a detriment to adjoining properties. The applicant indicated it would not.

The Chair noted that no written communication had been received from neighbors. Waigand and Grajcevcic advised that they had spoken directly with neighbors to gather input, and that the neighbors were supportive of the proposed improvements.

Chair Bedard opened the public hearing.

Chair Bedard closed the public hearing.

The Board expressed general comfort with the proposal, noting that the applicant had worked with staff and provided thorough plans.

Motion by Peeks and seconded by Falstad to **approve with conditions**.
Upon ROLL CALL vote the motion was approved unanimously.

Findings of Fact:

26.02Z 276 Pine Avenue

Jillian Waigand is requesting a special exception to construct a second story addition on her home located at 276 Pine Avenue. The proposed addition would be set back 20 feet from the west (rear) property line, along the existing building line, where a 25 foot setback is required. The Board of Appeals can approve this request if certain conditions are found to exist. 39-2.08; 39-12.12 D 3

The Zoning Board of Appeals determined to **approve** the applicant's special exception request to construct a second story addition on her home 20 feet from the west (rear) property line, with conditions. The Board determined that:

The addition to the house is along or within the existing rear setback line of the existing building. The applicant's drawings and submissions show the proposed second story is directly above the first floor of the home.

The use of the building is conforming for this zone district because it is a single family dwelling, and the special exception is being approved subject to the applicant obtaining a Certificate of Appropriateness.

The encroachment is in character with the existing neighborhood, as there are other properties within the surrounding area with similar encroachments, as reflected on the map displayed at the meeting and the applicant's verbal confirmation.

The addition to the home along the rear building line will not be detrimental to the adjoining property or the neighborhood. No negative feedback has been received by the City of Holland from any neighbors, and the applicant testified that she's talked to the neighbors and has only received positive feedback.

The approval by the Board is conditioned on the applicant receiving a Certificate of Appropriateness before construction begins.

239 Waverly Road – 26.03Z – Lori Bos, Outboard Investments, on behalf of David Bos, is requesting a special exception to create two flag lots at the property located at 239 Waverly Road. The applicant owns several rental properties throughout Holland and is seeking to contribute to affordable housing efforts in the area.

Peeks inquired how the applicant plans to address affordable housing. Bos advised that they intend to construct duplexes, noting this type of housing may provide more affordable options for families. Peeks inquired whether the site is large enough to accommodate the proposal. Staff Peterson advised that the access easement for flag lots is based on number of lots, not the type of housing, and that the proposed layout meets code. Chair Bedard inquired if this parcel would require a rezone, and Peterson advised there would be no difference in zoning compliance between single-family and duplex development.

Chair Bedard inquired about the establishment of the front yard for each lot and whether the applicant had considered this. Bos confirmed that the north property line for both lots will serve as the front yard, consistent with staff recommendations.

Vice Chair Benitez asked whether there are comparable flag lots in the surrounding neighborhood. Bos advised there are at least one or two similar lots on Waverly Road.

Vice Chair Benitez inquired about utility connections. Bos advised that the BPW has prepared a site plan and plans to complete utility work during the upcoming Waverly Road construction, utilizing City water and sewer services.

Vice Chair Benitez noted that the application appears consistent with the Land Division Act, City ordinances, and the Master Plan; Bos agreed.

Chair Bedard opened the public hearing.

Chair noted that a letter of support was received from a neighbor to the South.

Chair Bedard closed the public hearing.

Vice Chair Benitez noted that, per review notes, the Department of Transportation has no concerns with the proposed additional curb cut.

Chair Bedard noted prior discussion regarding fees for legal review of the easement, which may be required in advance to help expedite the approval process.

Motion by Vice Chair Benitez and seconded by Lockery to **approve with conditions**. Upon ROLL CALL vote the motion was approved unanimously.

Findings of Fact:

26.03Z 239 Waverly Road

David Bos is requesting a Special Exception to create 2 flag lots at the property he owns at 239 Waverly Road. Each proposed flag lot would have legal access to a public street. The Board of Appeals can approve this request if certain conditions are found to exist. 39-2.07; 39-12.12 D 5

The Zoning Board of Appeals determined to **approve** the applicant's request for a special exception to create 2 flag lots at 239 Waverly Road, with conditions. The Board determined that:

Each new parcel will have a minimum 20 foot wide legal access to a public street. The applicant will record an easement benefitting the new parcels. The proposed easement is depicted in the application and is a 20 feet wide access easement to Waverly Road.

Each proposed lot will comply with the area and width requirements of the zone district where it is located, as both parcels exceed the area and width requirements, each being roughly 12,000 square feet.

Each new lot is compatible and harmonious with the established character of adjacent and nearby homes, with little or no detrimental effect on adjacent properties. Based on the representations from the applicant and in the application, and the map of the surrounding area displayed at the meeting, there are several flag lots in the immediate vicinity of the applicant's property. The City received correspondence from the neighbor directly to the south of the applicant's property supporting the application.

The additional curb cut will not have a negative impact on traffic safety. The transportation department has confirmed it does not have any issue with curb cut and its location, being north of the existing driveway to the barn, and south of neighbor's driveway to the north.

Each property will be served by City water and sewer. The applicant represented during the meeting that she's been working with the Holland Board of Public Works to establish water and sewer connections.

The split complies with and conforms to the Land Division Act, the City's Master Plan and the Code of Ordinances. The applicant represented at the meeting that she has reviewed compliance with the City's staff, and confirmed the proposed development complies with and conforms to all cited regulations.

Approval by the Board is conditioned on (i) applicant's payment of \$400.00 towards the City's legal fees in reviewing the easement, (ii) proper execution and recording of the easement in the real estate records, and (iii) the northern boundaries of each new lot being treated as the front yards of the properties.

Next Meeting Date: April 23, 2026.

Adjournment:

Upon motion by Vice Chair Benitez and supported by Lockery the meeting was adjourned at 6:22 p.m.

Prepared by CNS Assistant Director, Tricia Dreier and Department Assistant, Miranda Neyens.



Building, Trades & Zoning

Community & Neighborhood Services

270 S. River Ave. • Holland • MI • 49423 P 616-355-1330 • F 616-546-7058 cns@cityofholland.com

Board of Appeals Application



App # 26-052

Date Received _____
By _____

Application is hereby made to the:

- Housing Board of Appeals
 - Zoning Board of Appeals
 - Construction Board of Appeals
 - Accommodations for Persons with Disabilities
- Variance
 - Special Exception
 - Conditional Use

Name of Applicant Kurt Koops

Address of Applicant 42 E 14th

Phone # of Applicant 616 994 3828 Email Address kurt@customsockets.com

Address of property in question 42 E 14th

Applicant's interest in property Owner

Name and address of property owner (if different than applicant) _____

Present use of property/structure Residential Garage

Describe the nature of your request/appeal _____

Addition to Garage for Storage Extend
Garage Forward (North) 8ft with 2' setback
to east property line

Signature of Applicant or Agent [Signature] Date 3-26-26

The Board of Appeals (BOA) meets on the fourth Thursday of each month at 6:00 p.m. in the Council Chambers at City Hall, 270 S. River Avenue. You should verify the date, time, and place of the meeting by contacting Community & Neighborhood Services at (616) 355-1330 or cns@cityofholland.com.

The deadline for filing applications for the Board of Appeals is 28 days prior to the meeting and 30 days for a Conditional Use. Strict compliance with these deadlines is necessary for CNS Staff to give the required notices and obtain any necessary input from other departments.

Fully complete the application, attachments, and include the filing fee of \$100.00 for residential properties (1-4 units), \$250.00 for non-residential and commercial properties, or \$1,100.00 for personal wireless service towers.

Incomplete or illegible applications may be rejected by staff, tabled by the Board, or denied.



Zoning Board of Appeals

___ Variance X Special Exception ___ Use ___ Non-Use
___ Flag Lot (Divide Property) ___ Conditional Use ___ Other

Zone District of Property TNR
I am applying based on section(s) 39-2.08; 39-9.05; 39-12.12 D3 of the Zoning Ordinance. (List all sections that apply to your request.)

Has there been a previous request or appeal involving the existing structure or property? No

Date of prior request/appeal: _____

Nature of prior request/appeal: _____

- I reviewed this application with a zoning administrator on Various.
- I declined to review this application with a zoning administrator.
- I give permission for the Board members and City Staff to enter onto my property for this request.

Requirements:

1. You are **required** to include a site/plot plan with your application. The plans must be drawn to scale. The plans must show:
 - a. Lot boundaries, dimensions and any adjoining streets;
 - b. The location of all existing and proposed structures;
 - c. The distance between all structures and lot lines or other structures; and
 - d. The directional marker for North.
 - e. You may use a mortgage survey for your site/plot plan if all existing and proposed structures are drawn on it, and it includes any additional information which the applicant feels may be important.

2. If you propose to construct or enlarge a building or structure, you must attach a survey showing all lot lines, the foundation footprint of existing and proposed buildings or structures, and any other existing or proposed improvements on the property. If your roof or other projections extend more than 3 feet beyond the foundation footprint, the survey must show the roof print or projections. If the BOA grants your request, you will be required to supply an updated survey showing the buildings or structure and other improvements "as built".

3. Provide:
 - a) One (1) legible copy of the fully completed application and attachments.
 - b) One (1) copy of a site/plot plan.

Incomplete or illegible applications may be rejected by staff, tabled by the Board, or denied.

Dear board members,

In applying for a building permit for an extension to our garage, we were informed that we would need to apply for a "along and within" zoning variance. Because I was involved in the original construction, I'm familiar with the 2' setback at the time of construction and also understanding that zoning and construction codes are being constantly changed and updated. For us to meet the new setback would be difficult from the construction perspective because it would require more posts and foundation for an entirely new wall 12 inches over from the original, versus simply extending the existing wall. It would also limit the available space for overhead door hardware. Another concern of mine would be the potential of not being able to back straight into the garage. By adding 8' directly onto the front of the garage, it would preserve the current aesthetics and would appear as if it were part of the original construction, without adding a step or notch to the building. Even with this addition, no part of the building would extend forward of the back of our home. Also, this would provide safe secure indoor storage for our boat and trailer and keeping it indoors would be one less "tarpred" RV in the driveway of the neighborhood. After reviewing other setbacks in our neighborhood, we noticed multiple buildings with similar setbacks, (I could provide addresses if it would be helpful) we believe that if granted this variance and being able to build the addition with the same setback would not encroach on the character of our neighborhood, but in fact look better .

Sincerely ,
Kurt Koops

Kurt Koops
Custom Sockets Inc.
Kurt@Customsockets.com
(616) 355-1971
1896 Russell Ct.
Holland Michigan 49423

Kurt

Dear board members,

As the property owner at 48 e 14th st, and longtime neighbor to Kurt and Kelly Koops. After discussing their plans for an eight foot (8') addition, we have no issues with the proposed extension to their existing garage. This addition will be within its existing setback alongside our side yard.

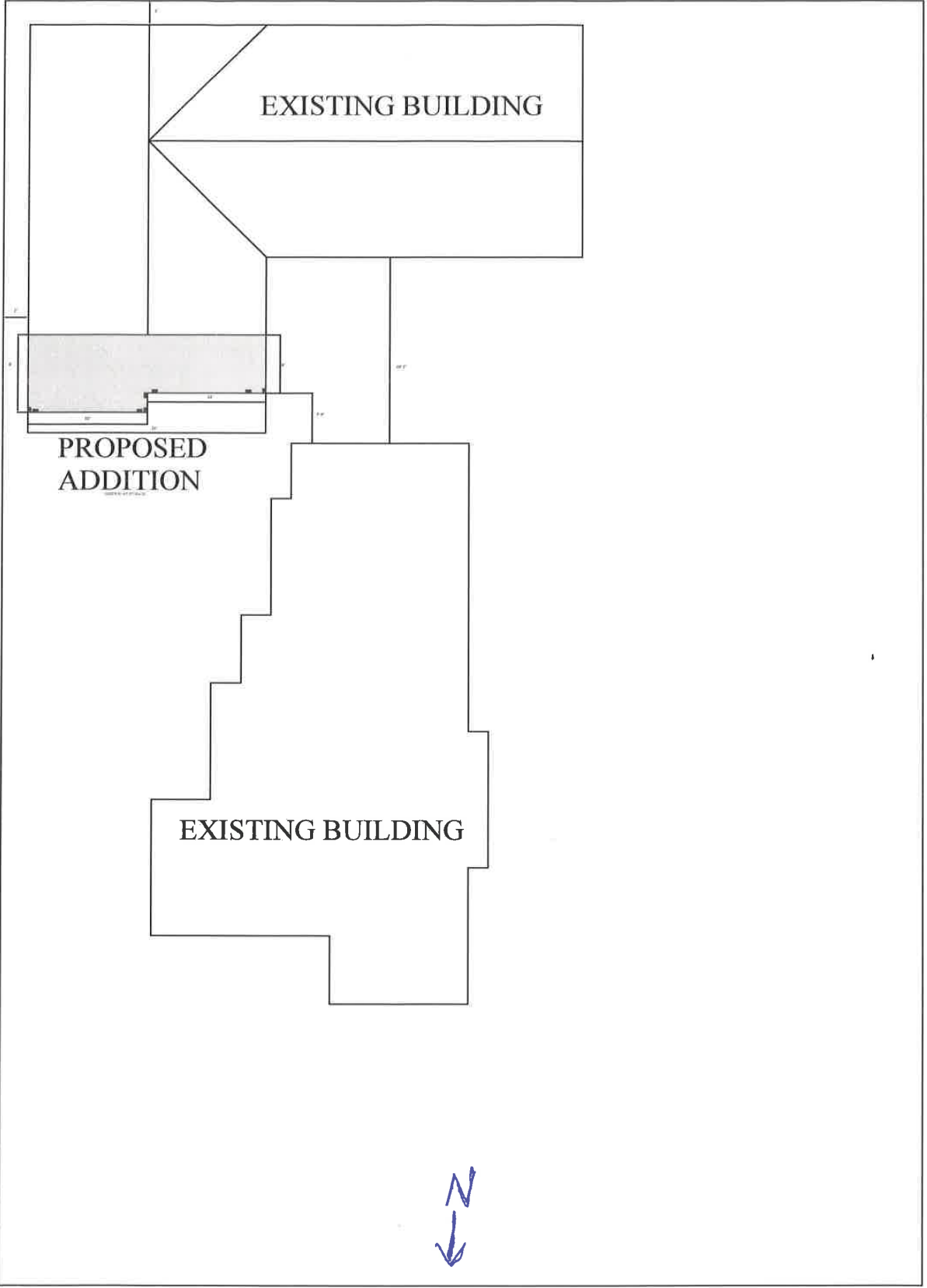
Thanks for your attention to this matter.

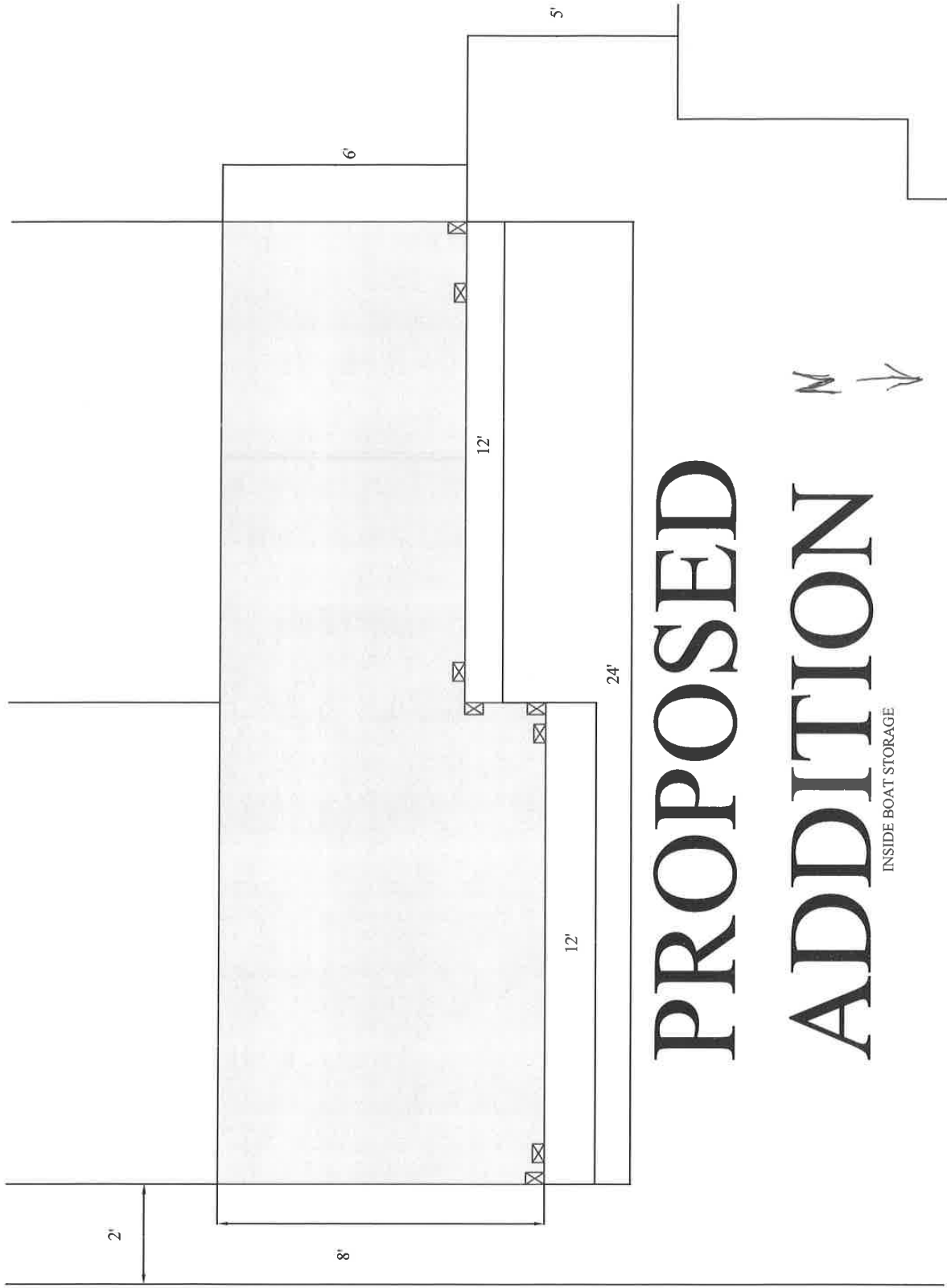
Bruce Jongekryg



4/21/2026







PROPOSED ADDITION

INSIDE BOAT STORAGE

