

CITY OF GRAND HAVEN
GRAND HAVEN, MICHIGAN
ZONING BOARD OF APPEALS
REGULAR MEETING AGENDA
October 21, 2026

Notice and agenda of a regular Zoning Board of Appeals Meeting at 7:00 p.m. to be held in the City Hall Council Chambers, 519 Washington Ave. Zoning Board of Appeals members unable to attend the meeting are requested to contact the Planning Department at 616-935-3276 prior to the meeting.

1. MEETING CALLED TO ORDER

2. ROLL CALL: Vice-Chair Tyler Berg, Chair Paul Shibley, Richard Norton, Kerry Bridges, Amy Kozanecki, Alternate Oliver Shampine

3. APPROVAL OF MINUTES – September 16, 2026

4. APPROVAL OF AGENDA

5. CALL TO AUDIENCE – ONE OF TWO OPPORTUNITIES

6. PUBLIC HEARINGS

A. **Case 26-09:** A request by James Boven for a variance against a new driveway and new detached accessory garage at 402 Elliott Ave. (parcel #70-03-20-431-001). The following are requested: a variance from Sec. 40-600.03.D in which a single-family dwelling will have two separate driveway curb cuts, instead of the permitted one driveway curb cut; a variance from Sec. 40-410.02.C for total lot coverage of 36.70% instead of the required 35% in the OT - Old Town District.

7. NEW BUSINESS

8. CITY PLANNER REPORT

9. ZBA MEMBER COMMENTS

10. CALL TO AUDIENCE – SECOND OPPORTUNITY

11. ADJOURNMENT

**DRAFT - ZONING BOARD OF APPEALS
CITY OF GRAND HAVEN
MEETING MINUTES**

September 16, 2026

A regular meeting of the Grand Haven Zoning Board of Appeals was called to order by Chair Shibley at 7:00 p.m. in the Grand Haven Council Chambers. On roll call, the following members were:

Present: Kerry Bridges, Amy Kozanecki, Chair Paul Shibley, Richard Norton, Vice-Chair Tyler Berg, Alternate Oliver Shampine

Absent: None

Also present: Brian Urquhart, City Planner

Approval of Minutes

Motion by Bridges, seconded by Norton, to approve the August 19, 2026, minutes as written. Passed unanimously with a voice vote.

Urquhart said the meeting minutes from June 17th were incorrectly approved. The concern was raised over the condition of the fence along the south lot line at Dick's Towing. The concern was the requirement to repair all fencing, screening, lighting, or other incompatible functions listed in the motion is was not what the ZBA had motioned for. Upon further investigation, Urquhart determined this was correct. Therefore, the motion should be corrected to list "replace" instead of "repair" on the 3rd condition of approval for Case 26-04a.

Motion by Kozanecki, seconded by Berg, to approve the correction to the June 17, 2026 minutes, changing "repair" with "replace" under the 3rd condition of approval for ZBA Case 26-04a. Passed unanimously with a voice vote.

Approval of Agenda

Motion by Kozanecki, seconded by Shampine. All ayes. Agenda approved as written.

Call to the Audience – Liana Criscuolo, 633 Elliott, expressed a concern with the fence condition and the possible fence height for Dick's Towing when they rebuild.

Gary Simms, 633 Elliott, inquired about the proposed fence for Dick's Towing and the screening between their property.

City Planner Report – Urquhart said there would be a meeting in October. He also noted Earth's Edge sign has been installed. The variance was approved in November 2024, with a one-year extension granted in November 2025.

ZBA member comments – Shibley added the home at 540 Lake is nearing completion. With a variance from the ZBA, the former vacant lot was now developed and adding tax value to the city.

Call to the Audience – Second Opportunity

None.

Adjournment:

Motion by Kozanecki, seconded by Norton, to adjourn. Unanimously approved by voice vote. Meeting adjourned at 7:08 pm.

Brian Urquhart, City Planner

STAFF REPORT

TO: Grand Haven Zoning Board of Appeals
FROM: Brian Urquhart, City Planner
MEETING DATE: October 21, 2026
CASE: 26-09
ADDRESS: 402 Elliott Ave.

Proposal

James Boven of 3666 McCLow Dr. Grandville, MI submitted a zoning board of appeals application related to a new driveway and detached accessory building at his property at 402 Elliott Ave. (parcel #70-03-20-431-001) for a variance from Sec. 40-410.02.C for a total lot coverage of 36.7% instead of the maximum 35% in the Old Town zoning district, and a variance from Sec. 40-600.03.D in which a single family dwelling will have two separate driveway curb cuts for a continuous driveway that is interrupted by a detached garage.

Background

Jim Boven approached the City about constructing a garage in the rear of his property and a separate driveway curb cut to access off Elliott Ave. 402 Elliott is a conforming corner lot with respect to lot width of 45 ft. but nonconforming with respect to lot size of 5,900 sq. ft. in the OT district. The parcel is 66 ft. wide and 4,356 sq. ft. in size. The square shape lends itself to providing driveway access off both 4th St. and Elliott Ave.



402 Elliott

The existing footprint includes 1,119 sq. ft. home, 192 sq. ft. storage shed, and 100 sq. ft. gazebo, a total 1,411 sq. ft. Current lot coverage is 32.39%. Mr. Boven is plans to remove the gazebo and storge shed and construct a 480 sq. ft. detached garage, measuring 20 ft. x 24 ft. The garage and home equate to 1,599 total sq. ft. or 36.70%, exceeding the maximum 35% lot coverage.

The plan calls for garage door openings on each side, creating a pass-through type of garage. A vehicle would be able to both enter and exit in the same direction, without reversing or maneuvering within the driveway area or 4th St or Elliott Ave. The driveway will be continuous around the home but will be interrupted by the garage. Sec. 40-600.03.D allows for a single-family dwelling to have two separate curb cuts, provided the garage is continuous and uninterrupted. Mr. Boven proposes the garage to open up on both sides, suggesting justification the driveway would behave continuous.



Street view image of proposed garage

1.0 Zoning of Subject Parcel

The property is located in the OT – Old Town District

2.0 General Location

Rear portion of lot

3.0 Existing Land Use on the Parcel

Single-family dwelling

4.0 Adjacent Area Land Uses

North: Residential

South: Residential

East: Residential

West: Residential

5.0 Zoning on Adjacent Parcels

North: OT – Old Town

South: OT – Old Town

East: OT – Old Town

West: OT – Old Town

6.0 Findings of Fact and Staff Analysis

The applicant has provided responses to the Basic Conditions for the requested variance.

1. **Basic Conditions:** The Board shall find that a variance request meets all of the following conditions with respect to the 36.70% lot coverage.
 - a. *The requested variance shall not be contrary to the public interest or to the intent and purpose of the Ordinance.* Comment: Lot coverage regulates the bulk and capacity of a lot. The 35% is standard and allows for use of a home and detached accessory buildings. The request for 36.70% on the nonconforming lot appears not to be contrary to the purpose of the ordinance.
 - b. *The requested variance shall not permit the establishment within a district of any use which is not permitted by right within that zone district, or any use or dimensional variance for which a special land use permit is required.* Comment: The granting of this variance will not establish a use which is not permitted.
 - c. *The requested variance shall not cause a substantial adverse effect upon properties in the immediate vicinity or in the district in which the property of the applicant is located.* Comment: The garage is a standard double-stall garage, allowing parking for two vehicles. The garage is setback 3 ft. from the east lot line, satisfying the setback requirements. The garage itself and the total lot coverage would not have a substantial adverse effect upon neighboring properties.
 - d. *The conditions or situation of the property or its intended use is not so general or recurrent in nature as to make reasonably practicable a general regulation for the condition or situation.* Comment: A 66' x 66' corner lot in the OT district is uncommon. The shape and size allow for enough space to construct a detached garage, but the limited size of the parcel causes challenges with lot coverage for more traditional sized garages.
 - e. *Any exceptional or extraordinary circumstances applying to the property in question are not self-created.* Comment: The applicant did not create the corner lot or nonconforming lot size circumstance. However, the removal of the shed and gazebo could allow for a detached garage that meets setbacks and stays within the lot coverage maximum.
 - f. *There is no reasonable alternative location on the parcel for the proposed improvements for which a variance is sought where such alternative location would eliminate the need for the requested variance or reduce the extent of the condition(s) necessitating the variance.* Comment: Lot coverage would not directly apply to a specific location. The standard appears to be met.
 - g. *The requested variance is the minimum variance that will make possible the reasonable use of the improvement.* Comment: 36.7% is 1.7% greater than the maximum lot coverage in OT district. The parcel size and the footprint of the current home could permit a detached garage no greater than 406 sq. ft. in area. The applicant is proposing a 480 sq ft. garage. Based on the degree of nonconformity to the required lot size, the garage departure could be considered the minimum necessary to provide for a reasonably sized garage.

7.0 Correspondence

As of the date of this memo, three comments have been received regarding this request.

8.0 Sample Motions

A concurring vote of 4 members of the Zoning Board of Appeals is required to approve a non-use variance.

Lot coverage

Motion to **APPROVE** ZBA Case 26-09a, A request by James Boven for a variance against a new driveway and new detached accessory garage at 402 Elliott Ave. (parcel #70-03-20-431-001), a variance from Sec. 40-410.02.C for total lot coverage of 36.70% instead of the required 35% in the OT - Old Town District. The variance is granted based on the following finding(s) of fact:

1. *Insert ZBA finding(s) of fact.*

Motion to **DENY** ZBA CASE 26-09a, A request by James Boven for a variance against a new driveway and new detached accessory garage at 402 Elliott Ave. (parcel #70-03-20-431-001), and a variance from Sec. 40-410.02.C for total lot coverage of 36.70% instead of the required 35% in the OT - Old Town District. The variance is denied for the following reasons:

1. *Insert reasons for denial.*

Motion to **POSTPONE** ZBA Case 26-09a, until the following information can be submitted for review:

1. *Insert ZBA recommendation(s)*

9.0 Findings of Fact and Staff Analysis

The applicant has provided responses to the Basic Conditions for the requested variance.

2. **Basic Conditions:** The Board shall find that a variance request meets all of the following conditions with respect to the second driveway.
 - h. *The requested variance shall not be contrary to the public interest or to the intent and purpose of the Ordinance. **Comment:** Traditional neighborhood development patterns allow for a single drive for a single-family dwelling. A corner parcel that takes advantage of the lot shape and driveway location with a single curb cut off each street appears not to be contrary to the public interest or intent of the ordinance. Often driveways for interior lots in the OT district are spaced very close together on existing interior lot, causing narrow driveways and difficult maneuvering that occurs within the street.*
 - i. *The requested variance shall not permit the establishment within a district of any use which is not permitted by right within that zone district, or any use or dimensional variance for which a special land use permit is required. **Comment:** The granting of this variance will establish a second interrupted driveway use on a single-family lot, which is not permitted. However, the garage could be considered integral to the driveway and determine it a continuous feature.*
 - j. *The requested variance shall not cause a substantial adverse effect upon properties in the immediate vicinity or in the district in which the property of the applicant is located. **Comment:** A second driveway appropriately located far enough distance from the 4th St. and Elliot Ave. intersection and a distance from the neighboring property at 404 Elliott.*
 - k. *The conditions or situation of the property or its intended use is not so general or recurrent in nature as to make reasonably practicable a general regulation for the condition or situation. **Comment:** A corner lot of this square shape and size is somewhat uncommon. The ability to take advantage of enough space in the side/rear yard for a garage designed to take access from both streets would be practicable for the variance request.*

- l. *Any exceptional or extraordinary circumstances applying to the property in question are not self-created.* **Comment:** A driveway that is continuous behind the home on a corner lot would be permitted under the ordinance. The advantage of a garage interrupting the driveway could be considered an act of self-creation. The nonconforming lot size is not an act of self-creation.
- m. *There is no reasonable alternative location on the parcel for the proposed improvements for which a variance is sought where such alternative location would eliminate the need for the requested variance or reduce the extent of the condition(s) necessitating the variance.* **Comment:** The proposed driveway cut is in the appropriate location satisfying the minimum 24 ft. required distance from an intersection per Sec. 40-606.B, and an appropriate distance from the existing drive at 404 Elliott. The driveway location itself would be permitted under the current ordinance.
- n. *The requested variance is the minimum variance that will make possible the reasonable use of the improvement.* **Comment:** This standard is somewhat not applicable as the driveway can be continuous. The garage placement creates the interruption, and the subtle interpretation of a continuous driveway could be considered the minimum variance for the reasonable use of a detached garage on a corner lot.

Second driveway interrupted by garage:

Motion to **APPROVE** ZBA Case 26-09b, a request by James Boven for a variance against a new driveway and new detached accessory garage at 402 Elliott Ave. (parcel #70-03-20-431-001), a variance from Sec. 40-600.03.D in which a single-family dwelling will have two separate driveway curb cuts for a continuous driveway that is interrupted by a detached garage; The variance is granted based on the following finding(s) of fact:

1. *Insert ZBA finding(s) of fact.*

Motion to **DENY** ZBA CASE 26-09b, a request by James Boven for a variance against a new driveway and new detached accessory garage at 402 Elliott Ave. (parcel #70-03-20-431-001), a variance from Sec. 40-600.03.D in which a single-family dwelling will have two separate driveway curb cuts for a continuous driveway that is interrupted by a detached garage based on the following reasons:

1. *Insert reasons for denial.*

Motion to **POSTPONE** ZBA Case 26-09b, until the following information can be submitted for review:

1. *Insert ZBA recommendation(s).*

Attachments:

- A. ZBA application dated September 28, 2026
- B. Variance responses
- C. Site plan and surveys
- D. Correspondence

ZONING BOARD OF APPEALS APPLICATION

Community Development Department, City of Grand Haven

519 Washington Avenue, Grand Haven, MI 49417

Phone: (616) 935-3276 Website: www.grandhaven.org

CEIVE

SEP 8 2026

GRAND HAVEN PLANNING
BUILDING AND ZONING

1. Project Information

To the Zoning Board of Appeals;

I (we) James Boven of 3666 McClow Dr.
(Applicant Name) (Street Number)
Grandville Michigan 49418
(City) (State & Zip Code)

Applicant Phone Number: 616-889-3115 Applicant Fax Number: _____

HEREBY APPEAL TO THE ZONING BOARD OF APPEALS FOR A:

Variance ☒ Appeal ☐ Interpretation ☐ Change of Nonconforming Use ☐

Address/location of property: 402 Elliott Ave

Parcel #: 70-03-20-431-001 Zoning District: Old Town

2. Required Attachments

- 5 copies of site plan
- 5 copies of the application
- 5 copies of written response demonstrating how the request meets the 7 Basic Conditions
- Required fee (\$350 or \$450* if construction has begun)

3. Description of Case (fill out only the items that apply to your case)

A. Description of the property

- 1) Size of lot 4356 sq Ft
- 2) Area of lot 66' x 66'
- 3) Is lot a corner or interior lot Corner Lot

B. Description of existing structures:

- 1) Number of buildings now on premises 3
- 2) Size of each building now on premises 1119 sq ft - 192 sq ft - 100 sq ft
- 3) Use of existing buildings on premises Single Family Home, Storage Shed, Gazebo

C. Description of proposed structures:

- 1) Height of proposed structure 20'
- 2) Dimensions of proposed building or addition 24' x 20'
- 3) Area of proposed building 480 sq Ft.
- 4) Percentage of lot coverage of building or addition 9%



D. Yard setbacks after completion of building or addition:

- 1) Front yard (measured from lot line) 20.1'
- 2) Side yard (measured from lot line) 3.0'
- 3) Rear yard (measured from lot line) 21.9'

E. A sketch depicting the above information shall accompany this application. The sketch shall be on a sheet of paper 8 1/2" x 11" in size.

F. Article and Section number of Zoning Ordinance that is being appealed: Article 4, Section 40-410.02C Article 6 Section 40-600.3 D

G. Clearly state your request: I respectfully request approval of Variances from stated Ordinance

The requested relief would allow construction of a detached garage larger than currently permitted, and also allow a second curb cut for a continuous driveway. The continuous driveway would be interrupted by the garage which will have two garage doors.

4. The Board shall have the power to authorize, upon an appeal, specific variances from such requirements as lot area and width regulations, building height regulations, yard and depth regulations, and off-street parking and loading space requirements provided it finds that **all of the Basic Conditions** described below can be satisfied. The appellant shall submit, along with the established fee and other materials, a narrative demonstrating why a variance is sought.

A. Basic Conditions. The Board shall find that a variance request meets all of the following conditions.

- 1) The requested variance shall not be contrary to the public interest or to the intent and purpose of this Ordinance.
- 2) The requested variance shall not permit the establishment within a district of any use which is not permitted by right within that zone district, or any use or dimensional variance for which a special land use permit is required.
- 3) The requested variance shall not cause a substantial adverse effect upon properties in the immediate vicinity or in the district in which the property of the applicant is located.
- 4) The conditions or situation of the property or its intended use is not so general or recurrent a nature as to make reasonably practicable a general regulation for the condition or situation.
- 5) Any exceptional or extraordinary circumstances applying to the property in question are not self-created.
- 6) There is no reasonable alternative location on the parcel for the proposed improvements for which a variance is sought where such alternative location would eliminate the need for the requested variance or reduce the extent of the condition(s) necessitating the variance.
- 7) The requested variance is the minimum variance that will make possible the reasonable use of the improvement.

Section 40-113.08 (B)(3) states the following (*See Section for additional Rules*):

1. Each variance granted under the provisions of this Ordinance shall become null and void unless: The construction authorized by such variance has received a City Land Use Permit within one (1)



year after the granting of the variance; and the occupancy of land, premises, or buildings authorized by the variance has taken place within one (1) year after the issuance of the Land Use Permit, unless an extension of time has been granted by the Zoning Board of Appeals. The Zoning Administrator may grant one six (6) month extension of construction. After expiration of a six (6) month extension, all extension shall be granted by the Zoning Board of Appeals.

2. No application for a variance which has been denied wholly or in part by the Board shall be re-submitted for a period of one (1) year from the date of the last denial, except on the grounds of newly discovered evidence of changed conditions found, upon inspection by the Board, to be valid.

Signature of Owner: James Bowen Date: September 21, 2026
Print Name: James Bowen

Subscribed and sworn before me on this 21st day of September, 2026
My Commission expires on: 4-10-29
Angela Lemke
Notary Public

ANGELA LEMKE
Notary Public, State of Michigan
County of Ottawa
My Commission Expires 04-10-2029
Acting in the County of Leet



CITY OF GRAND HAVEN
ZONING BOARD OF APPEALS
VARIANCE REQUEST — SUPPORTING NARRATIVE

Applicant: James Boven
Property: 402 Elliott Avenue, Grand Haven, MI
Variance 1: Article 4, Section 40-410.02(C)
Variance 2: Article 6, Section 40-600.03(D)

Property and Site Plan

The property is a **non-conforming lot** of approximately 4,356 square feet. I am working with Excel Engineering, Inc. on the site plan. I am proposing to center the garage with the main portion of the existing house, including the 24-foot-1-inch bump-out. I believe this will give the property a more balanced appearance and leave more usable yard space behind the garage.

The site plan shows proposed lot coverage of approximately **1,599 square feet, or 36.70%**. The existing use of the property will remain a single-family residence.

Variance Request

I respectfully request approval of variances from Article 4, Section 40-410.02(C) and Article 6, Section 40-600.03(D) of the City of Grand Haven Zoning Ordinance. I am asking to build a detached garage larger than the current allowance and to add a second curb cut while keeping my existing driveway on the west side of the property.

The purpose of the project is to provide enclosed storage for my personal vehicles, fishing boat, and household equipment. I am also trying to make the best practical use of my property while keeping it consistent with the surrounding neighborhood.

1. The requested variance shall not be contrary to the public interest or to the intent and purpose of the Ordinance.

I believe the proposed garage and second curb cut fit the residential character of the neighborhood. The garage will give us a place to keep our vehicles, fishing boat, and yard furniture inside instead of storing them outside. The second curb cut will give us a continuous driveway allowing us to drive straight through without backing into the street while only being interrupted by the garage. Several nearby properties have two curb cuts, so this would not be unusual for the neighborhood.

2. The requested variance shall not permit a use that is not permitted by right within the zoning district.

I am not changing how the property is used. It will continue to be my single-family home. I am asking for permission to build a detached garage that is larger than the normal allowance and to have a second curb cut. I am not proposing a business, another home, or any other different use of the property.

3. The requested variance shall not cause a substantial adverse effect upon properties in the immediate vicinity or in the district.

I have tried to place the garage in a way that looks natural with the existing house and has as little impact on my neighbors as possible. I am planning to center the garage with the main part of the house, including the 24-foot-1-inch bump-out. I believe this will make the property look more balanced and will leave more usable yard space behind the garage. The second curb cut will give us a continuous driveway only interrupted by the

garage. Several nearby homes already have two curb cuts. I do not believe the proposed improvements will create a problem for my neighbors or change the residential character of the area.

4. The conditions or situation of the property or its intended use are not so general or recurrent as to make reasonably practicable a general regulation for the condition or situation.

My lot is a non-conforming lot, at about 4,356 square feet, and the existing house takes up a large part of the available area. Because of the size and shape of the lot and where the house is located, there are only a few practical places where a detached garage could go. I am asking for a variance because the normal requirements do not work well with the particular layout of my property.

5. Any exceptional or extraordinary circumstances applying to the property are not self-created.

The reason I need the variance is the existing size and layout of the property and the location of the existing house. I did not create those conditions. I am working with my engineer to find the best way to fit the garage and curb cut on the property while keeping the requested relief as limited as possible.

6. There is no reasonable alternative location on the parcel for the proposed improvements that would eliminate the need for the requested variance or reduce the extent of the condition necessitating the variance.

I have looked at different ways to place the garage and curb cut on the property. I am working with my engineer to place the garage in line with the existing house, specifically at the 24-foot-1-inch bump-out. I believe this location will look more balanced, give me more usable space behind the garage, and provide better access from the proposed second curb cut. Because of the size of the lot, the location of the existing house, and the limited space available, I do not see another location that would give me a practical garage without still needing a variance. I believe this layout is the best way to use the property while keeping the impact on the surrounding properties as low as possible.

7. The requested variance is the minimum variance that will make possible the reasonable use of the improvement.

I am not asking for a larger garage or second curb cut simply because I want more space. I am trying to make reasonable use of a small property and provide enough room to store my vehicles, fishing boat, and equipment in an enclosed garage. I also want to keep my existing driveway while having a practical way to get to the new garage. It is not practical to remove the existing driveway because it serves as access to our main entrance on the west side of our home, and it also helps to serve the neighbor. We are only looking to increase the lot coverage by approximately 180 square feet from the existing coverage. I believe the garage size and second curb cut are the amount of relief I need to make the project work without asking for more than necessary.

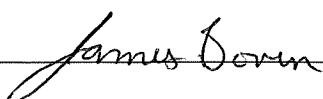
Conclusion

For these reasons, I respectfully ask the City of Grand Haven Zoning Board of Appeals to approve the requested variances from Article 4, Section 40-410.02(C) and Article 6, Section 40-600.03(D). I believe the proposed garage and second curb cut are a reasonable way to use my property, are consistent with the neighborhood, and are the minimum changes needed to make the project practical.

Respectfully submitted

James Boven

Signature: _____



Date: _____

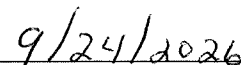


EXHIBIT A — SITE PLAN

Site Plan for: James Boven
4790 Leanne Ct. SW
Grandville, MI 49418

RE: 402 Elliott Ave

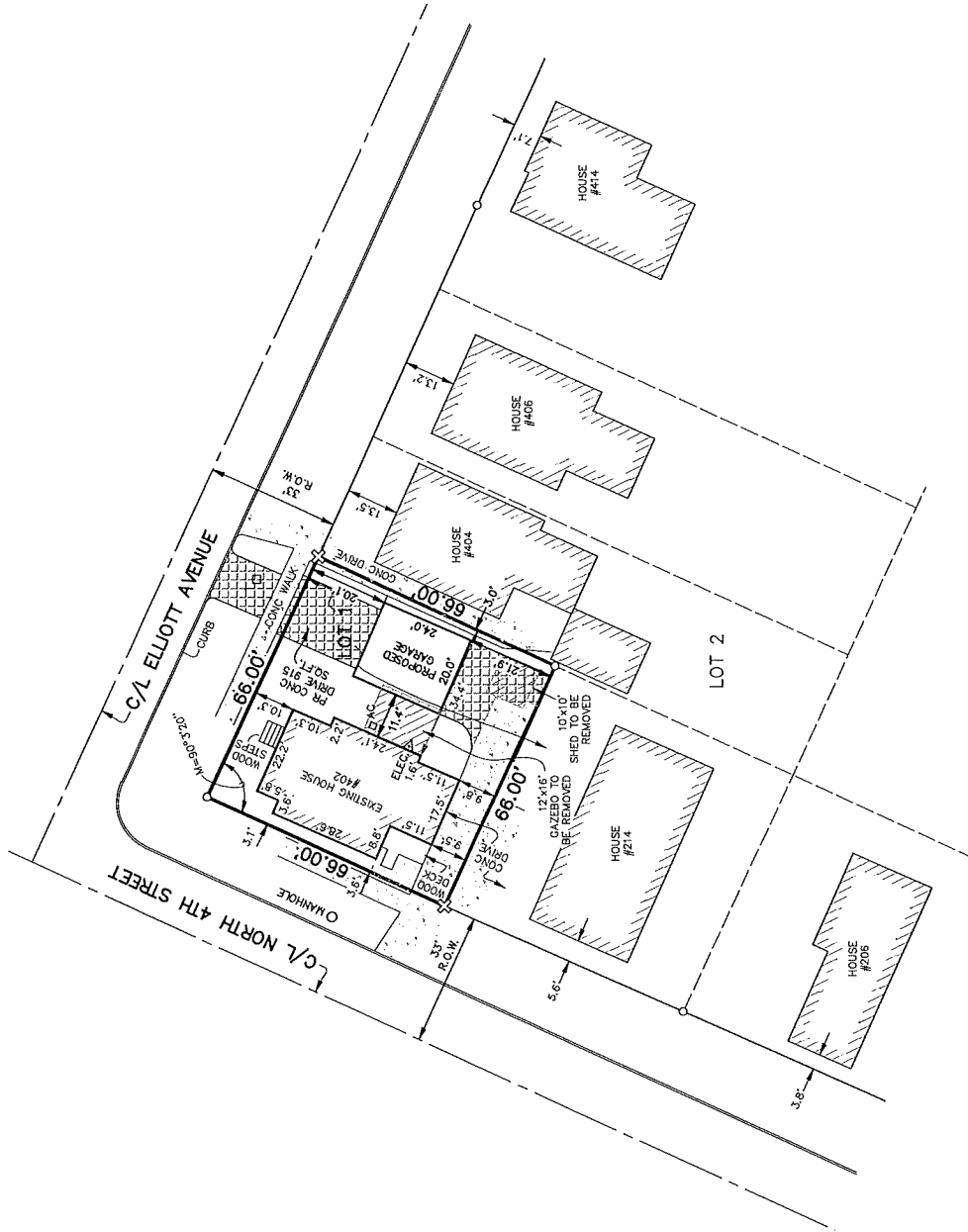
Description from Deed:

The Northerly 1/2 of Lot 1, Block 8, Akeley's Addition to the City of Grand Haven, according to the recorded plat thereof in Liber 1 of Plats, Page 58, Ottawa County Records, Michigan.

Tax Parcel No: 70-03-20-431-001

Total Lot: 4356 SQ.FT.

Proposed Lot Coverage: 1599 SQ.FT. (36.70%)



NOTE: The location of the proposed garage as shown on this map is based on instructions given to Exxel Engineering, Inc. Municipal approval of the proposed location should be obtained prior to construction.

REVISE 09/22/26

exxelengineering, inc.
planners • engineers • surveyors
5252 Clyde Park, S.W. • Grand Rapids, MI 49509
Phone: (616) 531-3660 www.exxelengineering.com

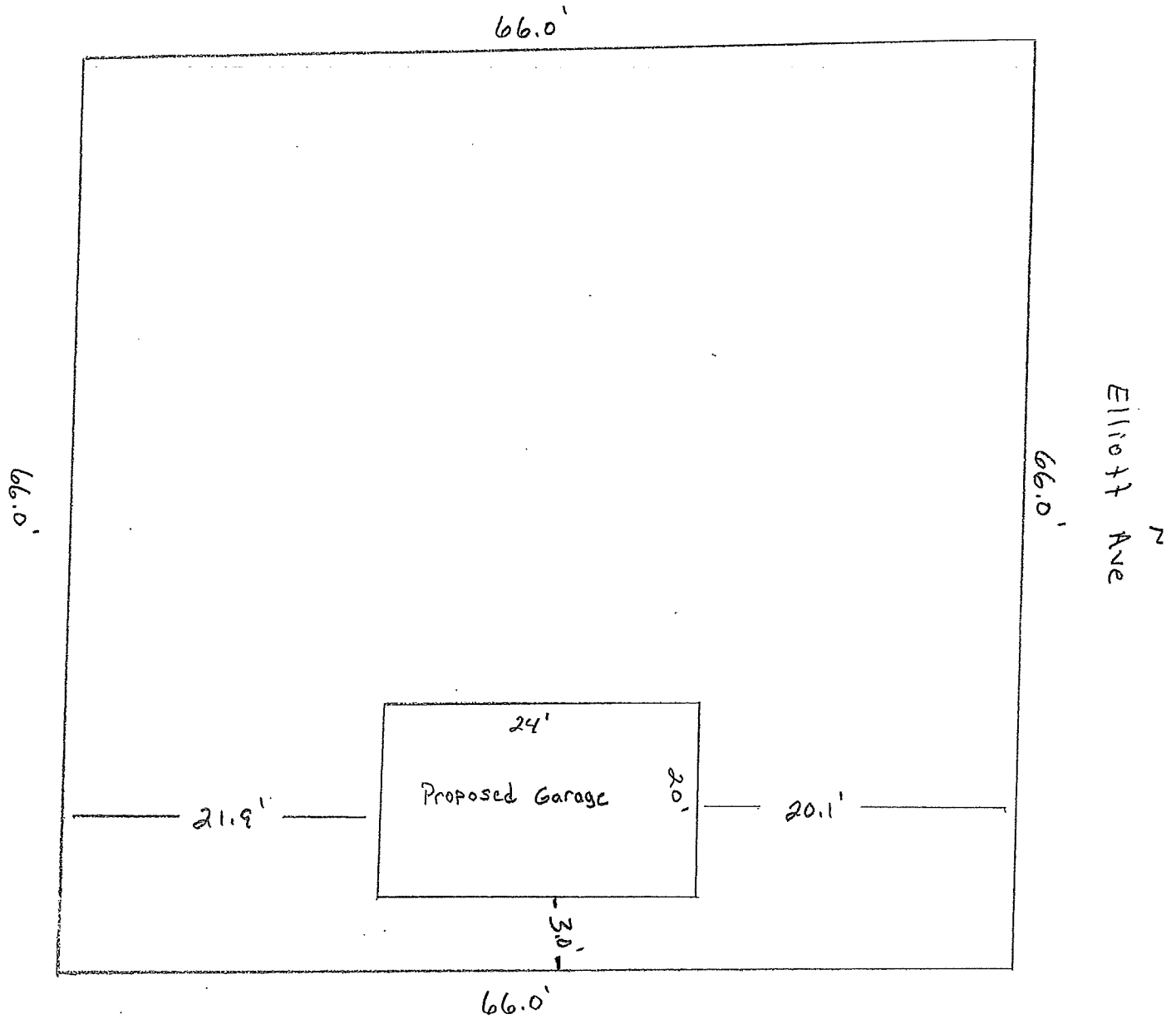
FILE NO.: S162052 DATE: 08/06/2025

- Scale 1" = 30'
- D = Deeded dimension
 - M = Measured dimension
 - P = Platted dimension
 - = Set iron stake
 - o = Found iron stake
 - ⊙ = Concrete monument
 - x— = Fence line

NOTE: Adjacent homes shown per Ottawa County GIS aerial imagery. Not field located.

Σ

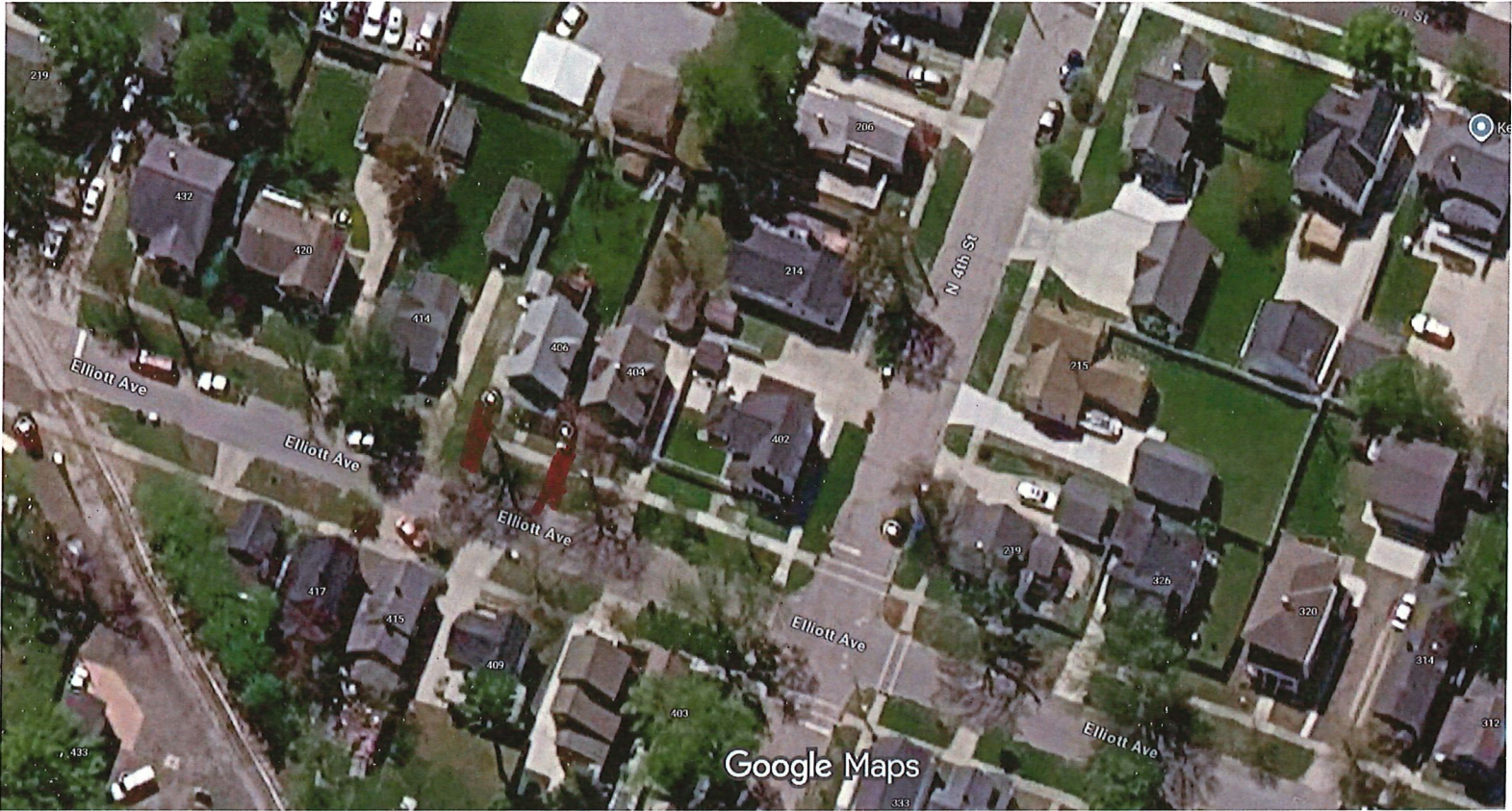
4th Street

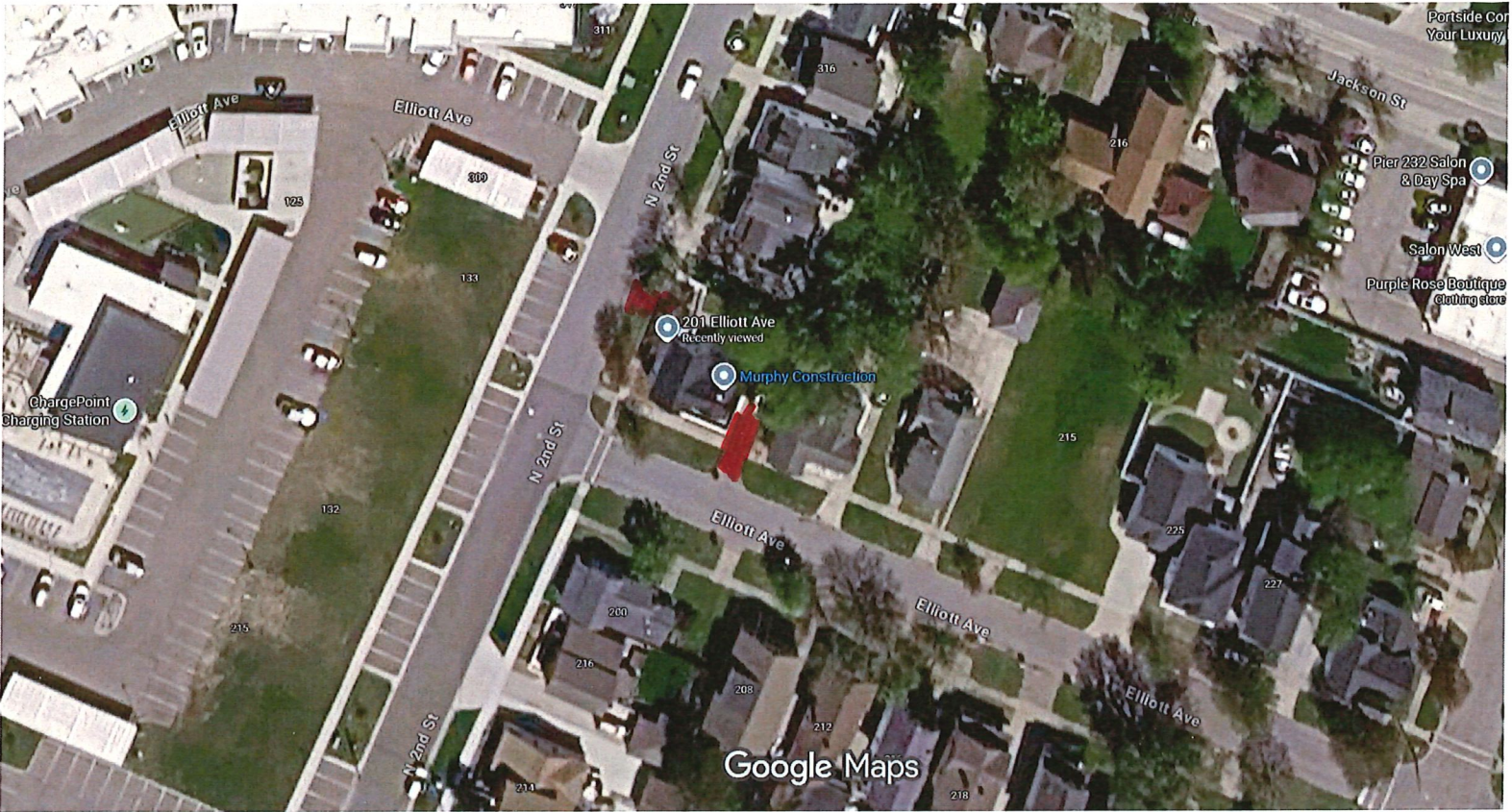


E

Exhibit B: Three of Fifteen Properties that have two driveways within four blocks of 402 Elliott Ave.

1. 406 Elliott Ave
2. 201 Elliott Ave
3. 501 Monroe Ave







From: [Steve Gordon](#)
To: [Brian Urquhart](#)
Subject: Case 26-09 - James Boven 402 Elliott Ave
Date: Tuesday, September 22, 2026 9:50:38 PM

Dear Brian,

As the homeowner of 215 N. 4th Steet I am writing to express my support for the variance request submitted by James Boven for Case 26-09 at 402 Elliott Ave., relating to the construction of a new driveway and detached accessory garage.

I believe the proposed improvements are reasonable and appropriate for the property and will enhance its functionality and overall appearance. A new driveway and detached garage are consistent with the residential character of the neighborhood, and I do not believe the requested variance will negatively impact surrounding properties or the character of the area.

Property owners who are willing to invest in thoughtful improvements to their homes contribute positively to the neighborhood. I have reviewed the renderings and plans in detail with Mr. Boven and believe the request represents a practical use of the property while maintaining the residential character of the neighborhood.

For these reasons, I respectfully support the approval of the variance requested under Case 26-09 for 402 Elliott Ave.

Thank you for your consideration.

Sincerely,

Steve Gordon
734-262-9000

From: [Bill Ellingboe](#)
To: [Brian Urquhart](#)
Subject: 402 Elliott Ave - ZBA Case 26-09
Date: Saturday, September 5, 2026 11:12:38 AM

Hi Brian,

Please include these comments in support of James Boven's ZBA request., Case 26-09, 402 Elliott Ave.

I'm the Bovens' neighbor directly east of their property, 404 Elliott. From my perspective, I can assure you that their request meets Condition C of the ZBA bylaws: "The requested variance shall not cause a substantial adverse effect upon properties in the immediate vicinity or in the district in which the property of the applicant is located."

The changes the Bovens plan to make would not have any adverse effects on my property or person. Additionally, on-street parking availability is never an issue, with the only exception being the final weekend of Coast Guard Festival.

The revitalization of this Old Town neighborhood over the past 20 years has been a story of individual homeowners making incremental improvements to their properties. The Bovens have contributed to this, and I believe this project would be a welcome addition to this continued progress.

Thanks,

Bill Ellingboe
404 Elliott Ave

From: Kolpdavid@att.net
To: [Brian Urquhart](#)
Subject: Zoning Request Case 26-09
Date: Thursday, October 8, 2026 3:49:46 PM

I live at 414 Elliott Ave. This is just down the street from the property at 402 Elliott Ave.

I believe the request to allow the variance to their driveway would be beneficial to the owner, as well as making it safer for the community. This would permit access to their home off Elliott Ave rather than the busier Fourth Ave. Therefore, I support their request for the variance.

David Kolp
414 Elliott Ave
Grand Haven, MI 49417
Kolpdavid@att.net