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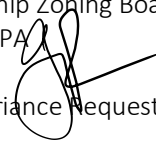
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MEMORANDUM

To: Tallmadge Charter Township Zoning Board of Appeals
From: Gregory L. Ransford, MPA 
Date: July 27, 2026
Re: Alkema – Dimensional Variance Request

Attached is an application for dimensional variance from Jon Alkema for his property located at 12390 8th Avenue and 717 Ponderosa Drive, parcel numbers 70-10-13-170-002 and 70-10-13-170-003, respectively. Both properties are located within the Single Family Residential (R-1) Zoning District and contain single-family dwellings.

The applicant seeks relief from Section 7.04(a)3 – Area Regulations, Lot Area and Width to allow both lots to be less than the one acre minimum required by said section. While both lots are currently less than the required one acre minimum, the applicant seeks to swap property between the two lots and generally maintain the same acreage (on opposite lots than they are now).

The application has been reviewed and found complete. We believe granting the variance may be appropriate.

Property Details

As you will note within the site plan materials, 12390 8th Avenue currently contains approximately 0.95 acres in area, and 717 Ponderosa Drive contains approximately 0.70 acres in area. The applicant recently purchased 717 Ponderosa Drive with the intent of moving from the 8th Avenue property to the Ponderosa Drive property but as you will note, a drive apron exists on 12390 8th Avenue that Mr. Alkema desires to maintain ownership of and transfer to the Ponderosa property.

Dimensional Request

The resulting properties are proposed at 0.73 acres in area (8th Avenue) and 0.92 acres in area (Ponderosa). No other elements of either property would change nor are any existing accessory buildings or setbacks affected by the proposed.

Standards for Review

As you know, you are required to examine your Standards for Review (Section 21.07(d) below) to appropriately consider the request, and in order to grant a variance, all of the standards shall be met. In an effort to assist with your review, we provided our comments in italic font for each standard.

(d) Standards for Review - Dimensional Variance. For a dimension variance, the Board of Appeals must find that all of the following facts and conditions exist.

1. There are exceptional or extraordinary circumstances or conditions applying to the property in question, as to its intended use, that do not apply generally to other properties or classes of uses in the same zone.

While we would ordinarily not support permitting lots less than the minimum acreage of the R-1 Zoning District, no new lots are created by the proposed and the resulting lots are practically the identical acreage as the lots are currently. Their intended use is to remain the same but simply be oriented differently for the purpose of the shape of each parcel. Given this, we do not believe the exceptional or extraordinary circumstances or conditions apply generally to other properties in the same zone. As a result, it appears this standard may be met.

2. The variance is necessary for the preservation and enjoyment of a substantial property right similar to that possessed by other properties or classes of uses in the same zone. The possibility of increased financial return shall not of itself be deemed sufficient to warrant the granting of a variance.

No increased financial return is evident from this request nor is it the only reason for the request. The request is to maintain an existing driveway apron and related property with the newly acquired dwelling to enjoy the property and rights provided by that amount of land area. Again, the resulting properties are practically identical in area as they current exist. Given this, the variance would preserve the existing property rights. As a result, it appears this standard may be met.

3. The variance, if granted, will not be of substantial detriment to adjacent property and will not materially impair the intent and purpose of this Ordinance or the public interest.

Given that the resulting property area is practically identical to the current property areas and the uses remain single-family dwellings, we do not believe the variance would be of substantial detriment to adjacent property or impair the intent and purpose of the Ordinance or public interest. Given this, it appears this standard may be met.

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

We do not believe that the condition or situation of the property or its intended use is so general or recurrent a nature to make it necessary to create a general regulation for the condition. Such property acquisition by the same owner is rare and the need to flip acreage because the properties abut is even more rare, in our opinion. Given this, it appears this standard may be met.

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

The exceptional or extraordinary circumstances applying to the property in question is not self-created. The lots were created many decades ago. Given this, it appears this standard may be met.

As aforementioned, we believe approval of the variance request may be appropriate.

Public Hearing

The application has been scheduled for a public hearing at your August 5, 2026, special meeting at 7:00pm. If you have any questions, please let us know.

GLR
Planner

Attachment

cc: Mark Bennett, Supervisor