

REGULAR MEETING - ZONING BOARD OF APPEALS

CITY OF NOVI

TUESDAY, November 10, 2020, 7:00 P.M.

VIRTUAL MEETING VIA ZOOM

BOARD MEMBERS:

Joe Peddiboyina, Chairperson

Linda Krieger

Siddharth Mav Sanghvi

Clift Montague

Ramesh Verma

Michael Thompson

ALSO PRESENT:

Elizabeth Saarela, City Attorney

Lawrence Butler, Comm. Development, Dep. Director

Katherine Opperman, Recording Secretary

Reported by:

Darlene K. May, Certified Shorthand Reporter

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Novi, Michigan

Tuesday, November 10, 2020

7:00 p.m.

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CHAIRPERSON KRIEGER: Okay. Welcome to Novi Zoning Board of Appeals. Today is Tuesday. The date is November 10th, 2020. The time is 7:00 p.m.

Katherine, can you please call for the roll call, please.

(No audio response.)

MEMBER SANGHVI: I don't think she heard you.

MS. OPPERMAN: Yes. I was just replying to another E-mail from an applicant.

Chairperson Peddiboyina?

CHAIRPERSON PEDDIBOYINA: Yes.

MS. OPPERMAN: Member Krieger?

MEMBER KRIEGER: Here.

MS. OPPERMAN: (Audio dropped) -- Montague.

MEMBER MONTAGUE: Here.

MS. OPPERMAN: Member Longo will be absent, excused. Member Sanker will be absent excused.

Member Thompson?

MEMBER THOMPSON: Here.

1 MS. OPPERMAN: (Audio dropped) -- Verma?

2 (No audio response.)

3 MS. OPPERMAN: Is Member Verma present?

4 (No audio response.)

5 MS. OPPERMAN: I've got that he's logged in.

6 CHAIRPERSON PEDDIBOYINA: He's logged in?

7 MS. OPPERMAN: I see his name on the screen  
8 but it doesn't look like -- (audio dropped) -- video is  
9 up.

10 CHAIRPERSON PEDDIBOYINA: Member Verma, are  
11 you there?

12 (No audio response.)

13 MEMBER SANGHVI: I don't see him.

14 MR. BUTLER: It looks like he's still trying  
15 to connect.

16 CHAIRPERSON PEDDIBOYINA: Katherine, do you  
17 have enough quorum apart from Mr. -- Member Verma?

18 MS. OPPERMAN: We do, yes.

19 CHAIRPERSON PEDDIBOYINA: All right. Thank  
20 you so much. Thank you for taking care.

21 All right. We have a board and enough for a  
22 quorum. Public hearing format rules and conduct: As  
23 usual, we don't have a Pledge of Allegiance due to the

1 COVID and Zoom calls. And if you can have your phones  
2 to be turned on vibrate mode so there's no noise.

3 We have a public hearing. When each case is  
4 called you can make remarks on, you know. Or you can  
5 see on television at home and people can come and see.  
6 There's no podium. You're only here on the Zoom call.  
7 There is an overhead used to be, but now it is all a  
8 Zoom call. And at home as well.

9 When the people come up onto the podium -- or  
10 not the podium. On Zoom, your name should be clearly  
11 mentioned for the recording secretary for record  
12 purposes, very clearly. And if you're not an attorney,  
13 you have to be sworn by the secretary.

14 And the addenda, we have an agenda tonight.  
15 We have almost 10 cases tonight. We have cases because  
16 of last month we don't have a meeting due to some  
17 reasons. Other than that, today we have 10 cases.

18 And let's go to the April of previous month  
19 agenda. And is there anything to change or anything to  
20 be added? Anybody wants to say anything to make a  
21 motion for that?

22 MEMBER SANGHVI: I make a motion to approve  
23 the agenda as presented.

1 MEMBER KRIEGER: Second.

2 CHAIRPERSON PEDDIBOYINA: Seconded.

3 And okay, any changes?

4 Nothing is there. Okay. Approved.

5 And say "aye" all in favor. If anybody wants  
6 to say none, say "no."

7 All in favor, "Aye"?

8 THE BOARD: Aye.

9 CHAIRPERSON PEDDIBOYINA: Thank you. And we  
10 have approval of the previous month agenda and approved  
11 anonymously.

12 And public remarks, anyone have anything  
13 apart from the agenda today, other than the cases?  
14 And, you know, for the ZBA you can raise your hand on  
15 the Zoom call and our secretary can see you, you know,  
16 if anything is missing in the agenda for tonight. We  
17 cannot add or remove once we start the agenda.

18 Anybody saying anything, Katherine? Are you  
19 watching anybody raise their hand on the Zoom call?

20 MEMBER SANGHVI: I don't see.

21 MS. OPPERMAN: No. No one has raised their  
22 hand.

23 CHAIRPERSON PEDDIBOYINA: And also public or

1 anybody cannot take more than -- you know, a lot of  
2 time. And also we have to once the case is moved on  
3 anything, you cannot come back again to talk on the  
4 Zoom call. That's very important. Because due to we  
5 have too many cases today and we have to -- be, you  
6 know, make sure everybody with the, you know,  
7 applicants talk, you know. Describe the way -- you  
8 know, what they want and what they are looking. I  
9 really appreciate it and we need cooperation 200  
10 percent.

11 And apart for that and I'll move for today's  
12 first case.

13 Katherine, can I move for the first case?  
14 Any other things?

15 MEMBER SANGHVI: I think what about the  
16 minutes?

17 CHAIRPERSON PEDDIBOYINA: I'm sorry, Member  
18 Mav?

19 MEMBER SANGHVI: I think we have minutes of  
20 August to be approved.

21 CHAIRPERSON PEDDIBOYINA: Yes. We approved  
22 and you first and the second was Linda, the member.

23 MEMBER SANGHVI: Well, I just wanted to make

1 a comment about correction on August minutes. On page  
2 16, line 20 it says, "Sanghvi" but it should read  
3 "Sanker." There's the correction. Thank you.

4 CHAIRPERSON PEDDIBOYINA: Okay. Make a  
5 correction. And anybody wants to -- any objection on  
6 the correction?

7 (No response.)

8 MEMBER SANGHVI: Nope.

9 CHAIRPERSON PEDDIBOYINA: Okay. Seeing none.  
10 Anybody wants to on our previous agenda meeting I don't  
11 want to go back again. Please, all the members say aye  
12 or say no, whatever you want and we'll move to the  
13 second time the motion on this.

14 MEMBER KRIEGER: For the minutes?

15 CHAIRPERSON PEDDIBOYINA: Yes, ma'am.

16 MEMBER KRIEGER: Aye.

17 CHAIRPERSON PEDDIBOYINA: Okay. Everybody?

18 THE BOARD: Aye.

19 CHAIRPERSON PEDDIBOYINA: Thank you so much.

20 And moving to the first case for tonight.

21 PZ20-0039 -- (interposing audio.)

22 I'm sorry, can you mute yourself, please.

23 I'll go further back. PZ20-0039, Brian

1 Gabel, 1250 East Lake Drive, west of Novi Road and  
2 south of Fourteen Mile Road, parcel number  
3 50-22-02-151-016. The applicant is requesting variance  
4 from the City of Novi zoning ordinance Section 3.1.5  
5 and Section 3.6.2.m for a two-foot front yard setback,  
6 30 feet required, variance of 28 feet; a three feet  
7 rear yard setback, 35 and 25 feet required, variance of  
8 32 and 22 feet; a side yard setback of 1.67 feet, 10  
9 feet required, variance of 8.33 feet; and an aggregate  
10 total side yard setback of 6.4 feet, 25 feet required,  
11 required variance of 18.66 feet; and a proposed lot  
12 coverage of 34 percent, 25 percent required, variance  
13 of nine percent.

14 These variances accommodate building a new  
15 home addition and deck. This property is zoned single  
16 family residential, R-4.

17 Is the applicant present?

18 MR. GABEL: Yes, I am.

19 CHAIRPERSON PEDDIBOYINA: If you can say your  
20 first and last name and your address for our court  
21 record for the secretary and say clearly.

22 And secretary can you take it on this one,  
23 please, Katherine?



1 MS. OPPERMAN: Could you spell your name  
2 aloud for our court reporter, please.

3 MR. GABEL: Sure. I'm Brian Gabel. My last  
4 name is G-a-b-e-l and I live at 1250 East Lake Drive in  
5 Novi.

6 MS. OPPERMAN: Do you swear to tell the --  
7 (audio dropped) -- case before you?

8 MR. GABEL: You cut out a little bit. If it  
9 was to tell the truth, yes, I do.

10 CHAIRPERSON PEDDIBOYINA: Okay. Thank you,  
11 Brian. Anybody apart from you? Anybody wants to speak  
12 on this case today or are you the only one representing  
13 this case?

14 MR. GABEL: My wife, Nicki, is here as well  
15 and our architect, Gary Kwapis is online as well.

16 CHAIRPERSON PEDDIBOYINA: Can you ask them to  
17 talk and they can, you know, be sworn for the court  
18 record for our secretary? Whoever was talking.

19 MS. OPPERMAN: Will either of them be  
20 planning on speaking on the case, Mr. Gabel?

21 MR. GABEL: Questions for Gary, if you have  
22 them. So, he's on.

23 MS. OPPERMAN: In that case, Gary, could you

1 please spell your name for our reporter and also to  
2 tell - (audio dropped).

3 MR. KWAPIS: Yes, it's --

4 CHAIRPERSON PEDDIBOYINA: Katherine, I think  
5 it looks like your voice is cutting down somehow.

6 MS. OPPERMAN: I will see what I can do  
7 about that. But in the meantime, if you could,  
8 Mr. Kwapis -- (audio dropped).

9 CHAIRPERSON PEDDIBOYINA: Okay, thank you.

10 MR. GABEL: Did you want me to spell my name?

11 MS. OPPERMAN: Yes, please.

12 MR. GABEL: It's on the screen right now,  
13 G-a-r-y, K-w-a-p-i-s.

14 MEMBER KRIEGER: Very good. So can you  
15 proceed, Joe?

16 CHAIRPERSON PEDDIBOYINA: Oh, Katherine is  
17 there?

18 MS. OPPERMAN: I'm here.

19 CHAIRPERSON PEDDIBOYINA: Okay, sounds good.  
20 Please go ahead and present your case. What you want  
21 from us and how we can help. And state clearly and you  
22 can proceed, please.

23 MR. GABEL: Okay. Thank you. First off,

1 thank you guys very much for taking the time to  
2 consider our request for dimensional variances. Our  
3 primary reason for this home addition and renovation is  
4 to create space for our family. Our young daughters  
5 share a room and we're planning for them to each have a  
6 room as they get older. An added bedroom will allow us  
7 to have bedrooms for each child and an office that will  
8 get full-time use now and after the pandemic.

9 Currently our tiny kitchen does not fit two  
10 people comfortably. Our current garage is from the  
11 1930s. And since the floor is breaking up over an  
12 underground well room, it is not possible to drive  
13 vehicles in.

14 For the new design, the addition that  
15 Gary Kwapis has designed fits in well with the existing  
16 neighborhood, which is a mix of many styles and sizes.  
17 This is the fourth house that Gary has designed on the  
18 lake and all fit in beautifully and add value to the  
19 neighborhood compared with the 20 plus homes on the  
20 lake side of East Lake Drive in this area.

21 The size of our house after addition would be  
22 by square footage significantly smaller than the  
23 average home built or added onto in the last 20 years.

1 We've provided the plans to all our neighbors adjacent  
2 to our property as well as others and have discussed it  
3 with many of them. The feedback we've received thus  
4 far has been very positive while we've answered a few  
5 questions and provided a few clarifications.

6 Why are we requesting dimensional variances?  
7 Lots with Walled Lake frontage are very small relative  
8 to today's standards, particularly along East Lake  
9 Drive. Per the Michigan DNR, Walled Lake has the  
10 highest density of lakefront homes in southeast  
11 Michigan. All properties on the water along this  
12 stretch of East Lake Drive would require or have  
13 required variances to change the footprint at all since  
14 they were established long before the setback  
15 requirements.

16 Our lot's triangular-shape creates  
17 insurmountable challenges to siting a home within  
18 required setbacks. We are asking for variances front  
19 and back, side yard lot coverage and for the expanded  
20 deck.

21 As you can see from our survey, our buildable  
22 area is within setbacks -- or within the setbacks is a  
23 small triangle mostly within our current house without

1 addition. In other words, you could not build our  
2 existing house today without all the same variances we  
3 are asking for. Only the front yard setback is further  
4 encroached by the proposed addition. With what's  
5 proposed, the garaged on the north side of the property  
6 will be two feet closer to the road than today at 22  
7 and a half feet. However, there are no homes to the  
8 north side on the lake side of the road north of us.

9 To the south, five garages along this side of  
10 the road sit within one foot of what is being proposed  
11 and further down the road garages sit as close as  
12 twelve and a half feet to the road.

13 In closing, we believe, and hope you'll  
14 agree, that the plans as drawn improve the property  
15 significantly from the current home, adding both  
16 aesthetic and real value to the neighborhood and that  
17 the dimensional variances requested are reasonable and  
18 necessary given the dimensional hardship that our lake  
19 lot possesses. And I thank you very much for your time  
20 tonight.

21 CHAIRPERSON PEDDIBOYINA: Thank you, Brian.

22 Is there anyone who would like to talk on  
23 this case, Brian? Are you done with this today?

1 MR. GABEL: I'm done. We have pictures, if  
2 that helps. I know you guys have the survey and the  
3 designs, but if you want to see any existing pictures  
4 we can pull those up as well.

5 CHAIRPERSON PEDDIBOYINA: Yeah, If you can.  
6 If you can share your video.

7 (Photographs displayed.)

8 MR. GABEL: Sure. I guess I can quickly tell  
9 you what you're looking at here. Letter A there is the  
10 back yard from the lake, from our dock. Letter B is  
11 the existing garage that was built in 1930. Letter C  
12 is a view looking from our garage southward along East  
13 Lake Drive where you can see the other garages, which  
14 would be in line or as close to the road as ours would  
15 be. Then, finally, letter D that picture is -- looking  
16 to the north you can see there are no houses on that  
17 lake side. All the houses are on the other side of the  
18 street.

19 And then just real quickly, E, F and G all  
20 show an area where our expanded deck would be. And  
21 what that goes over, if you look at G, that's the  
22 existing field stone wall that was built almost a  
23 hundred years ago and all's we're asking for the deck

1 addition, is to go up from there. We're not getting  
2 any closer to the water. We're just expanding the  
3 existing decks that there to go above that existing  
4 stone foundation below there that is a patio currently.

5 And that's all I have.

6 CHAIRPERSON PEDDIBOYINA: Thank you, Brian.  
7 I appreciate you showing us your pictures and thank you  
8 so much. And is there anyone else?

9 Seeing none. Then we can move to audience.  
10 Is there anyone to speak regarding on this case on the  
11 audience, please?

12 (Photos removed.)

13 CHAIRPERSON PEDDIBOYINA: Katherine, are you  
14 there? I mean, can you watch? Is anybody raising hand  
15 for talking from the audience side?

16 MS. OPPERMAN: Yes. There's no one raising  
17 their hand at this time.

18 CHAIRPERSON PEDDIBOYINA: Thank you so much.  
19 I appreciate it.

20 All right. Seeing none. From the City,  
21 Larry, are you there?

22 MR. BUTLER: The only comment I have is this  
23 hardship showing the limit of the dimensions of the

1 lot, he's well within those limits and the setbacks are  
2 definitely worth noting due to the fact that he's  
3 trying to pretty much match what's existing and to  
4 approve so he has the room for it.

5 And just to let you know that we also  
6 considered the deck, since he's building it at the same  
7 time he's building the new home, it's part of the new  
8 home addition. So he did not require a separate  
9 variance for that.

10 Thank you.

11 CHAIRPERSON PEDDIBOYINA: Thank you so much,  
12 Larry.

13 And correspondence, our acting secretary,  
14 Katherine, can you go ahead and put the correspondence,  
15 please.

16 MS. OPPERMAN: Yes, of course. There were 26  
17 letters sent -- (audio dropped) that were returned. We  
18 received four approvals. First one is from Jamie and  
19 Erica -- (audio dropped).

20 (Pause for court reporter clarification.)

21 MS. OPPERMAN: Two letters returned and four  
22 approvals and zero objections, but I'll summarize the  
23 approvals right now. We have an approval from Groves



1 family.

2 There's also an approval from -- (audio  
3 dropped). He has no objections on the request. He  
4 thinks the plan will complement the neighborhood.

5 (Pause for court reporter clarification.)

6 CHAIRPERSON PEDDIBOYINA: Okay. Thank you so  
7 much, the applicant, Brian. You know, a nice  
8 presentation. And you showed the discredities (ph) and  
9 also the pictures, you took the pictures and you  
10 mention, you know, very nicely.

11 And all the members and applicants, I really  
12 apologize for this Zoom call up and down due to the  
13 network issues. Please, please bear with us.

14 Apart from that, you know, Brian coming back  
15 to your case. Yeah, you did an excellent with the  
16 difficulty what you have. And also you showed the  
17 pictures, a couple of them. And some of them, due to  
18 the Zoom call, some of them might be, you know, tiny  
19 pitchers looks like, but you did a good, excellent  
20 homework. I appreciate for that.

21 And from my side, okay. I'll open to my  
22 board and see how they can respond.

23 And, board members, it's open for you and you

1 can talk.

2 Okay. Mav, go ahead, please.

3 MEMBER SANGHVI: Thank you. Thank you,  
4 Mr. Chair.

5 I came and visited this property almost four  
6 weeks ago now and I was again there last week just to  
7 double check. And every house in that area has been  
8 built on such a small lot they all require all kind of  
9 variances if they want to make any improvements in  
10 those homes, and I have noticed this for over the last  
11 20 years and this house is no exception.

12 My only comment was there are a couple of  
13 trees in the front of the house and I don't know what  
14 they're planning to do with them, if I remember  
15 correctly. And beyond that, I have no difficulty in  
16 supporting their application for renovating this home  
17 and making it habitable for the whole family. Thank  
18 you.

19 CHAIRPERSON PEDDIBOYINA: Thank you, Member  
20 Mav. I appreciate, you know, the COVID situation.  
21 Also, physically you are going to the location and I  
22 really appreciate on that.

23 Okay. And anybody in the board member,

1 please, you can raise your hand by, you know, and  
2 Katherine can see, the secretary.

3 MEMBER SANGHVI: If nobody has any comment,  
4 Mr. Chair, may I make a motion?

5 CHAIRPERSON PEDDIBOYINA: No. Before going  
6 to motion, anybody wants to say, then we can move from  
7 there, Member Mav. Give me one -- few minutes.

8 Any other member can speak, please?

9 MEMBER MONTAGUE: I'll just say that, yes, I  
10 support too. I went by and, obviously, it's a  
11 challenging lot and to make it livable, I think this is  
12 a good solution.

13 CHAIRPERSON PEDDIBOYINA: Oh, thank you.  
14 Thank you so much, Member Thompson.

15 Any other members would like to speak on this  
16 case, please?

17 MEMBER KRIEGER: Yup. I also agree that the  
18 presentation was excellent and just regarding the water  
19 table. Since water rises and falls naturally, even  
20 with everything. We're regarding the back step -- or  
21 the back lot yard setback from the ground versus the  
22 water, is that something we have to mention in the  
23 motion?

1                   MEMBER SANGHVI: I don't know. Is that a  
2 question for the city attorney?

3                   CHAIRPERSON PEDDIBOYINA: Member Krieger,  
4 you're asking the question for the city attorney?

5                   MEMBER KRIEGER: Yes. For the attorney, if  
6 we have to mention that in the --

7                   MS. SAARELA: So the question was where to  
8 measure the setback from and I sent around some  
9 correspondence because it's not really defined in the  
10 zoning ordinance, specifically. So what you have to  
11 sort of look back on is how historically it's been  
12 interpreted and what would make it, you know, as far as  
13 an interpretation of where to measure a setback on a  
14 waterfront lot, how it would make sense.

15                   So yes, you should mention prior to making  
16 the motion for approval where you are measuring the  
17 setback from, whether it's from the platted line, from  
18 the plat or from the water. From the water -- like  
19 existing water table.

20                   So what is suggested is that in order to be  
21 consistent with how all ordinances are measured -- or  
22 how all variances are measured on waterfront properties  
23 is to interpret it to measure the setback from the

1           platted lake line since that doesn't change throughout  
2           the year. You want to be able to measure from a  
3           consistent location.

4                        So that was the recommendation that we sent  
5           around for discussions. So you would want to consider  
6           that issue ahead of time. Where does it make sense to  
7           master the setback from on the water side, make that  
8           determination and then approve the variance.

9                        CHAIRPERSON PEDDIBOYINA: Thank you, Beth. I  
10          appreciate your time.

11                       MS. SAARELA: You're welcome.

12                       CHAIRPERSON PEDDIBOYINA: Okay. Any other  
13          member who would like to speak on this case, please?

14                       Seeing, none. Okay, let's move. Member Mav,  
15          you can go ahead and make a motion.

16                       MEMBER SANGHVI: Mr. Chair, I would like to  
17          make a motion --

18                       CHAIRPERSON PEDDIBOYINA: Thank you.

19                       MEMBER SANGHVI: -- that we grant the  
20          variances in the case number PZ20-0039 requested by  
21          Brian Gabel of 1250 East Lake Drive in Novi, Michigan,  
22          parcel number 50-22-02-151-016. Because the petitioner  
23          has shown practical difficulty in his presentation

1 requiring variances for the improvement in his home  
2 and, as requested, setbacks as mentioned in the request  
3 by the applicant.

4           And just to enumerate them again, I would  
5 like to mention that the applicant is requesting  
6 variances from the City of Novi Zoning Ordinance,  
7 Section 3.1.5 for a two-foot front yard setback, 30  
8 feet required, a variance of three feet. A three-foot  
9 rear yard setback, 35 feet required. And a variance of  
10 a side yard setback of 1.67 feet, 10 feet required; and  
11 aggregate total side yard setback of 6.4 feet, 20 feet  
12 required and variance of 18.66; and a proposed lot  
13 coverage of 34 percent, variance of nine percent  
14 required.

15           These variances will accommodate the building  
16 of this new home and its additions. And this property  
17 is zoned single family in the residential area. This  
18 has been a nonconforming lot and home even before we  
19 began, and it will be continuing as a nonconforming  
20 property. But because of the size of the lot, which is  
21 very small -- and most of the lots in this neighborhood  
22 are very small, no changes or alterations or  
23 improvement can be made without all these variances.

1                   This condition is not self-created and the  
2 relief granted will not interfere with adjacent or  
3 surrounding properties. Because, on the contrary, it  
4 will enhance the ambience of this neighborhood and  
5 area. And this relief is consistent with the spirit  
6 and intent of the ordinance. Thank you.

7                   CHAIRPERSON PEDDIBOYINA: Thank you, Member  
8 Mav. I appreciate it.

9                   And anybody want to make a -- I'm sorry. A  
10 second?

11                  MEMBER KRIEGER: I'll second that if I can  
12 make an amendment to it.

13                  CHAIRPERSON PEDDIBOYINA: Yeah. Thank you,  
14 Member Krieger. Go ahead.

15                  MEMBER KRIEGER: The three-foot rear yard  
16 setback is from the property, not the water length  
17 distance on the -- for the property. That the house is  
18 nonconforming because it was built in the 1930s and  
19 that -- and topography as well.

20                  MS. SAARELA: Can I just suggest that we  
21 measure it from the platted lot line?

22                  MEMBER KRIEGER: Yes. Platted lot line. I'm  
23 sorry.

1 CHAIRPERSON PEDDIBOYINA: Yes. That makes  
2 sense.

3 Member Mav?

4 MEMBER SANGHVI: I have no problem with that  
5 amendment. Thank you.

6 CHAIRPERSON PEDDIBOYINA: Thank you so much.  
7 And Member Krieger, you second it for the  
8 motion?

9 MEMBER KRIEGER: Yes.

10 CHAIRPERSON PEDDIBOYINA: And any other  
11 discussion? We have a motion.

12 All right. And if anyone wants to say,  
13 "Aye." Everybody, say "Aye."

14 MEMBER KRIEGER: You have to call, don't we?  
15 Roll call.

16 MS. OPPERMAN: I need to call roll.

17 CHAIRPERSON PEDDIBOYINA: Katherine, roll  
18 call, please.

19 MS. OPPERMAN: Member Thompson?

20 MEMBER THOMPSON: Me?

21 MS. OPPERMAN: Was that a yes?

22 MEMBER THOMPSON: Yes.

23 MS. OPPERMAN: Member Sanghvi?



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MEMBER SANGHVI: Yes.

MS. OPPERMAN: Member Peddiboyina?

CHAIRPERSON PEDDIBOYINA: Yes, please.

MS. OPPERMAN: Member Montague?

MEMBER MONTAGUE: Yes.

MS. OPPERMAN: Member Krieger?

MEMBER KRIEGER: Yes.

MS. OPPERMAN: And Member Verma?

(No response.)

MEMBER SANGHVI: Is he there?

MEMBER KRIEGER: He was.

MEMBER SANGHVI: He was there a minute ago.

CHAIRPERSON PEDDIBOYINA: Member Verma? Are  
you there?

MS. OPPERMAN: I'll just put absent for vote  
for Member Verma. But in -- (audio dropped) -- the  
votes will pass for that member.

MEMBER KRIEGER: All right, cool.

CHAIRPERSON PEDDIBOYINA: Thank you so much,  
Katherine. I appreciate your time.

Anybody have any other questions?

Seeing none. Okay. And go ahead and say  
"Aye," everybody.

1 MEMBER MAV: Aye.

2 CHAIRPERSON PEDDIBOYINA: Seeing none. Thank  
3 you.

4 And move to the -- congratulations,  
5 Mr. Brian, enjoy your home.

6 MR. GABEL: Thank you very much. Appreciate  
7 it.

8 MEMBER KRIEGER: Congratulations.

9 CHAIRPERSON PEDDIBOYINA: Okay. Going to  
10 today's next case, PZ20-0040, Cedar Works 50760  
11 Applebrooke Drive, east of Napier Road and north of  
12 Eight Mile Road, parcel number 50-22-31-253-001.

13 The applicant is requesting a variance from  
14 the Novi Zoning Ordinance, Section 3.1.1 for a proposed  
15 rear yard setback of 45 feet, 50 feet required by code,  
16 a variance of five feet. This variance would  
17 accommodate the building of a three seasons' room.  
18 This property is zoned residential acreage, R-A.

19 Is the applicant is present, please?

20 (No response.)

21 Is the applicant is present?

22 MR. MULVIHILL: Yes, I'm here.

23 CHAIRPERSON PEDDIBOYINA: Okay.

1 MR. MULVIHILL: Thank you for taking the time  
2 to consider our requested variance. What we are -- my  
3 name is Thomas --

4 MS. OPPERMAN: Sir?

5 CHAIRPERSON PEDDIBOYINA: Yeah. One second,  
6 please.

7 MS. OPPERMAN: I'll have to ask if you swear  
8 or affirm to tell the truth in the case before you?

9 MR. MULVIHILL: I do.

10 CHAIRPERSON PEDDIBOYINA: Okay. Sounds good.  
11 Thank you, Katherine.

12 Please proceed.

13 MR. MULVIHILL: Sure. Yes. My name is  
14 Thomas Mulvihill and I'm the property owner. What we  
15 are trying to do is put a 12-foot screened-in porch off  
16 of our dining area of our house. And due to the  
17 irregular shape of our lot, which is a long pie-shaped  
18 lot, we can't get this porch put on unless we get this  
19 five foot variance.

20 A couple of the reasons behind the  
21 screened-in porch is that our property backs up to the  
22 ITC power lines. So we don't have any backyard  
23 neighbor. Our backyard backs up to the ITC power

1 lines. With all the wetlands vegetation there, we get  
2 a lot of bugs and other pests in our yard. So in order  
3 for us to enjoy our yard, we need a screened-in porch  
4 instead of an open porch.

5 Additionally, the City of Novi bike and  
6 walking path also runs right along that lot line. It's  
7 within a few feet of this lot line that we are  
8 requesting the setback on. And with all the people  
9 that ride bikes and walk the lot, we want this  
10 screened-in porch to have some privacy when we're  
11 sitting out in our backyard.

12 So we have requested with our association  
13 approval for this variance, the setback. Our  
14 association has approved it. We talked to our  
15 immediate neighbors about what we're doing and they do  
16 not have any problem with what we're doing either. So  
17 we're hopeful that the board would approve this  
18 five-foot variance so we can go ahead and construct  
19 this porch on the back of our house.

20 CHAIRPERSON PEDDIBOYINA: Okay. Thomas?  
21 Your name is Thomas?

22 MR. MULVIHILL: Yes. Tom is fine.

23 CHAIRPERSON PEDDIBOYINA: Okay. I'm sorry.

1 Thank you. And anybody would like to speak on this  
2 case on behalf of you or you're the only one person,  
3 please, for tonight?

4 MR. MULVIHILL: I am the only person.

5 CHAIRPERSON PEDDIBOYINA: Okay. Thank you.  
6 Would you like to talk any other thing for today and  
7 before, you know, moving to the next step? Anything  
8 you want to add? Anything you want to show? Any  
9 presentations you would like to share?

10 MR. MULVIHILL: No. I think the board has  
11 the drawing, but it's just a very simple, screened-in  
12 porch that we're putting on the back of our house  
13 extending out 12-feet from the house.

14 CHAIRPERSON PEDDIBOYINA: Okay. Good.

15 Okay. Anybody in the audience to speak on  
16 this case tonight?

17 Katherine, Are you able to see anybody is  
18 raising their hand on the audience side?

19 MS. OPPERMAN: There's no one raising their  
20 hand at this time.

21 CHAIRPERSON PEDDIBOYINA: Thank you so much,  
22 Katherine.

23 All right. And let's move to the City.

1 Larry, are you there?

2 MR. BUTLER: Yes, I'm here and no comments  
3 from the City. Standing by for questions.

4 CHAIRPERSON PEDDIBOYINA: Thank you so much.  
5 Our correspondence, acting secretary,  
6 Katherine, can you move for this?

7 MS. OPPERMAN: Of course. There were 18  
8 letters sent, one returned and -- (audio dropped) --  
9 four approvals. One approval from David Barack (ph)  
10 and one from David -- (audio dropped).

11 CHAIRPERSON PEDDIBOYINA: Okay. Thank you so  
12 much, Katherine. Putting on to the board. Before  
13 that, Thomas, yeah, I see that you mentioned you have  
14 water there, you know. And let me put it to my board  
15 members and they speak out and I can talk about that  
16 case.

17 And I'm open for the board members to speak  
18 on this case. Anybody would like to speak on this?

19 MEMBER SANGHVI: Mr. Chair?

20 CHAIRPERSON PEDDIBOYINA: Yes, Member Mav.  
21 Go ahead, please.

22 MEMBER SANGHVI: Thank you. I came and  
23 visited your property, sir, and I agree with whatever

1 you have said. You have prepared a nice application.  
2 You have talked to your neighbors and I also realize  
3 your difficulty because of the neighborhood and the  
4 wetlands and everything else. So I have no difficulty  
5 supporting your variance request. It is one of the  
6 most minimal requests we have had for a long time and I  
7 wholeheartedly support your application. Thank you.

8 MR. MULVIHILL: Thank you.

9 CHAIRPERSON PEDDIBOYINA: Thank you, Member  
10 Mav.

11 And any other board member would like to  
12 speak?

13 (No response.)

14 CHAIRPERSON PEDDIBOYINA: Looks like seeing  
15 none.

16 Okay. Mr. Thompson, are you there to make a  
17 motion?

18 Member Thompson?

19 MEMBER THOMPSON: I am here. Yes.

20 CHAIRPERSON PEDDIBOYINA: Please go ahead.

21 MEMBER THOMPSON: Well, this is on number 40.

22 I was ...

23 MS. OPPERMAN: I believe, number three.

1 CHAIRPERSON PEDDIBOYINA: Sorry about that,  
2 Member Thompson.

3 MEMBER SANGHVI: Linda?

4 MEMBER THOMPSON: Okay.

5 MEMBER KRIEGER: Where is this case number?

6 CHAIRPERSON PEDDIBOYINA: The second one.

7 PZ20 ...

8 MEMBER KRIEGER: All right. PZ20-0040, for  
9 50760 Applebrooke Drive, I move to approve their  
10 request for the variance for the rear setback of 45  
11 feet, 50 required. Because a variance of five feet  
12 that the -- to build this three season room. That  
13 without the grant the petitioner will not be -- will  
14 have difficulty enjoying his backyard and will be  
15 unreasonably prevented and limited with respect because  
16 of the wetlands, the mosquitos, the bugs, the ITC, as  
17 he mentioned, and also the trail.

18 It's unique because of its location in a  
19 cul-de-sac. The petitioner did not create the  
20 condition because of its location.

21 The relief granted will not unreasonably  
22 interfere with adjacent or surrounding properties.  
23 It's going to be for the back yard of the petitioner



1 and is a reasonable, minimum request and will allow  
2 them to enjoy their backyard, which is also with the  
3 spirit and intent of the ordinance.

4 CHAIRPERSON PEDDIBOYINA: Thank you,  
5 Member Krieger.

6 MEMBER SANGHVI: Second.

7 CHAIRPERSON PEDDIBOYINA: Thank you, Member  
8 Mav seconding.

9 And okay, Katherine, roll call, please.

10 MS. OPPERMAN: Member Verma?

11 MEMBER VERMA: (No audio response.)

12 MS. OPPERMAN: You'll need to unmute  
13 yourself. I can see you're mouthing "yes", though.

14 MEMBER VERMA: (Waves.)

15 MS. OPPERMAN: Member Thompson?

16 MEMBER THOMPSON: Yes.

17 MS. OPPERMAN: Member Sanghvi?

18 MEMBER SANGHVI: Yes.

19 MS. OPPERMAN: Chairperson Peddiboyina?

20 CHAIRPERSON PEDDIBOYINA: Yes, please.

21 MS. OPPERMAN: Member Montague?

22 MEMBER MONTAGUE: Yes.

23 MS. OPPERMAN: Member Krieger?

1 MEMBER KRIEGER: Yes.

2 MS. OPPERMAN: Motion passes.

3 CHAIRPERSON PEDDIBOYINA: Congratulations.  
4 Anybody would like to say anything on this?

5 MEMBER KRIEGER: Enjoy your three seasons  
6 room.

7 MR. MULVIHILL: All right. Thank you very  
8 much.

9 CHAIRPERSON PEDDIBOYINA: Congratulations.

10 And moving to today's third case, PZ20-0041,  
11 Compo Builders, Inc. 22652 Montebello Court, west of  
12 Novi Road and north of Nine Mile Road, parcel number  
13 50-22-27-453-021. The applicant is requesting the  
14 variance from the Novi Zoning Ordinance section  
15 4.19.1.E.i for a proposed 1,002 square foot garage, 850  
16 square feet permitted by code, a variance of 152 square  
17 feet.

18 The variance would accommodate the building  
19 the garage for a proposed new residential home. This  
20 property is zoned single family residential, R-3.

21 Is the applicant present, please?

22 MR. COMPO: I am.

23 CHAIRPERSON PEDDIBOYINA: Okay, good. You

1 can spell your first and last name for our court  
2 secretary and our secretary, Katherine, can take it.

3 MR. COMPO: David Compo president of Compo  
4 Builders. And, yes, I promise to tell the truth, so  
5 help me God.

6 MEMBER SANGHVI: He's a professional.

7 MR. COMPO: Not my first meeting.

8 MEMBER SANGHVI: Oh, really. Very good.

9 CHAIRPERSON PEDDIBOYINA: Katherine, are you  
10 there?

11 MS. OPPERMAN: Yes.

12 CHAIRPERSON PEDDIBOYINA: Okay, gOod.

13 Okay. Thank you. Please proceed what you  
14 would like to talk on this, you know, your case, and  
15 where we can help you and you can move from there.

16 MR. COMPO: Thank you, sir.

17 This is a custom home design by Compo  
18 Builders and our architect, T.K. Design and  
19 Architecture building an approximately 3,200 square  
20 foot ranch, fully custom home in the Montebello  
21 development on one of the largest lots that they have.  
22 It's on the end of the far cul-de-sac backing up to a  
23 very large open space area.

1           The owner specifically designed the home with  
2           a garage that will accommodate his larger vehicles. He  
3           is -- he has a couple of pickup trucks that are the  
4           supercab or extended cab pickups and one reason he's  
5           moving is because he wanted a garage large enough to  
6           get his vehicles in without having to park them on the  
7           street or in the driveway.

8           In this particular lot, we weren't familiar  
9           with the 850 foot requirement on this. I believe it's  
10          R-4, not R-3, into Montebello since this is our first  
11          one in that development. So we found out we were 152  
12          square feet over.

13          He absolutely wanted to move forward.  
14          Otherwise, the home doesn't do him a lot of good  
15          without being able to park his vehicle. I know in this  
16          particular development this home had already been  
17          approved through the developer which is Mirage  
18          Development as drawn with this larger garage.

19          It doesn't come close to covering the 25  
20          percent lot coverage with the garage. And with the  
21          shape of the home and the garage, which has its own  
22          offsets, it's well integrated into the home. You  
23          should have photographs and renderings showing exactly

1 that. It doesn't look like it's extra-large in anyway.

2 As this is a ranch, this coordinates totally  
3 with the home and other garages that were over the 850  
4 foot threshold. They have already also been approved  
5 in the Montebello community.

6 So other than that, I'm happy to answer any  
7 further questions that the board may have.

8 CHAIRPERSON PEDDIBOYINA: Thank you,  
9 Mr. David. I appreciate it. Any other member would  
10 like to speak on this case apart from you today?

11 MR. COMPO: No one else besides myself would  
12 be speaking. The owner is online with me if you have  
13 questions for him, but I think I have spoken for him in  
14 the regard of what we're trying and have been designing  
15 for him.

16 CHAIRPERSON PEDDIBOYINA: Okay. Sounds good.  
17 Thank you so much. And let's move to the, you know,  
18 City.

19 Larry, are you there?

20 MR. BUTLER: I'm here. There are no comments  
21 from the City at this time.

22 CHAIRPERSON PEDDIBOYINA: Thank you, Larry.

23 Correspondence, Katherine. Can you go ahead

1 for the correspondence?

2 MS. OPPERMAN: For this case there were 22  
3 letters sent, seven returned and one approval from a  
4 Mr. Stan Wilkin.

5 CHAIRPERSON PEDDIBOYINA: Thank you,  
6 Katherine.

7 Okay. And thank you so much, David, you  
8 know. You know, you showed what you want and let me  
9 put it to my board members and let them speak on this  
10 case. And I'm open for the board. You can speak on  
11 this.

12 MEMBER SANGHVI: May I comment?

13 CHAIRPERSON PEDDIBOYINA: Yes, Member Mav, go  
14 ahead, please.

15 MEMBER SANGHVI: I went and visited this  
16 property a few days ago and it's a very, very good size  
17 with a huge lot and a relatively large home. It is at  
18 the far end of the cul-de-sac and it's a pie-shaped lot  
19 and I can understand their need for a larger garage  
20 than specified by the ordinance. But the situation is  
21 such that I don't think it will cause any problem for  
22 anybody and I have no difficulty in supporting their  
23 application. Thank you.

1 CHAIRPERSON PEDDIBOYINA: Thank you, Member  
2 Mav.

3 Any other board member would like to speak on  
4 this, please?

5 MEMBER MONTAGUE: Yes, I will. I was by  
6 there as well. It is a huge lot and I think the scale  
7 is very good. So I think I support this as well.

8 CHAIRPERSON PEDDIBOYINA: Okay. Thank you,  
9 Member Montague.

10 Any other board members, please?

11 Seeing none. Okay. Mr. Member Mav can you  
12 make a motion, please?

13 MEMBER SANGHVI: I would be delighted, thank  
14 you.

15 CHAIRPERSON PEDDIBOYINA: Thank you, sir.

16 MEMBER SANGHVI: I move that we grant the  
17 variance in the case PZ20-0041, by Compo Builders at  
18 22652 Montebello Court in Novi, Michigan. Parcel  
19 number 50-22-27-453-021. The petitioner is requesting  
20 a variance for proposed 1,002 square foot garage, which  
21 is a 152 square feet variance larger than allowed by  
22 the ordinance.

23 Looking at the shape of the lot there, which

1 is a relatively very large lot, and also the size of  
2 the home, this is not too large size of the garage for  
3 this particular situation. This is a new development  
4 and it will not effect any of the neighbors by having  
5 the larger size of the garage.

6 And I must mention that this is really a  
7 pie-shaped lot in a cul-de-sac. So this condition of  
8 this lot is not self-created and the relief granted  
9 will not unreasonably interfere with any adjacent or  
10 surrounding properties and the relief is consistent  
11 with the spirit and also the intent of the ordinance.

12 Thank you.

13 MEMBER KRIEGER: Second.

14 CHAIRPERSON PEDDIBOYINA: Thank you. Thank  
15 you, Member Mav.

16 And thank you, Katherine. I'm sorry. Linda.

17 Okay. And motion was seconded. Please call  
18 roll call, Katherine.

19 MS. OPPERMAN: Member Krieger?

20 MEMBER KRIEGER: Yes.

21 MS. OPPERMAN: Member Montague?

22 MEMBER MONTAGUE: Yes.

23 MS. OPPERMAN: Chairperson Peddiboyina?



1 CHAIRPERSON PEDDIBOYINA: Yes, please.

2 MS. OPPERMAN: Member Sanghvi?

3 MEMBER SANGHVI: Yes.

4 MS. OPPERMAN: Member Thompson?

5 MEMBER THOMPSON: Yes.

6 CHAIRPERSON PEDDIBOYINA: Member Verma?

7 MEMBER VERMA: Yes, please.

8 MS. OPPERMAN: Motion passes.

9 CHAIRPERSON PEDDIBOYINA: Thank you. Anybody  
10 wants to say anything apart from this?

11 MEMBER KRIEGER: Congratulations.

12 MR. COMPO: Thank you.

13 CHAIRPERSON PEDDIBOYINA: Congratulations.

14 Okay. Moving to the fourth case tonight.

15 PZ20-0042 Living & Learning Enrichment Center, 801  
16 Griswold, east of Novi Road and south of Eight Mile  
17 Road, parcel number 50-22-35-351-002. The applicant is  
18 requesting a variance from the Novi Zoning Ordinance,  
19 Section 3.6.2.B for a proposed front yard parking  
20 setback of 16 feet, 75 required by code, a variance of  
21 59 feet.

22 Variances are also requested from section  
23 4.19.1 to add an alpaca, A-l-p-a-c-a, S-h-e-d.

1 MEMBER KRIEGER: Alpaca.

2 CHAIRPERSON PEDDIBOYINA: Alpaca shed. 196  
3 square feet which will result in a total of 6,592  
4 square feet; and 8 accessory structures on the site,  
5 2,500 square feet permitted by code, a variance of  
6 4,092 square feet; and two accessory structures  
7 permitted by code, a variance of six structures.

8 The existing accessory structures contain  
9 6,400 square feet in seven structures. These variances  
10 would accommodate repurposing the existing buildings  
11 and a grounds for use as a nonprofit, educational  
12 enrichment center for teens and young adults with  
13 autism.

14 Per section 4.19.K, the applicant also seeks  
15 ZBA review and approval of the use of the proposed shed  
16 to shelter alpacas. This property is zoned residential  
17 acreage R-A.

18 Is the applicant present, please?

19 MS. STEIN: Yes, I'm here.

20 CHAIRPERSON PEDDIBOYINA: Oh, thank you.  
21 Okay. Go ahead and spell your first and last for our  
22 court record for our secretary.

23 Katherine, can you take this one, please.

1 MS. STEIN: Sure. My name is Denise Stein,  
2 D-e-n-i-s-e, S-t-e-i-n.

3 MS. OPPERMAN: Do you swear or affirm to tell  
4 the truth in the case before you?

5 MS. STEIN: I'm sorry?

6 MS. OPPERMAN: Do you swear or affirm to tell  
7 the truth in the case before you?

8 MS. STEIN: I do swear to tell the truth. So  
9 help me, God.

10 MS. OPPERMAN: Thank you. Will Mr. Emerine  
11 also be speaking on this case?

12 MS. STEIN: Yes. Bob Emerine is our civil  
13 engineer and he is on the meeting as well.

14 MR. EMERINE: Yes. I'm Bob Emerine with  
15 Seiber Keast Engineering in Northville.

16 MS. OPPERMAN: Do you swear or affirm to tell  
17 the truth in the case before you?

18 MR. EMERINE: Yes, I do.

19 CHAIRPERSON PEDDIBOYINA: Thank you. Thank  
20 you, Denise. And okay, go ahead and proceed. Would  
21 you like to talk or you want to talk with Robert on  
22 this? You can talk. You can proceed.

23 MS. STEIN: Thank you very much. Thank you

1 for taking the time to hear our request this evening.  
2 I'm Denise Stein. I'm the COO of Living & Learning  
3 Enrichment Center. We serve kids and adults who have  
4 autism and related challenges and we recently purchased  
5 the property at Eight Mile and Griswold. It was the  
6 Don Massey Estate and have approval to use it for our  
7 educational purposes.

8 I'll let Bob give the detail. But,  
9 basically, our requests this evening are to allow us to  
10 have ample parking for everyone to gain access to the  
11 property and also to meet the parking requirement.

12 It's been a bit of a challenge repurposing  
13 this residential site for business purposes and we  
14 appreciate your consideration this evening.

15 CHAIRPERSON PEDDIBOYINA: Thank you.

16 MR. EMERINE: This is Bob. I'm going to go  
17 ahead and share my screen so you can see the site plan.  
18 Is that okay?

19 CHAIRPERSON PEDDIBOYINA: Yes. But are you  
20 presenting this case or just sharing the screen?

21 MR. EMERINE: I'm going to show the screen  
22 and I'm going to talk about the three variances we're  
23 requesting.

1 CHAIRPERSON PEDDIBOYINA: Okay. Before that,  
2 for our court records, can you spell your first and  
3 last name.

4 MEMBER KRIEGER: He already did.

5 MS. OPPERMAN: He's already done that for us,  
6 Chairperson.

7 CHAIRPERSON PEDDIBOYINA: Okay. Okay. Go  
8 ahead, sir, please.

9 MR. EMERINE: All right. Can you see my  
10 screen here.

11 CHAIRPERSON PEDDIBOYINA: Not yet. It's  
12 loading.

13 (Document displayed.)

14 CHAIRPERSON PEDDIBOYINA: Yup.

15 MR. EMERINE: Okay. Great. So we have three  
16 variance requests. I'll go through them one by one.  
17 The first is the parking setbacks. Here's Griswold  
18 Road right here. This is the city of Novi to the north  
19 of it and to the south is Northville Township. Okay?

20 On this plan there's going to be a proposed  
21 30 foot right-of-way that I'm showing right here. And  
22 then we show the 75 foot building set- -- building and  
23 parking setback right here, and it comes across back up

1           like this.

2                         So you can see pretty much all the parking in  
3 the front here is going to be required to be in the  
4 front setback. The existing main residence at the  
5 front of the property, which is located right here,  
6 will be the center of operations for the Living &  
7 Learning Enrichment campus. The existing one-way  
8 driveway -- which is right here. It's an existing  
9 paver brick driveway.

10                        In front of the existing residence will be  
11 the main entrance for the Living & Learning Center  
12 client dropoff and will provide 17 parking spaces in  
13 the front right here.

14                        Additionally, there will be nine parking  
15 spaces for staff, which are located over here, on the  
16 west side of the existing main residence and are  
17 accessed off of Baseline Road.

18                        Given the sloping topography of this site and  
19 the existing layout of the site, the parking in the  
20 front of the existing main residence is really the best  
21 location for the required parking on this site.

22                        One thing I do want to note here is even  
23 though, you know, this site is 14 acres, again, this

1 is, you know, a site for children with autism and  
2 whatnot. Since this is the main entrance here, it  
3 would be very difficult to put parking behind the  
4 building or off to the side over here.

5 You can see there's about a 10 to 12 foot  
6 drop from the road right here. The site slopes down  
7 about 10 to 12 feet. This really just makes the most  
8 sense to put the parking in the front here.

9 The next one is the -- for the accessory  
10 building. This is the alpaca shed right here. You can  
11 see it's only 14 foot by 14 foot. That makes this 192  
12 square feet. 192 square feet.

13 There are currently eight other -- seven  
14 other accessory buildings on the site for the existing  
15 Massey Estate. There's a tool barn up here over by  
16 Eight Mile Road, an existing carriage house, a shed, an  
17 existing greenhouse. Over here there's an existing  
18 well house and existing guest house and an existing  
19 garage. So you can see this old, historic estate has a  
20 whole bunch of existing buildings already and we're  
21 requesting a small 192 square foot alpaca shed that  
22 will be used -- and maybe Denise can talk about that a  
23 little bit, what the purpose of the alpaca shed is for

1 the business -- for the company.

2 But we are adding -- so that's the additional  
3 shed there. It's only 192 additional square feet. I  
4 think the code requires -- let me get that right.

5 I think the code allows 1,500 square feet for  
6 accessory buildings. Here's the total square footage.  
7 I mean, right now we're at 6,400 existing square feet.  
8 We're asking for another 192 square feet over the full  
9 approximately 14 and a half acres on the site.

10 So those are our three requests.

11 Denise, do you want to talk real quick about  
12 the alpaca shed and what the purpose is for your  
13 business?

14 MS. STEIN: Sure. Sure. I would love to.

15 So as you can see on the property we have  
16 lavender fields and we're going to use the other  
17 buildings for various educational purposes with our  
18 clients. The alpaca farm, in particular, is something  
19 about which we're very excited to provide job training  
20 for our clients. They will help us to care for the  
21 alpaca. They will learn to shear the alpaca and weave  
22 the fiber into luxurious yarn which happens to be in  
23 very high demand and also very highly profitable.



1           They'll help to clean the alpaca yard. And  
2           these will all be paid positions and/or job training  
3           opportunities for people who are on the autism spectrum  
4           and have other challenges. And just to note, regarding  
5           the need for this, there are -- the unemployment rate  
6           in people with special needs is over 90 percent and we  
7           look forward to providing many, many jobs in the city  
8           of Novi for people who are on the spectrum as well as  
9           our other staff, our growing staff, as we move into  
10          this new property.

11           CHAIRPERSON PEDDIBOYINA: Thank you, Denise.  
12          Anything you want to add, you know, Bob or Denise?

13           MR. EMERINE: No. I think that's it.

14           CHAIRPERSON PEDDIBOYINA: Okay. Sounds good.  
15          Okay. Yeah, you showed the presentation and  
16          you're requesting the three variances and also your  
17          presentation is good. Let me put it on to the board  
18          and let's see what is going to happen before them.

19           City, any comments on this case, please?

20           MR. BUTLER: No comments from the City at  
21          this time.

22           CHAIRPERSON PEDDIBOYINA: I'm sorry. Before  
23          that, any other audience would like to speak on this

1 case?

2 MEMBER SANGHVI: Seeing none.

3 MS. OPPERMAN: There is no audience members  
4 raising their hand.

5 CHAIRPERSON PEDDIBOYINA: Thank you so much.  
6 I appreciate it, Katherine.

7 City, Larry, please go ahead. Would you like  
8 to talk any other thing on this case, Larry?

9 MR. BUTLER: No. No problem. No comments at  
10 this time.

11 CHAIRPERSON PEDDIBOYINA: Thank you, Larry.  
12 Correspondence, our acting secretary,  
13 Katherine. Please go ahead.

14 MS. OPPERMAN: There were 72 letters sent for  
15 this case -- (audio dropped) -- were returned and we  
16 received one approval from a Eddie Mullin who thinks it  
17 will be a -- (audio dropped.)

18 (Pause for court reporter clarification.)

19 MS. OPPERMAN: Three returned letters.

20 CHAIRPERSON PEDDIBOYINA: Three returned.  
21 Thank you, Katherine. You know, it's difficult today's  
22 network, Katherine.

23 Anyhow, let's move to the ...

1                   Yeah, Denise and Bob, you showed your  
2 presentation and what you're bringing to the Novi City  
3 for the business and also you showed all the good  
4 points. And let me put it on to the board and what  
5 they decide. And I'm open to the board members to  
6 speak on this case.

7                   MEMBER SANGHVI: Mr. Chair?

8                   CHAIRPERSON PEDDIBOYINA: Yes, Member Mav.  
9 Go ahead, please.

10                  MEMBER MAV: Thank you. I came and visited  
11 this property. First of all, I was quite surprised to  
12 find it south of Eight Mile Road, but then I realized  
13 the original Baseline Road is still south of this  
14 property. That's why it happens to be in the city of  
15 Novi rather than in the Northville Township.

16                  I want to welcome you and your business in  
17 the city of Novi because this is a real great need. I  
18 was trained pediatric orthopaedic surgeon and took care  
19 of a lot of people with your -- what you are dealing  
20 with now and I really appreciate because we need  
21 something like this in the city. So welcome to the  
22 city.

23                  MS. STEIN: Thank you.

1                   MEMBER SANGHVI: As far as the issue on hand,  
2 I have really no problem. You explained to me why you  
3 have got alpaca. I was wondering why do you need  
4 alpaca in a learning center, but now I understand why  
5 you need it. So I have no further questions and I  
6 wholeheartedly support your project. Thank you.

7                   MS. STEIN: Thank you.

8                   CHAIRPERSON PEDDIBOYINA: Thank you, Mr. Mav.  
9 I appreciate for your obvious, you know, going in  
10 physically in this COVID time. Also visiting all the  
11 places. Not only this time, but always go.

12                   Any other board member would like to speak,  
13 please?

14                   MEMBER KRIEGER: Two questions.

15                   CHAIRPERSON PEDDIBOYINA: Yeah, Member  
16 Krieger, go ahead.

17                   MEMBER KRIEGER: There won't be anybody there  
18 at nighttime? It's a daytime class learning for  
19 children with autism?

20                   MS. STEIN: Correct. We will not have any  
21 clients living on-site. We do have -- Rachelle  
22 Vartanian, our CEO and founder, lives in the guest  
23 house. And we do plan to have a social worker living

1 on-site at all times to support the programming and  
2 also clients in the surrounding area. But no clients  
3 will live on-site.

4 MEMBER KRIEGER: And also for the alpaca,  
5 how many do you anticipate being there and would  
6 somebody -- is the person that's teaching the children  
7 would also be caring for them?

8 MS. STEIN: Yes. We've hired a farmer. Her  
9 name is Mary Goodman and she used to work for -- is it  
10 Mayberry?

11 MEMBER KRIEGER: Okay.

12 MS. STEIN: So Rachelle has been a special  
13 needs teacher for a long time and she's taken groups to  
14 Mayberry when Mary worked there. So Mary, our farmer,  
15 will care for the alpaca and she'll also participate in  
16 the programming along with trained staff members,  
17 behavioral technicians with clients when they're  
18 working directly with the animals.

19 MEMBE KRIEGER: And how many do you  
20 anticipate having there?

21 MS. STEIN: Two. We've had the good fortune  
22 to have someone donate two Peruvian alpaca which are  
23 the finest fur in the world.

1 MEMBER KRIEGER: Oh, yeah, the wool, yes.

2 So if we were walking by or riding by, we  
3 could stop and they would be out there eating grass or  
4 something?

5 MS. STEIN: Absolutely. And it's kind of why  
6 we chose the location on the property that's up close  
7 to Griswold Road. There's a beautiful bridge on the  
8 property so that will be one border of the alpaca area  
9 and then the gate -- or the fence along Griswold. So  
10 you'll be able to see them as you drive by and  
11 certainly you're welcome to come in and visit.

12 MEMBER KRIEGER: Oh, thank you very much.  
13 Okay. I would be able to support your  
14 request.

15 MS. STEIN: Thank you.

16 MEMBER KRIEGER: Thanks, Joe.

17 CHAIRPERSON PEDDIBOYINA: Thank you, Member  
18 Krieger.

19 And any other board member would like to  
20 speak, please?

21 MEMBER MONTAGUE: Yeah, I would.

22 MEMBER VERMA: Mr. Chair, this is Ramesh  
23 Verma.

1 MEMBER MONTAGUE: Ramesh, go ahead.

2 MEMBER VERMA: I heard that there will be  
3 more employment in this area. How many people will you  
4 be hiring there?

5 MS. STEIN: You know, we are actually working  
6 on our long-term strategic plans and projection right  
7 now. But I would, if I just had to guess off the top  
8 of my head, I would say within the next twelve months  
9 we will likely employ an additional 20 or so full and  
10 part-time people. But in the long term with the  
11 various rotating shifts and the various microbusinesses  
12 we'll have on the property, I would imagine dozens of  
13 new employees. Again, we haven't completed our  
14 projections, but I think I can safely say we would  
15 employ at least a hundred more people full and  
16 part-time.

17 MEMBER VERMA: Thank you.

18 CHAIRPERSON PEDDIBOYINA: Thank you, Member  
19 Verma.

20 Any other board member would like to speak,  
21 please?

22 MEMBER MONTAGUE: I would. I just want to  
23 say that, yeah, the site is set up such that I don't

1 think the parking being in front will be a real  
2 disruption. I know it's needed for the population  
3 there. And I'd like to commend you. This is an  
4 admirable use of the property. I support you a hundred  
5 percent.

6 MS. STEIN: Thank you so much.

7 CHAIRPERSON PEDDIBOYINA: Thank you, member  
8 Montague. Thank you. I have no objection. And any  
9 other board member would like to speak or we would  
10 close and move to the motion.

11 Before going to the motion, I have no  
12 objection and I know this is more important to the  
13 city. Giving them an opportunity for the employment.  
14 That's very important for the city and anybody at this  
15 time. So many are unemployed. And let us see how it  
16 goes.

17 Member Krieger, can you make a motion,  
18 please?

19 MEMBER KRIEGER: Yup. For case number  
20 PZ20-0042 sought by the applicant Living & learning  
21 Enrichment Center, I move to approve the request. The  
22 petitioner would be unreasonably prevented or limited  
23 with respect to the use of the property because of the



1 area of the previous ownership of the Masseys that is  
2 fenced in. Having the parking, the topography of the  
3 land that limits it. So to the best of their ability  
4 and to minimize the changes to the area to provide its  
5 use, that they'd be able to provide the alpaca shed  
6 with two alpaca and able to care for those animals  
7 there. That the square footage for the accessory  
8 structures are permitted by code.

9 The existing parking, their request for a  
10 proposed front yard parking setback of 16 feet, 75  
11 required by code, a variance of 59 feet explained by  
12 the petitioner's engineer. That the variances  
13 requested, the 14 by 14 foot alpaca shed or 196 square  
14 feet, which would result in eight accessory structures  
15 on the site for what they're anticipating using them  
16 for that it'll be a -- it's unique. It'll be a daytime  
17 use for children with autism and that it's fenced in so  
18 that will help provide their safety.

19 That the petitioner didn't create the  
20 condition because it was a previous estate with the  
21 topography as it is. The relief granted will not  
22 unreasonably interfere with adjacent or surrounding  
23 properties because it's a minimum request and continues

1 the use of the property as closely as is, which will  
2 not create interference. And it's consistent with the  
3 spirit and intent of our ordinance.

4 MEMBER SANGHVI: Second.

5 CHAIRPERSON PEDDIBOYINA: Thank you. Member  
6 Krieger and thank you, Member Mav.

7 And okay. Katherine, can you roll call,  
8 please?

9 MS. OPPERMAN: Certainly. Member Verma?

10 MEMBER VERMA: Yes.

11 MS. OPPERMAN: Member Thompson?

12 MEMBER THOMPSON: Yes.

13 MS. OPPERMAN: Member Sanghvi?

14 MEMBER SANGHVI: Yeah.

15 MS. OPPERMAN: Chairperson Peddiboyina?

16 CHAIRPERSON PEDDIBOYINA: Yes, please.

17 MS. OPPERMAN: Member Montague?

18 MEMBER MONTAGUE: Yes.

19 MS. OPPERMAN: Member Krieger?

20 MEMBER KRIEGER: Yes.

21 MS. OPPERMAN: Motion passes.

22 CHAIRPERSON PEDDIBOYINA: Motion passes.

23 Thank you. And anybody want to say anything?

1 Okay. Seeing none.

2 Congratulations, Denise and Bob. Welcome to  
3 the Novi city.

4 MS. STEIN: Thank you very much.

5 MEMBER KRIEGER: Thank you, too.

6 CHAIRPERSON PEDDIBOYINA: Let's move to the  
7 fifth case today. PZ20-0043 Compo Builders, Inc. 25556  
8 Danyas Way, east of Taft Road and south of 11 Mile  
9 Road, parcel number 50-22-22-100-031. The applicant is  
10 requesting the variance from the City of Novi Zoning  
11 Ordinance, Section 4.19.1.E.i for a proposed 1,400  
12 square foot garage, 850 square feet permitted by code,  
13 a variance of 550 square feet. This variance would  
14 accommodate the building the garage for a proposed new  
15 residential home. This property is zoned single family  
16 residential, R-4.

17 Is the applicant present, please?

18 MR. COMPO: I am.

19 CHAIRPERSON PEDDIBOYINA: Oh, you're back  
20 again.

21 MR. COMPO: Again, David Compo.

22 CHAIRPERSON PEDDIBOYINA: Go ahead and spell  
23 your first and last name for our court record.

1                   And our secretary, Katherine, can take that  
2                   one, please.

3                   MR. COMPO: David, D-a-v-i-d, Compos,  
4                   C-o-m-p-o-s. President of Compo Builders. And, again,  
5                   I'm still under oath and promise to tell the truth, so  
6                   help me, God.

7                   In regard to this parcel, similar to the last  
8                   parcel, this one is even more unique in the fact that  
9                   this is the large portion of the parcel left remaining  
10                  from the Pulte development. It is just south of Eleven  
11                  Mile, east off of Taft Road. It's disconnected from  
12                  the Pulte sub which is why they could not utilize it by  
13                  a large wetland.

14                 The parcel itself, it is not part of the  
15                 other community in Danyas Way nor part of the Pulte.  
16                 It's a standalone acreage parcel. It is over three  
17                 acres. The owner purchased it because they wanted to  
18                 do a large custom home, building a large family. And,  
19                 again, not aware that this was even part of the  
20                 community in R-4. Matter of fact, the Pulte lots and  
21                 the other lots on Danyas Way are an average between a  
22                 quarter and a third of an acre. So substantially less  
23                 by like one twelfth to one tenth the size of this

1 particular parcel.

2 The home we're building there is going to be  
3 in the 5,000 square foot range plus a finished lower  
4 level basement. With over six bedrooms potential for  
5 seven.

6 Again, for a large family, obviously, they  
7 prefer to have more parking. In this case the home was  
8 designed as it has been submitted with two, two-car  
9 garages both at 700 feet. However, one of the garages  
10 has a stairway which allows fire egress from the lower  
11 level, the finished lower level, to be able to get out  
12 an additional path for this large home into the garage.

13 So that stairway in this garage takes up a --  
14 coming up through the entire garage takes up a  
15 substantial part of the garage itself.

16 Other than that, again, based on the parcel  
17 size, the home size definitely would be fitting similar  
18 to my Casa Loma development where I have up to six-car  
19 garages there. I know it's R-1, that being the  
20 difference.

21 Again, I guess, if this would have been  
22 looked at in another direction, it would probably be  
23 removed from the R-4 district because it has nothing in

1 correlation to the adjoining communities with regard to  
2 their lot sizes. It's not part of those communities,  
3 part of their association or otherwise.

4 So with that, I'm happy to take any further  
5 questions. I know the owner is also online. He can  
6 comment if you have questions, but otherwise, I believe  
7 I have spoken for him in all regards of what he is  
8 trying to get accomplished with the home that we have  
9 designed and submitted.

10 CHAIRPERSON PEDDIBOYINA: Okay. Thank you,  
11 David. Would you like to speak any other thing or  
12 would you like to move?

13 Any other things you want to add?

14 (No response.)

15 CHAIRPERSON PEDDIBOYINA: Okay. From the  
16 audience. Is there anybody from the audience who would  
17 like to speak on this case, please?

18 Katherine, are you able to see any?

19 MS. OPPERMAN: There are no audience members.

20 CHAIRPERSON PEDDIBOYINA: Okay. Thank you.  
21 From the City, Larry?

22 MR. BUTLER: No comments from the City at  
23 this time. Standing by for questions.

1 CHAIRPERSON PEDDIBOYINA: Thank you so much,  
2 Larry.

3 And the correspondence, Secretary Katherine,  
4 go ahead and do correspondence.

5 MS. OPPERMAN: There were 52 letters mailed  
6 and -- (audio dropped) -- letter returned. No  
7 approvals -- (audio dropped.)

8 CHAIRPERSON PEDDIBOYINA: Okay. Katherine.  
9 Yeah, I see, you know, the difficulties with  
10 what you mentioned. And let me put it on to this board  
11 and what they have to say.

12 And it's open for the board members who would  
13 like to speak on this case, please.

14 Mr. Mav, Member Mav, go ahead, please, sir.

15 MEMBER SANGHVI: I came and visited this site  
16 again and it's an enormous property as compared to  
17 everything in the neighborhood around there and I can  
18 see the need for a larger garage for this size of the  
19 house with so many bedrooms. It's got almost three  
20 houses put together. So I can see that they need a  
21 larger area for garages and I have no problem  
22 supporting their application.

23 CHAIRPERSON PEDDIBOYINA: Thank you, Member

1 Mav.

2 Any other board member who would like to  
3 speak, please?

4 MEMBER KRIEGER: Can you reconfirm where it  
5 is? Because I went up Danyas Way. So it's the -- when  
6 you go north, it's on the left side and it's being  
7 built?

8 MR. COMPO: No. Actually, the one -- if you  
9 go Danyas Way and it dead ends.

10 MEMBER KRIEGER: Yes.

11 MR. COMPO: The one on the left actually  
12 backs up into the Pulte sub. That little corner --

13 MEMBER KRIEGER: Yeah.

14 MR. COMPO: -- in fact, it's now framed.  
15 That is the last Pulte home that happens to be off of  
16 Danyas Way and is part of the Pulte Community.

17 MEMBER KRIEGER: Okay.

18 MR. COMPO: This lot is across the street  
19 from that. This is directly across the street and goes  
20 back way back into the woods. In fact, you can't even  
21 see the edges of this property.

22 So, again, it's across the street and it  
23 takes up the whole back of the Pulte land, the original



1 land that was one parcel and Pulte, again, could not  
2 utilize it because, basically, it was bisected by this  
3 wetland which left this over three-acre parcel  
4 remaining that could not be spanned with a rotor (ph)  
5 street.

6 MEMBER KRIEGER: Okay. So there's going to  
7 be a driveway that goes down to the house and then it  
8 backs up to the sub to the east and then it's  
9 surrounded by that wetland?

10 MR. COMPO: Correct.

11 MEMBER KRIEGER: Okay.

12 Yeah, then, yes. It blends together so I  
13 would be able to support it.

14 CHAIRPERSON PEDDIBOYINA: Thank you, Member  
15 Krieger.

16 Any other board member would like to speak on  
17 this case, please?

18 Seeing none, Linda, Member Krieger, can you  
19 make a motion, please?

20 MEMBER KRIEGER: Mike was going to it, wasn't  
21 he? But I could.

22 CHAIRPERSON PEDDIBOYINA: Yeah, please. You.

23 MEMBER KRIEGER: For case number PZ20-0043

1 for the house 25556 Danyas Way I move to approve the  
2 request from the applicant from Zoning Ordinance  
3 4.19.1.E.i for a proposed 1,400 square foot garage, 850  
4 square feet permitted, a variance request of 550, but  
5 it blends with the house. It's a ranch, as he's  
6 explained, and would accommodate the building of the  
7 garage for the proposed new residential home. That  
8 it's on R-4. It's an acreage.

9 The petitioner has shown practical difficulty  
10 because of the topography location and the surrounding  
11 wetlands. He would unreasonably be able to use it  
12 otherwise. It's unique because of all that especially  
13 with the location. It did not create the condition  
14 because the wetlands have been there and the home would  
15 be accommodating and able to fit with this area.

16 The relief granted will not interfere with  
17 adjacent or surrounding properties because of its blend  
18 with the area and is consistent with the spirit and  
19 intent of the ordinance.

20 CHAIRPERSON PEDDIBOYINA: Thank you, Member  
21 Krieger.

22 And somebody can make a second, please.

23 MEMBER SANGHVI: Second.

1 THE COURT: Thank you, Member Mav.  
2 And Katherine can you take the roll call,  
3 please.  
4 MS. OPPERMAN: Member Krieger?  
5 MEMBER KRIEGER: Yes.  
6 MS. OPPERMAN: Member Montague?  
7 MEMBER MONTAGUE: Yes.  
8 MS. OPPERMAN: Chairperson Peddiboyina?  
9 CHAIRPERSON PEDDIBOYINA: Yes, please.  
10 MS. OPPERMAN: Member Sanghvi?  
11 MEMBER SANGHVI: Yes.  
12 MS. OPPERMAN: Member Thompson?  
13 MEMBER THOMPSON: Yes.  
14 MS. OPPERMAN: And Member Verma?  
15 MEMBER VERMA: Yes, please.  
16 MS. OPPERMAN: Motion passes.  
17 CHAIRPERSON PEDDIBOYINA: Motion passes  
18 anonymously. Would anybody like to say anything?  
19 Seeing none.  
20 MR. COMPO: Yes, I would. I would like to  
21 thank the board twice.  
22 CHAIRPERSON PEDDIBOYINA: Have a great  
23 evening.

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MR. COMPO: Have a great evening.

MEMBER KRIEGER: Yup. All the best.

CHAIRPERSON PEDDIBOYINA: Moving to the next and our sixth case tonight. PZ20-0044 M.J. Whelan Construction, 1523 West Lake Drive, west of West Park Drive and south of West Pontiac Trail, parcel number 50-22-03-131-003. The applicant is requesting a variance from the Novi Zoning Ordinance Section 3.1.5 for a proposed 18.67 foot front yard setback, 30 feet required variance of 11.33 feet; a side yard setback of six feet, 10 feet required variance of four feet and a aggregate total side yard setback of 12 feet, 25 required variance of 13 feet; and a proposed lot coverage of 39.6 percent, 25 percent is required, a variance of 14.6 percent.

These variances would accommodate the building of a garage addition. This property is zoned single family residential, R-4.

Is the applicant present, please?

(No response.)

CHAIRPERSON PEDDIBOYINA: Hello? Is the applicant present, please?

MS. OPPERMAN: I see Mr. Whelan on the video.

1 It looks like it may be frozen.

2 MR. WEINGER: I'm the homeowner and Matt  
3 Whelan is my architect and builder. He's definitely  
4 on. He called me beforehand. I'm not sure if he's  
5 having a technical difficulty or not.

6 MEMBER KRIEGER: Do you want to go ahead?

7 MR. WEINGER: Sure. Yeah.

8 MEMBER KRIEGER: All right. Joe?

9 CHAIRPERSON PEDDIBOYINA: Yeah. Before, go  
10 ahead and please state your first and last name for the  
11 court record for the purposes of our secretary.

12 Katherine, can you take it, please?

13 MR. WEINGER: Sure, Justin Weinger. Last  
14 name is spelled W-e-i-n-g-e-r.

15 MS. OPPERMAN: Do you swear or affirm to tell  
16 the truth in this case?

17 MR. WEINGER: Yes, ma'am.

18 CHAIRPERSON PEDDIBOYINA: Okay. Thank you.  
19 You may proceed.

20 MR. WEINGER: Sure. So, apologies, but  
21 Mr. Whelan can definitely explain the variance details  
22 better than I can. I will say this: That the side  
23 yard setback variance of six feet is only to maintain

1 the new portion of our home in front to keep it flush  
2 with our current house. The original homeowner 22  
3 years ago was already approved for this six-foot  
4 setback. So I'm just looking to keep the sides of the  
5 house uniform moving forward, not six feet closer than  
6 it is currently, if that's clear.

7 Forgive me. I'm not good at this sort of  
8 thing.

9 Ultimately, you know, when my wife and I  
10 moved in here seven years ago, it was just the two of  
11 us and we've had three children in the past three and a  
12 half years. I have a three-year-old, a two-year-old  
13 and a two-month-old. You know, a three bedroom, two  
14 bathroom house worked with us and even one child, a  
15 little cramped with two children and now the number of  
16 children outweighs the number of rooms we have. So I  
17 have a two-month-old in our room with us.

18 We plan on being here the rest of our lives  
19 ultimately. So, I mean, this is a deciding factor as  
20 to be able to make our home larger to accommodate our  
21 family forever, you know. And that's ultimately what  
22 we're trying to accomplish with this.

23 And also to add that, on both sides of me,

1 both neighbors currently have a similar setback  
2 variance with both of their garages.

3 You know, we are doing more to our home.  
4 It's not just a garage, but the garage is being added  
5 on to the front of the home to make it longer and  
6 closer to the street, but similar to both sides.

7 And, most recently, our one neighbor that I  
8 spoke on their behalf in February to my south side had  
9 a similar one that was in front of you all back in  
10 February. So I understand a little bit of this process  
11 from before.

12 But I guess I wanted to add that and maybe  
13 note that initially they were confused and had sent in  
14 an objection and then rescinded their objection. I  
15 know we get to that eventually, but they are in favor  
16 of it now as well as a couple of other neighbors on  
17 our street as well. So I don't think anything that I  
18 know of is opposed to it. And that's my entire spiel.

19 Thank you. I appreciate you listening.

20 CHAIRPERSON PEDDIBOYINA: Thank you so much.  
21 Would you like to add any additional on this before  
22 moving?

23 Anything you want to add?

1 (No response.)

2 CHAIRPERSON PEDDIBOYINA: Okay. That's good.

3 And let's move to the audience. Anybody in the  
4 audience would like to speak on this case, please?

5 Katherine, anybody is raising their hand?

6 MS. OPPERMAN: No. There are no audience  
7 members raising their hand at this time.

8 CHAIRPERSON PEDDIBOYINA: Thank you so much,  
9 Katherine.

10 And, City, Larry?

11 MR. BUTLER: No comments from the City at  
12 this time.

13 CHAIRPERSON PEDDIBOYINA: Thank you so much,  
14 Larry. I appreciate.

15 And the correspondence, Secretary Katherine,  
16 please. Any correspondence, please?

17 MS. OPPERMAN: Yes. There were 33 letters  
18 sent for this case. No returns. And there were five  
19 approvals. As the homeowner mentioned, there was  
20 originally one objection which will be seen online, but  
21 the -- (audio dropped) -- and then rescinded that  
22 objection. They are now among the approvals.

23 (Court reporter clarification.)



1 CHAIRPERSON PEDDIBOYINA: Okay. I know, it's  
2 very difficult to put out on the typing. I agree. I  
3 can see how. And let us see if she can share the  
4 document for you.

5 Correspondence is done. Thank you so much,  
6 Katherine.

7 And let's move to the board. Anybody who  
8 would like to speak on this case, please?

9 MEMBER VERMA: Mr. Chair, I have one  
10 question, Ramesh Verma.

11 CHAIRPERSON PEDDIBOYINA: Yeah. Member Verma  
12 please go ahead.

13 MEMBER VERMA: Okay. I'm looking into the  
14 floor plan, the first floor plan. Next to the new  
15 garage there is a flex room. What is that flex room?

16 MR. WEINGER: Forgive me. And Matt could  
17 have spoken much better to this. The flex room, I  
18 believe what it is in the plans -- and I guess I'm  
19 going to have it right in front of me because I didn't  
20 expect to speak to this part.

21 But it was an extra living space.  
22 Essentially a play room for my children. That was  
23 it.

1 MEMBER VERMA: I see. Thank you.

2 CHAIRPERSON PEDDIBOYINA: Thank you, Member  
3 Verma.

4 Mr. Mav, Member Mav, please go ahead.

5 MEMBER SANGHVI: I came and visited your  
6 property yesterday, actually, and saw around and I am  
7 very happy that you have an expanding family in this  
8 day of contracting families. I agree you need a bigger  
9 place.

10 All these lots are postage-stamped size lots  
11 all over there all around the lake and you can't do  
12 anything without requiring some kind of variances. We  
13 have noted this. At least I have personally noted this  
14 for over 20 years. So I have no difficulty in  
15 supporting your request. Thank you.

16 CHAIRPERSON PEDDIBOYINA: Thank you, Member  
17 Mav.

18 Any other board member would like to speak on  
19 this case, please?

20 Seeing none. Okay. Let me talk. I  
21 appreciate my fellow member, Mav said, you know, the  
22 family difficulty. And it's sitting also on the  
23 lakefront. And let me put on this motion.

1                   And, Member Thompson, can you make a motion  
2                   on this one, please?

3                   MEMBER THOMPSON: I can. I move that we  
4                   grant the variance in case number PZ20-0044, sought by  
5                   M.J. Whelan Construction for the granting of a  
6                   dimensional variance because the petitioner has shown  
7                   practical difficulty getting that.

8                   Without the variance, the petitioner would be  
9                   unreasonably prevented or limited with respect to the  
10                  use of the property because it is a narrow-sized,  
11                  postage stamp lot. The property is unique because it  
12                  already did carry a previous setback from the old  
13                  owner. The petitioner did not create the condition as  
14                  the house was built awhile ago.

15                  And I do believe that the relief is  
16                  consistent with the spirit and the intent of the  
17                  ordinance because it does match a lot of the neighbors'  
18                  homes.

19                  CHAIRPERSON PEDDIBOYINA: Thank you, Member  
20                  Thompson.

21                  And would anybody like to say second?

22                  MEMBER SANGHVI: Second.

23                  CHAIRPERSON PEDDIBOYINA: Okay, Member Mav,

1 thank you.

2 And Katherine, can you roll call, please?

3 MS. OPPERMAN: Yes. Member Krieger?

4 MEMBER KRIEGER: Yes.

5 MS. OPPERMAN: Member Montague?

6 MEMBER MONTAGUE: Yes.

7 MS. OPPERMAN: Chairperson Peddiboyina?

8 CHAIRPERSON PEDDIBOYINA: Yes, please.

9 MS. OPPERMAN: Member Sanghvi?

10 MEMBER SANGHVI: Yes.

11 MS. OPPERMAN: Member Thompson?

12 MEMBER THOMPSON: Yes.

13 MS. OPPERMAN: And Member Verma?

14 MEMBER VERMA: Yes, please.

15 MS. OPPERMAN: Motion passes.

16 CHAIRPERSON PEDDIBOYINA: Okay. Thank you.

17 Congratulations.

18 MR. WEINGER: Thank you, everyone, very

19 much.

20 MEMBER KRIEGER: Yes. Enjoy your addition.

21 MR. WEINGER: Thank you.

22 CHAIRPERSON PEDDIBOYINA: And let's move to

23 the case number seven tonight. PZ20-0048, Yen Cheng

1 and Yang Wang, 1585 Paramount Street, east of East Lake  
2 Drive and north of 13 Mile Road, parcel number  
3 50-22-02-379-015. The applicant is requesting variance  
4 from the Novi Zoning Ordinance Section 3.6.C for a  
5 proposed 11-foot exterior side yard setback; 30 feet  
6 required, variance of 19 feet.

7 This variance would accommodate the building  
8 of a new residential home. This property is zoned  
9 single family residential, R-4.

10 Is the applicant present?

11 MR. WANG: Yeah. Yes. First thank you very  
12 much for -- can you hear me?

13 CHAIRPERSON PEDDIBOYINA: Okay. How are you?

14 MR. WANG: Can you hear me?

15 CHAIRPERSON PEDDIBOYINA: Yeah, yeah. Before  
16 you start, my secretary will take your first and last  
17 name.

18 MR. WANG: Oh, okay.

19 CHAIRPERSON PEDDIBOYINA: Kathy, please go  
20 ahead and --

21 MR. WANG: I am the home ...

22 CHAIRPERSON PEDDIBOYINA: Are you there,  
23 Katherine?

1 MS. OPPERMAN: Go ahead and spell your name,  
2 please, sir.

3 MR. WANG: Oh, hi. This is Yang Wang and  
4 also my wife Yen Cheng sits besides me. We are the new  
5 homeowner --

6 MS. OPPERMAN: I'll need you to spell the  
7 names aloud, please.

8 MR. WANG: Oh, okay. My name Y-a-n-g and the  
9 last name W-a-n-g.

10 MS. OPPERMAN: Thank you.

11 MR. WANG: Okay. First, thank you very much  
12 for accepting our request.

13 MS. OPPERMAN: My apologies. I'll have to  
14 interrupt you just one more time. Do you swear or  
15 affirm to tell the truth in the case before you?

16 MR. WANG: Yeah, sure. Yes.

17 MS. OPPERMAN: Thank you. You can go ahead.

18 MR. WANG: Yeah. We bought the new lot in  
19 July. And this is totally a custom built home and it's  
20 about 3,300 square feet. When we bought the lot, the  
21 lot is kind of a -- it's narrow but quite deep. On the  
22 north side we saw just a woodland. That's about 50  
23 feet wide. You know, it's a regular lot or maybe a

1 city-owned area. We didn't realize, you know, that's  
2 maybe treated as a street. That's why we just designed  
3 the home based on a regular, you know, to meet the lot.  
4 That's why the 10 feet setback, we base on that.

5 Also because of the sides of the house, we  
6 need a kind of a space, you know, across the lot.  
7 Another reason we like to go to the north side, you  
8 know, a little bit because we can have a view to the  
9 Walled Lake. You know, to view it. It's very  
10 beautiful.

11 The last roof (ph) straight, he's a good  
12 friend of ours. So that's two primary reasons because  
13 we thought that's just woodlands. It's not a street.

14 Secondly, we'd like to share that space, you  
15 know, for a better view of the lake. That's the two  
16 primary reason. Also, the neighbor in the now north --  
17 we only have one lot in the north. At the current  
18 location at least 90 feet away from our house. So  
19 really, it doesn't interrupt anybody at all.

20 After, we get the permit. So then the City  
21 says, "No, no, you can't have too close. That's maybe  
22 a street. You have to be 30 feet setback." So then at  
23 that time we, realize, you know, that may be a future

1 street. But since we also talked with, you know, City  
2 staff.

3 The north side is one neighbor. South side  
4 is our lot. The east is a subdivision. They have  
5 their access is through the east side. Really there is  
6 really no need to build a road at all. You know, there  
7 are already two lots. Their access along Paramount  
8 Street.

9 (Pause for court reporter clarification.)

10 MR. CHENG: No. We also talked with the City  
11 staff for the long-term, you know, perspective. So  
12 there is no need for the City to build a road on the  
13 north side. Because we only have two houses need the  
14 access, but both houses got access from the Paramount  
15 Street. From the west side there is a street there.  
16 That's why, you know, for long-term perspective, I  
17 don't see any reason there is a road there.

18 I also talked to the neighbor in the north.  
19 Since previous owner built a basement and had to tap  
20 our sewage pipe, you know, through that lot about 30  
21 feet away from our border. So I already talked to the  
22 neighbor. The neighbor really welcomed us and  
23 hopefully we will build a, you know, beautiful, custom



1 house and raise the value for the surrounding  
2 neighbors.

3 And also, the front and the rear neighbor  
4 also far away. At least 1900 feet away. So that's why  
5 I don't think that we will interrupt and bother any  
6 neighbors at all. Hopefully, we can realize our  
7 American dream and build a new home there.

8 That's all.

9 CHAIRPERSON PEDDIBOYINA: Okay. Anybody who  
10 would like to add any other thing?

11 Yen? You want to talk anything, Yen?

12 Okay. Nothing, I guess.

13 Let me go to this, now. Okay. Anyone in the  
14 audience who would like to speak on this case?

15 Katherine, do you see anybody in the  
16 audience?

17 MS. OPPERMAN: There are no audience members  
18 raising their hands at this time.

19 CHAIRPERSON SANGHVI: Thank you so much,  
20 Katherine.

21 And City, Larry, would you like to comment on  
22 this?

23 MR. BUTLER: No comment at this time, thank

1           you.

2                           CHAIRPERSON PEDDIBOYINA: Thank you so much.  
3                           Secretary, Katherine, any correspondence on  
4           this case, please?

5                           MS. OPPERMAN: Certainly. There were 65  
6           letters sent. One letter returned. And there was one  
7           letter that doesn't quite note an approval or  
8           objection. It seems that they have concerns, though,  
9           from a Daniel and Kristen Curmi. Their letter reads  
10          they live at 42762 Wimbledon Way located directly east  
11          of the property. They're concerned about the  
12          positioning of the house. Reducing the distance  
13          eliminates their privacy, which would be protected by  
14          the ordinance. They note that the house would be  
15          removing a number of trees as approved by Planning  
16          Commission. They're hoping that maybe those trees that  
17          are replaced could be used as privacy. And that they  
18          purchased the home in part because they were wanting to  
19          be protected by said ordinance.

20                          CHAIRPERSON PEDDIBOYINA: Thank you so much,  
21           Katherine. And also I want to appreciate you. Your  
22           network is good now.

23                          MS. OPPERMAN: Okay.

1 CHAIRPERSON PEDDIBOYINA: Let me go to this.

2 For the board, anybody would like to speak on  
3 this case, please?

4 MEMBER VERMA: Mr. Chair, this is Ramesh  
5 Verma.

6 CHAIRPERSON PEDDIBOYINA: Member Verma,  
7 please, go ahead, sir.

8 MEMBER VERMA: I'm looking into the sketch  
9 which is attached to this. From the Paramount Street,  
10 the driveway goes all the way from the first lot to the  
11 second lot and who is going to maintain this road?

12 CHAIRPERSON PEDDIBOYINA: Mr. Cheng, are you  
13 there?

14 MEMBER VERMA: Mr. Cheng?

15 MR. WANG: Oh, ourself.

16 MEMBER VERMA: Yourself?

17 CHAIRPERSON PEDDIBOYINA: Yeah, he's  
18 maintaining himself it seems, Member Verma.

19 MEMBER VERMA: No. The point is it is going  
20 from first lot to the second lot. That is his lot.

21 MS. OPPERMAN: Member Verma, all those lots  
22 are considered part of that same property for them.  
23 They own it.

1 MR. CHENG: Yes. Same property.

2 MEMBER VERMA: Same? The road will be  
3 maintained by you, then?

4 MR. CHENG: Yes.

5 MEMBER VERMA: So you'll being taking care of  
6 lot number 88 and lot number 85?

7 MR. CHENG: Sure, yeah.

8 MEMBER VERMA: Okay. So this is your  
9 responsibility to maintain the road?

10 MR. CHENG: Yeah. That's my property. I  
11 already bought those.

12 MEMBER SANGHVI: It is his property.

13 MEMBER VERMA: Okay. The lot 87 is also your  
14 property, huh?

15 MR. CHENG: Yes.

16 MEMBER VERMA: Okay. Thank you.

17 CHAIRPERSON PEDDIBOYINA: Thank you, Member  
18 Verma.

19 Any other board members, please?

20 Okay. Then seeing none, Member Thompson, can  
21 you make a motion, please?

22 MEMBER THOMPSON: Yes. I would move that we  
23 grant the variance in case number PZ20-0048 sought by

1 Yen Cheng and Yang Wang. Without the variance the  
2 petitioner will be unreasonably prevented or limited  
3 with respect to use of their property because of the  
4 dimensional variance.

5 The property is unique -- to me it sounds  
6 like the property is unique because they did not know  
7 that the side of it was not -- where you could be able  
8 to put a road.

9 The petitioner did not create that because  
10 that was owned -- the other land was owned by the City  
11 of Novi. And the relief was not granted -- if the  
12 relief -- the relief granted will not unreasonably  
13 interfere with adjacent or surrounding properties  
14 because there is not one, if they just position the  
15 house over to the other side.

16 On the last one, I don't know how to answer,  
17 "The relief is consistent with the spirit or intent of  
18 the ordinance" because all the other ones have been  
19 matching neighbors and this one is not. So I don't  
20 know what to do about that.

21 But that would still be my motion, if that  
22 makes sense.

23 MR. CHENG: That's really, those don't bother

1 anybody because on the north side, the City own the  
2 lot. That's just woodland. Nobody there. And the  
3 City will not build any new roads.

4 Because there are only two houses right on  
5 the north, right on the south. We all got access  
6 through the Paramount Road. That's an empty lot  
7 sitting there. Just a woodland. There is no street at  
8 all.

9 MEMBER KRIEGER: Beth, can you help us with  
10 this? Is it a regulated woodland or something that all  
11 the trees are there and he's putting in a driveway or  
12 something?

13 MS. SAARELA: What is going on is the City of  
14 Novi there are two platted roads that were vacated. So  
15 they're vacated platted roads that are adjacent.  
16 That's why there's no -- nothing constructed on them.

17 They're not going to be constructed roads,  
18 though, because they've been vacated by the City. They  
19 just show as vacated platted roads.

20 MEMBER KRIEGER: So he's making it his  
21 driveway?

22 MS. SAARELA: No. No.

23 MR. CHENG: No. The driveway is on my own

1 property. Yeah.

2 CHAIRPERSON PEDDIBOYINA: Mr. Cheng, please  
3 be online only. Our city attorney is speaking. Let  
4 her speak.

5 Please, go ahead, Beth.

6 MS. SAARELA: So, no. The driveway that is  
7 shown is on his own property. The setback is from the  
8 two vacated roads on the sides of the property on  
9 the -- if you look at the drawing, vacated drive 50  
10 foot wide and vacated road 20 foot wide, those are on  
11 the side and to the back of the property. Those are  
12 just side lot lines where the structure will be set  
13 back from.

14 So when he talks about there being open land  
15 there, it's because there were platted roads there that  
16 will never be constructed because the City vacated the  
17 roads. So there won't be roads there.

18 CHAIRPERSON PEDDIBOYINA: Thank you, Beth.

19 Member Krieger, do you want to talk anything?

20 MEMBER KRIEGER: Then he owns all those lots  
21 and he's putting his driveway and its his and he's  
22 putting the house back. So you're saving the trees in  
23 the front of the house; is that right, Mr. Cheng?

1 MR. CHENG: Yeah. Also in the back, the  
2 grading is higher. Also we are saving also trees.

3 MEMBER KRIEGER: So there's a difference  
4 between -- there's enough land between you and the  
5 neighbor in the back?

6 MR. CHENG: Yeah. Yeah. I'm 1900 feet away.  
7 Because in the back there are another wetland.

8 MEMBER KRIEGER: And then they've already  
9 talked about the -- I understand about the vacated land  
10 and it's your driveway. So it does meet the spirit and  
11 intent of the ordinance, Mike.

12 CHAIRPERSON PEDDIBOYINA: Yes.

13 MEMBER KRIEGER: You're good.

14 I'll second that motion.

15 CHAIRPERSON PEDDIBOYINA: Okay. Member  
16 Thompson, you can continue. Member Thompson.

17 MEMBER KRIEGER: I'll second your motion,  
18 Mike, if you're done.

19 MEMBER THOMPSON: I am done.

20 MEMBER KRIEGER: All righty. There we go.

21 CHAIRPERSON PEDDIBOYINA: Thank you, Member  
22 Mike and Member Krieger.

23 And, Katherine, can you roll call, please?



1 MS. OPPERMAN: I certainly can.

2 Member Verma?

3 MEMBER VERMA: Yes, please.

4 MS. OPPERMAN: Member Thompson?

5 MEMBER THOMPSON: Yes.

6 MS. OPPERMAN: Member Sanghvi?

7 MEMBER SANGHVI: Yeah.

8 MS. OPPERMAN: Chairperson Peddiboyina?

9 CHAIRPERSON PEDDIBOYINA: Yes, please.

10 MS. OPPERMAN: Member Montague?

11 MEMBER MONTAGUE: Yes.

12 MS. OPPERMAN: And Member Krieger?

13 MEMBER KRIEGER: Yes.

14 MS. OPPERMAN: Thank you. Motion passes.

15 CHAIRPERSON PEDDIBOYINA: Thank you. Motion  
16 passes and congratulations. Anybody would like to say  
17 anything?

18 None then, okay.

19 Mr. Cheng, congratulations.

20 And move to the next case.

21 MR. CHENG: Thank you very much.

22 MEMBER KRIEGER: Good luck.

23 CHAIRPERSON PEDDIBOYINA: PZ20-0049,

1 Integrated Sign/PetSuites, 47025 Grand River Avenue,  
2 East of Beck Road and south of Grand River Avenue,  
3 parcel number 50-22-16-151-013.

4 {{The applicant is requesting the variance  
5 from the City of Novi Code of Ordinance, Section  
6 28-5(b)(2)A) for a proposed 50 square foot ground sign,  
7 based on the setback from the center line of Grand  
8 River Avenue. The sign is oversized by 18 square feet.  
9 The property is zoned light industrial, L-1.

10 Is the applicant present, please?

11 MR. ANDERKIN: Yes, I am.

12 CHAIRPERSON PEDDIBOYINA: Okay. Great.  
13 Please go ahead and spell your first and last name for  
14 our secretary and for the court record.

15 And, Katherine, can you take this one,  
16 please.

17 MS. OPPERMAN: If you could, please, spell  
18 your name for our court reporter.

19 MR. ANDERKIN: Sure. A-a-r-o-n. Last name  
20 A-n-d-e-r-k-i-n.

21 MS. OPPERMAN: Do you do you swear or affirm  
22 to tell the truth in the case?

23 MR. ANDERKIN: I do.

1 CHAIRPERSON PEDDIBOYINA: Okay. You can  
2 proceed. You can present your case what you would like  
3 to help on this case tonight.

4 MR. ANDERKIN: Sure. First of all, thank you  
5 all for your time and consideration tonight.

6 I am Aaron Anderkin representing Integrated  
7 Sign and Graphic and PetSuites, who is currently  
8 constructing a new business in Novi.

9 What we are requesting is what we feel like  
10 is a simple enlargement, a monument sign, by -- I think  
11 it's 18 square feet. Primarily, just to make sure  
12 that -- there's a berm on one side of the road there  
13 that does obstruct the visibility and, you know, we  
14 looked at just, you know, that entire road on Grand  
15 River Avenue and, you know, looked to see what we  
16 thought would be, you know, a sign that was -- that  
17 represented PetSuites the way it needed to just in the  
18 fact that it can be seen from vehicular traffic that's  
19 proportional to the lot and the size and the  
20 surrounding area, but also tasteful. And we felt like  
21 that at the 50 square feet that, that was a reasonable  
22 request.

23 And it would also, you know, significantly

1 help just at least identify that entrance in that  
2 business from the roadway.

3 CHAIRPERSON PEDDIBOYINA: Okay. Anything you  
4 would like to add?

5 MR. ANDERKIN: Let me see if I can share my  
6 screen here.

7 CHAIRPERSON PEDDIBOYINA: Yeah, please go  
8 ahead.

9 (Document displayed.)

10 MR. ANDERKIN: So this is just an overlay of  
11 what would have been, I guess, a sign that would have  
12 been in compliance. And that's the red lines that you  
13 see. And then, you know, the actual sign that you see  
14 laid there, that's what we are requesting.

15 As far as what that actually looks like in  
16 space, you can see it here. So we are dealing with,  
17 you know, PetSuites which it's new to Novi, but it's an  
18 established national brand. So their logo kind of is  
19 what it is and we wanted to make sure that at the 30  
20 square feet, as you can see, as you can see here, it  
21 significantly reduces the size of the face and, you  
22 know, we felt like that the 18 square feet would  
23 definitely help actually just make it visible from the

1 roadway.

2 CHAIRPERSON PEDDIBOYINA: Thank you. Any  
3 other thing you would like to add?

4 MR. ANDERKIN: No, sir.

5 (Document removed.)

6 CHAIRPERSON PEDDIBOYINA: Thank you so much.  
7 And any other audience like to speak on this  
8 case, please?

9 Katherine, is there anybody?

10 MS. OPPERMAN: There are no hands being  
11 raised at this time.

12 CHAIRPERSON PEDDIBOYINA: Okay. Thank you so  
13 much, Katherine.

14 And from the City, Larry, any comments?

15 MR. BUTLER: No comments at this time.

16 CHAIRPERSON PEDDIBOYINA: Thank you, Larry.  
17 And correspondence, secretary. Katherine,  
18 can you please tell me the correspondence, please.

19 MS. OPPERMAN: In this case there were 16  
20 letters sent, one letter returned, no approvals, no  
21 objections.

22 CHAIRPERSON PEDDIBOYINA: Thank you,  
23 Katherine.

1                   And yeah, thank you for the nice presentation  
2                   and, you know, for your business. And let me put on to  
3                   this board and what the board members can say. And  
4                   it's open for the board. You can speak on this case,  
5                   please, tonight.

6                   MEMBER SANGHVI: Mr. Chair?

7                   CHAIRPERSON PEDDIBOYINA: Yeah, Mr. Member  
8                   Mav, go ahead, sir.

9                   MEMBER SANGHVI: I went and visited this  
10                  site. And but for the bond (ph), they wouldn't need  
11                  any special, large size or anything else. So because  
12                  of this situation, which is not self-created, I'm quite  
13                  willing to support this application. Thank you.

14                 CHAIRPERSON PEDDIBOYINA: Thank you, Member  
15                 Mav.

16                 Any other board member would like to speak on  
17                 this case, please?

18                 MEMBER THOMPSON: I would just say I think  
19                 this looks like it's going to be a first class facility  
20                 and I don't think the sign is much more than the  
21                 variance is asking for.

22                 CHAIRPERSON PEDDIBOYINA: Thank you, Member  
23                 Thompson.

1                   Any other board member would like to speak,  
2                   please?

3                   MEMBER KRIEGER: I suppose also for the speed  
4                   of Grand River and the size, that if you're driving  
5                   that it'd be very easy to miss it if it's not with this  
6                   little bit of extra space to attract somebody's eye  
7                   view to see what it is. And it's not going to be a  
8                   changing sign. So that would help people get to their  
9                   PetSuites.

10                  CHAIRPERSON PEDDIBOYINA: Thank you, Member  
11                  Krieger.

12                  And any other board member?

13                  MEMBER SANGHVI: I just had one question,  
14                  Mr. Chair.

15                  CHAIRPERSON PEDDIBOYINA: Please. Go ahead,  
16                  Mr. Member Mav.

17                  MEMBER SANGHVI: This is going to be a lit up  
18                  sign and is it going to be -- light is going to be on  
19                  all the time or is there specific times they're going  
20                  to switch it on and off?

21                  MR. ANDERKIN: Yes. It is an illuminated  
22                  sign and PetSuites only illuminates it during open  
23                  hours, which is 6:30 a.m. to eight o'clock p.m.

1 MEMBER MAV: Thank you.

2 CHAIRPERSON PEDDIBOYINA: Thank you, Member  
3 Mav.

4 Any other board member have any questions or  
5 they would like to speak on this case before closing to  
6 the motion.

7 Seeing none.

8 Okay, Member Montague. Please go ahead for  
9 the motion, sir.

10 MEMBER MONTAGUE: I move that we grant the  
11 variance in case number PZ20-0049, sought by Integrated  
12 Sign and PetSuites for the proposed 50 square foot  
13 sign, a variance of 18 square feet. They have shown a  
14 practical difficulty requiring the larger sign.

15 Without the variance, the scale of the site and the  
16 fast traffic would reduce the visibility of the sign.

17 The property is unique because it's located  
18 on Grand River, which is a fast moving street. The  
19 petitioner did not create it. The property location is  
20 there. The relief granted will not interfere with any  
21 properties around. It is consistent with the  
22 surrounding businesses, and the relief is consistent  
23 with the spirit and intent of the ordinance because the



1 location with the passerbys going fast, if they slow  
2 down, they cause traffic problems by missing the site.  
3 So this visibility is an important issue for safety on  
4 Grand River.

5 MEMBER KRIEGER: Second.

6 CHAIRPERSON PEDDIBOYINA: Thank you, Member  
7 Montague and Member Krieger.

8 And Katherine, can you please roll call?

9 MS. OPPERMAN: Member Verma?

10 MEMBER VERMA: Yes, please.

11 MS. OPPERMAN: Member Thompson?

12 MEMBER THOMPSON: Yes.

13 MS. OPPERMAN: Member Sanghvi?

14 MEMBER SANGHVI: Yes.

15 MS. OPPERMAN: Chairperson Peddiboyina?

16 CHAIRPERSON PEDDIBOYINA: Yes, please.

17 MS. OPPERMAN: Member Montague?

18 MEMBER MONTAGUE: Yes.

19 MS. OPPERMAN: And Member Krieger?

20 MEMBER KRIEGER: Yes.

21 MS. OPPERMAN: Motion passes.

22 CHAIRPERSON PEDDIBOYINA: Thank you. Does  
23 anybody have any questions?

1                   Seeing none. And we can move to the next  
2                   case.

3                   Congratulations for your case, sir.

4                   Going for the case number nine, PZ20 --

5                   MR. CHENG: Thank you all for your time.

6                   MEMBER KRIEGER: Congratulations.

7                   CHAIRPERSON PEDDIBOYINA: Yeah. Case number  
8                   nine tonight. PZ20-0050 Constantine George Pappas and  
9                   Armenian Cultural Center, 41100 Twelve Mile Road, east  
10                  of Meadowbrook Road and north of Twelve Mile Road,  
11                  parcel number 50-22-12-351-053.

12                  The applicant is requesting the ZBA specify a  
13                  height of 62.83 feet for a proposed monument structure,  
14                  as permitted under Section 3.32.3 of the Zoning  
15                  Ordinance. The structure has received a special land  
16                  use approval from the Planning Commission and is  
17                  located greater than 63 feet from all property lines.  
18                  This property is zoned residential acreage, R-A.

19                  Is the applicant is present, sir?

20                  MR. PAPPAS: Yes. Thank you, Mr. Chairman.  
21                  My name is Mr. Constantine Pappas with Evans Caruso.  
22                  We're both the architects for the Armenian Community  
23                  Center.

1 CHAIRPERSON PEDDIBOYINA: Before going to  
2 that, I would like to bring my secretary for both the  
3 first and last name.

4 Katherine, can you please take it?

5 MS. OPPERMAN: Yes. Can you please state  
6 each of your names once more and spell them for our  
7 court reporter.

8 MR. PAPPAS: C-o-n-s-t-a-n-t-i-n-e, Pappas,  
9 P-a-p-p-a-s.

10 MR. CARUSO: And Evans Caruso, E-v-a-n-s,  
11 C-a-r-u-s-o.

12 MS. OPPERMAN: And if both of you could  
13 please state your intentions -- (audio dropped).

14 MR. PAPPAS: You cut out. Excuse us.

15 MS. OPPERMAN: If you could both please  
16 affirm to tell the truth in the case before you.

17 MR. PAPPAS: I do.

18 MR. CARUSO: We do. I do.

19 CHAIRPERSON PEDDIBOYINA: Thank you, both of  
20 you. And, please, you can move what you want tonight  
21 and the way we can help you from the board and the  
22 City. And thank you on staying long. I know it's too  
23 long. Thank you so much. Please proceed, sir.

1 MR. PAPPAS: Thank you, Mr. Chairman.

2 Tonight with us are the two co-chairs of  
3 the Armenian Community Center, Mr. Raffi Ourlian, and  
4 Mr. Hague Oshigan, (ph) both chairmen of this building  
5 committee of the new Armenian Community Center.

6 MR. OURLIAN: I can spell my name.

7 MR. PAPPAS: Go ahead, Raffi.

8 MR. OURLIAN: My first name, R-a-f-f-i. Last  
9 name Ourlian, O-u-r-l-i-a-n.

10 MS. OPPERMAN: And do you swear or affirm to  
11 tell the truth in the case before you, sir?

12 MR. OURLIAN: Yes, I do.

13 CHAIRPERSON PEDDIBOYINA: Okay. Thank you,  
14 please go ahead and proceed.

15 MR. PAPPAS: Thank you very much. This is  
16 part of the new Armenian Community Center, which is a  
17 religious and cultural facility. We obtained site plan  
18 approval about two years ago, three years ago. Most  
19 recently we came in for an amendment to the site plan  
20 which has been supported by the Planning Commission for  
21 the creation of a new monument.

22 The actual monument will be into the middle  
23 of the new facility. We are actually requesting

1 approximately 28 foot variance to the ordinance. The  
2 ordinance allows 35 feet into this district. All the  
3 buildings that we propose in the overall master plan  
4 are considerably less height than the 35 feet.

5 The facility has been designed such that the  
6 Armenian genocide memorial is positioned almost in the  
7 middle of the site relative to everything that you see  
8 from Twelve Mile Road.

9 And the actual memorial itself is relatively  
10 small. It's only six foot wide by eight foot wide, but  
11 it does go vertically and it does represent a little  
12 bit of the -- it depicts a little bit of the two  
13 Armenian communities actually coming together from  
14 Armenian-Lebanon area.

15 We propose also to have lighting that will  
16 light the actual memorial, but only in set times. We  
17 would like to propose from dusk to around 11:00. It  
18 can be on a timer and then from three to four special  
19 events throughout the year we may ask for it to be on a  
20 little bit longer than that.

21 The site is a very, very difficult site.  
22 It's approximately a little less than 20 acres. And  
23 it's -- it goes from Twelve Mile Road all the way to

1 the back, to the northern end, from anywhere between 40  
2 to 45 feet in height. So there's tremendous amount of  
3 topography in a very, very difficult site in order to  
4 develop, but I think we've come up with a pretty  
5 dynamic plan working together with our engineers and  
6 coming up with a really, really nice master plan that  
7 tries to define and keep all the beautiful and natural  
8 characteristics of the site.

9 There's a small, little wetland area that is  
10 mainly a creek that's a little bit active into that  
11 area. We're creating this new reflecting pond in the  
12 very, very front. The actual monument itself will be  
13 sheathed in two materials. We're looking at that with  
14 a metal or portend metal on one side and the inside  
15 would be stainless steel.

16 There would be no lighting that would flow  
17 or, actually, I would call, it pollute any of the  
18 joining members; that is, because of the nature who  
19 would be replacing the lighting which would be at the  
20 very, very bottom of the actual monument itself. All  
21 lighting would be literally squished together and going  
22 up through the vertical aspect. There's a small little  
23 slot at the very, very top.

1                   We've included a number of documents for all  
2                   of the committee members and we're here to answer any  
3                   questions that you may very, very well have of any of  
4                   the documents that we've kind of put together.

5                   MR. CARUSO: There's a couple of things that  
6                   we'd like to add. The history and the religious and  
7                   cultural aspect of this monument is very important to  
8                   the Armenian community. The footage that is a 62.87  
9                   feet.

10                  MR. PAPPAS: 83.

11                  MR. CARUSO: 83. It comes from the  
12                  historical date of 1915 and that translates into feet  
13                  and it was very important for this community as the  
14                  beacon and the focus of the community. And also, in  
15                  addition, as Gus had mentioned, we have worked to  
16                  enhance the landscaping and around the site the visual  
17                  aspects from the site looking in and looking out are  
18                  very deep in trees and landscaping that help that  
19                  surrounding area.

20                  MR. PAPPAS: Now, part of the application,  
21                  there was a very nice narrative put together by  
22                  Mr. Oshigan and he explained a little bit of the  
23                  history of the Armenian genocide, which started in 1915

1 and that's how we actually had come up with the overall  
2 height. We translated that from centimeters to  
3 actually feet and inches to come up with the requested  
4 variance of approximately 28 feet.

5 CHAIRPERSON PEDDIBOYINA: Okay. Would you  
6 like to add anything? Would you like to show any  
7 photograph or anything you want to share on the Zoom?

8 MR. PAPPAS: Actually, what happens is the  
9 documents that we actually submitted, I hope that all  
10 the committee members have those documents in front of  
11 you. They're quite a bit. I can tell you that its  
12 location, if you look on sheet 81, it is approximately  
13 almost 300 feet to the probably closest neighbor and  
14 then that would be to the immediate west. To the  
15 immediate east it's like 540 ...

16 (Document displayed.)

17 MEMBER KRIEGER: There we go.

18 MR. PAPPAS: Yeah. 540 feet which is right  
19 there. It's set back over 600 feet from the property  
20 line on Twelve Mile Road and a little over 600, 608  
21 feet to the north property line. But also keep in mind  
22 those lots on the north end are really, really big lots  
23 and we probably think the homes at least back there



1 they could be at least in excess of 100 to 150 feet  
2 away from that property.

3 So, as you can see, we really have tried to  
4 position it away from everybody. The impact, as you  
5 see on sheet maybe -- let's go to the next one and  
6 we'll show you on this one.

7 (Document displayed.)

8 MR. PAPPAS: This is -- what we did is we  
9 created both of these images in the day, which is on  
10 the right-hand side, and at night and dusk to give you  
11 an idea of the overall impact. Daytime, as you can  
12 see, you know, you really can hardly, hardly see the  
13 monument at all because it's so small, so thin, so  
14 tall.

15 At dusk you see the upper left-hand corner.  
16 That's the only little area that you will see of  
17 lighting which is going through the actual memorial  
18 itself. It's not meant to be like a car dealership  
19 where you see the lights blasting all over the place.  
20 This is meant to be subtle, but yet very dynamic when  
21 you're into the overall memorial.

22 Now, when you're in the memorial, the  
23 memorial will have a lot of significance of walls that

1 will depict a little bit more of the history of what  
2 the memorial is about. We may very well even honor a  
3 lot of the families from the regions that were  
4 devastated by the actual genocide itself.

5 The whole idea is to try to create the  
6 overall spiritual memory that this memorial will create  
7 and keeping in mind that it's designed right into the  
8 middle of this overall future complex.

9 As you can see, the complex, Evan is showing  
10 how the complex, this would be the first phase of the  
11 complex which would be -- the first aspect a kind of  
12 like a fellowship hall slash religious center and then  
13 from that standpoint it would connect to a  
14 multi-purpose room which, essentially, has a series of  
15 meeting rooms, main entry lobby and drop off area and  
16 then the Armenian Community Center offices and more  
17 classrooms all along that area.

18 The second phase will include a future  
19 church, which will be located in the back area and a  
20 recreational area which would be located right in that  
21 general area. The building is set back quite a bit  
22 from Twelve Mile Road and the main reason being is that  
23 that is all a natural wetland area and we are trying to

1 create a really nice image from Twelve Mile Road.

2 We've included some of the cross sections, as  
3 you see, that are taken from Twelve Mile there all the  
4 way to the very, very back of the property. There's  
5 where the monument is located. That's the north part  
6 of the property. And we've taken cross sections on  
7 either side so at least you can get an idea.

8 Keep in mind, the extensive landscaping that  
9 has been requested and required by part of your  
10 ordinance is going to tremendously block everything  
11 that you will see relative to the actual monument  
12 itself. Everything along the west side, there's a lot  
13 of natural trees along that side and we're going  
14 to maintain as many trees as possible and then we're going  
15 to augment on both the east and west side additional  
16 landscape material in order to actually reinforce the  
17 visual aspects, you know, of the neighboring  
18 residential area.

19 So everybody knows, we had obtained approval  
20 a number of years back for this facility even before  
21 the construction had started in that subdivision to the  
22 west of us. There was one gentleman who came to the  
23 Planning Commission and we are going to meet with the

1 Loeb (ph) residents. He was even a little shocked that  
2 even this overall program was even approved, but we  
3 were actually before the Planning Commission, you know,  
4 way before that subdivision even started construction.

5 But we have no problem, you know, sitting  
6 with the residents and explaining to them what our  
7 overall long range plans are. Primarily because we're  
8 going to be neighbors and, you know, we care about how  
9 they feel and we hope that the neighbors, you know,  
10 respect who we are as a religious and cultural  
11 community.

12 I think, Evans is right there --

13 MR. CARUSO: One thing to note, though, too,  
14 is a lot of these images are critical because these  
15 trees aren't even mature to its fullest. Okay. So as  
16 you see, you know, this is -- you can't even see the  
17 tower in this image. You see the beam of light.  
18 Again, you know, this is a far distance away.

19 But, again, on the other side of the lot, on  
20 the side lots here are not even mature. So the other  
21 thing that we did do is on the lighting aspect, we did  
22 generate some photometrics that have no zero ground  
23 light at all off of this tower -- or monument I should

1 say. I'm sorry.

2 The lighting is zero at ground. So as Gus  
3 said, there is no pollution of light that is shooting  
4 outside of this. It's a very narrow beam of light and  
5 narrow lit, as shown. And we can show you that, too.

6 Let's go straight to the tower. At this  
7 point what we're showing here -- the green, basically,  
8 at 60 feet is at this point, the 62 feet. This beam of  
9 light stops at, basically, 160 -- 150. At 150 feet  
10 that beam of light stops.

11 MR. PAPPAS: But you also have to remember  
12 that the foot candle, once it pierces through the  
13 actual monument itself, tremendously drops off as far  
14 as the foot candles are concerned. So by the time you  
15 get to that level of 150 feet, you probably have, like,  
16 a less than a half foot candle at that particular  
17 point.

18 So, again, as you can start to see even in  
19 this image, this is a wonderful image in order to  
20 depict how we're trying to enclose the light,  
21 encapsulate the light, but only let very little amount  
22 of that light through at the very small peak at the  
23 very, very top.

1 MR. CARUSO: This tells you, too. See the  
2 hotspot where it's -- it's like Gus says, blocks it.  
3 Here's your blocking of it. And these are just kind of  
4 showing you the hotspots of the monument. But this was  
5 done also just to show the effects of no light  
6 pollution carrying over on to the site.

7 CHAIRPERSON PEDDIBOYINA: Okay.

8 MR. PAPPAS: That's all we have as far as the  
9 presentation. We're here to answer any questions that  
10 you may have.

11 CHAIRPERSON PEDDIBOYINA: Okay. Thank you.  
12 And good presentation and I know you guys are waiting a  
13 long time, more than two hours while we had the  
14 previous month's cases also as well as this month.

15 Anyhow, the presentation was good and you  
16 showed what your, you know, the relief is for all those  
17 things.

18 And let me see. Anybody in the audience  
19 would like to speak on this case, please? Is there  
20 anybody in the audience?

21 MS. OPPERMAN: There are no audience members  
22 raising their hand.

23 CHAIRPERSON PEDDIBOYINA: Oh, sounds good.

1 Thank you so much. And let's move to the City.

2 Larry, are you there?

3 MR. BUTLER: I am here. No comments at this  
4 time.

5 CHAIRPERSON PEDDIBOYINA: Thank you, Larry.

6 And correspondence, Secretary, any  
7 correspondence for this case, please?

8 MS. OPPERMAN: Certainly. For this case  
9 there were 47 letters sent. There were no letters  
10 returned, no approvals and no objections.

11 CHAIRPERSON PEDDIBOYINA: Thank you. I  
12 appreciate, Katherine.

13 And, yeah, you both, you know, what you guys  
14 had a good thing and you showed a good presentation.  
15 You know, the Armenian people, why don't have their  
16 museum and what they have existing. And let me work on  
17 this with my, you know, board members who want to speak  
18 on this case.

19 And I'm opening to the board. Please go  
20 ahead.

21 MEMBER SANGHVI: Yes, Mr. Chair?

22 CHAIRPERSON PEDDIBOYINA: Member Mav, go  
23 ahead, sir.

1 MEMBER SANGHVI: Thank you. First of all, I  
2 want to welcome the Armenian community to the city of  
3 Novi.

4 MR. PAPPAS: Thank you.

5 MEMBER SANGHVI: This is a city of  
6 immigrants. And I think we all made a home here and we  
7 very sincerely welcome you to our city.

8 MR. PAPPAS: Thank you.

9 MEMBER SANGHVI: I looked at your plans and  
10 I've been looking forward to seeing this into  
11 oppression. Your height requirement is very similar to  
12 a spire for anyplace of worship whether it is a church  
13 or a temple and that is what I like to consider it is  
14 as a spire and I have no difficulty granting your  
15 request.

16 Thank you.

17 CHAIRPERSON PEDDIBOYINA: Thank you, Member  
18 Mav.

19 Any other board member who would like to  
20 speak on this case, please?

21 MEMBER KRIEGER: Two questions. For the  
22 spire, do you know? I don't know what the height  
23 requirement is for -- you have to put the little red



1 light on for passing planes.

2 MR. CARUSO: Um-hmm.

3 MEMBER KRIEGER: Does that come into play?

4 MR. CARUSO: It hasn't during the Planning  
5 Commission or anything that we've talked to your  
6 engineering department about. So it hasn't come to our  
7 attention. So ...

8 MR. PAPPAS: And, actually, we were involved  
9 with the church up on M-5 and 13 Mile Road where the  
10 big cross, Brightmoor, is at. And that cross is even  
11 taller than this structure.

12 MR. CARUSO: Right.

13 MR. PAPPAS: And that one does not have a red  
14 light from what I can remember.

15 MR. CARUSO: No.

16 MEMBER KRIEGER: Okay. And do you have what  
17 it would be like in a foggy night?

18 MR. CARUSO: So the foggy night, when it  
19 comes to the light, it's going to be a little more  
20 intense. But as we said, the photometric -- light just  
21 doesn't stop. Right?

22 MEMBER KRIEGER: Yeah.

23 MR. CARUSO: It's going to get a little

1 brighter with the fog. Okay? And a cloudy day. But  
2 what the photometric does, it shows you that -- it goes  
3 to that 100 feet going and it -- like Gus said, at one  
4 or two foot candles it's going to be very minimal, even  
5 higher than that.

6 MR. PAPPAS: And, actually, I don't think  
7 we've ever thought about how it's going to look in the  
8 fog, but it might look pretty neat.

9 MEMBER KRIEGER: I think it'll look neat,  
10 yeah. And I say the same thing as Mav said that I  
11 support your request and welcome.

12 MR. PAPPAS: Thank you very much.

13 CHAIRPERSON PEDDIBOYINA: Thank you, Member  
14 Krieger.

15 And any other board member would like to  
16 speak on this case, please?

17 MEMBER MONTAGUE: Yes. I'd like to say that  
18 you guys did a very good job of respecting the  
19 neighborhood with the aiming of the lights and the  
20 landscaping. So I commend you on the design.

21 MR. CARUSO: Thank you very much.

22 MR. PAPPAS: Thank you.

23 CHAIRPERSON PEDDIBOYINA: Thank you, Member

1 Montague. Any other board member, please?

2 Okay. Seeing nobody. I would like to say my  
3 comments. I really appreciate you coming to -- you  
4 know, Armenian community coming to Novi city and  
5 welcome to you guys, and I wish you good luck.

6 And Member Montague, please go ahead and make  
7 a motion.

8 MEMBER MONTAGUE: All right. I move that we  
9 grant the variance in case number PZ20-0050 sought by  
10 the Armenian Cultural Center for are a 62.83 foot  
11 monument structure, which is a 28 foot variance from  
12 where we are.

13 The practical difficulty was that they would  
14 be compromised with their representation of a culture  
15 if we did not allow this. Without the variance, they  
16 would lose that cultural significance. The property is  
17 unique because it is a large parcel and it's a special  
18 land use. So that gives us a chance to review in a  
19 different light.

20 They did not create the condition. It is a  
21 large site. It has a lot of topography. There's  
22 existing wetlands, et cetera.

23 The relief granted will not unreasonably

1 interfere with the adjacent properties. It's a large  
2 site so it gives very big oversized setback. As I said  
3 before, the lighting has been designed, I think, very  
4 well to not be disruptive. And they've done extensive  
5 landscaping, again, to make the property look good and  
6 enhance the views from around.

7 And I think the relief is consistent with the  
8 spirit and intent of the ordinance because it adds a  
9 beautiful addition to our community and it respects its  
10 neighbors.

11 MEMBER SANGHVI: Second.

12 MEMBER KRIEGER: Second.

13 CHAIRPERSON PEDDIBOYINA: Thank you. Member  
14 Montague and Member Krieger.

15 MEMBER KRIEGER: I think Mav did it, but  
16 okay.

17 MEMBER SANGHVI: It's okay.

18 CHAIRPERSON PEDDIBOYINA: Sorry. Krieger.  
19 Katherine, can you please roll call?

20 MS. OPPERMAN: Certainly. Member Verma?

21 MEMBER VERMA: Yes, please.

22 MS. OPPERMAN: Member Thompson?

23 MEMBER THOMPSON: Yes.

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MS. OPPERMAN: Member Sanghvi?

MEMBER SANGHVI: Yes.

MS. OPPERMAN: Chairperson Peddiboyina.

CHAIRPERSON PEDDIBOYINA: Yes, please.

MS. OPPERMAN: Member Montague?

MEMBER MONTAGUE: Yes.

MS. OPPERMAN: Member Krieger?

MEMBER KRIEGER: Yes, thank you.

MS. OPPERMAN: Motion passes.

MR. PAPPAS: The Armenian Community Center  
thanks you very, very much.

CHAIRPERSON PEDDIBOYINA: Thank you. Good  
luck.

Let's move to the final case tonight. I know  
all the board members and everybody is tired. It's  
almost more than two hours and 15 minutes. And today's  
final case.

PZ20-0051 Jovica Stosic, 23708 east LeBost  
Drive east of Meadowbrook Road and south of Ten Mile  
Road, parcel number 55-22-25-126-009. The applicant is  
requesting the variance from the Novi Zoning Ordinance,  
Section 3.1.5 for a proposed 27 foot front yard  
setback, 30 feet required, variance of three feet; and

1 an aggregate total side yard setback of 20.5 feet, 25  
2 feet required, variance of 4.5 feet.

3 The variance would accommodate building an  
4 attached garage to replace existing carport. This  
5 property is zoned single family residential, R-4.

6 The applicant is present, please?

7 MR. STOSIC: Yes. Hi, everybody.

8 CHAIRPERSON PEDDIBOYINA: Hi. Thank you.  
9 And, you know, you can spell your first and last name  
10 for our court record for our secretary.

11 Katherine, can you please take it?

12 MR. STOSIC: My name is Jovica Stosic,  
13 J-o-v-i-c-a, S-t-o-s-i-c.

14 MS. OPPERMAN: And do you swear or affirm to  
15 tell the truth in the case before you, sir?

16 MR. STOSIC: Yes.

17 MS. OPPERMAN: Thank you.

18 CHAIRPERSON PEDDIBOYINA: Are you both  
19 presenting or only one person is talking?

20 MR. DUKE: My is Trevor Duke. I'm a friend  
21 and I'll be working the computer and helping him  
22 present here and also discussing the matter.

23 MS. OPPERMAN: Could you, then, also please

1 spell your name aloud for our reporter.

2 MR. DUKE: My name is Trevor Duke,  
3 T-r-e-v-o-r, D-u-k-e. And I swear to tell the truth  
4 throughout this meeting.

5 CHAIRPERSON PEDDIBOYINA: Okay. Please go  
6 ahead and present your case. How can we help you  
7 tonight?

8 MR. DUKE: Great. I'm going to share our  
9 screen here and go through a few files we have.

10 The first is the drill map to give a simple  
11 explanation of what we're aiming to accomplish here and  
12 that's to build a garage here.

13 To look at what the property looked like  
14 prior, it did have a carport. The carport was  
15 unsightly. You could see items in there. Every other  
16 comparable home on LeBost Street has a garage and it  
17 really is -- there's fewer homes without a garage than  
18 there are with a garage here. So this is simply trying  
19 to get in line with the majority of other homes here.

20 The carport has been demolished. This red  
21 area is where the proposed garage would go. This would  
22 result in a variance both on the lot line to the side  
23 and on the front here.

1 The front, I think it asks for 25 --

2 MR. STOSIC: 27.

3 MR. DUKE: It asks for 27. We are -- the  
4 existing house as is is nonconforming. The house is  
5 built that way. I do not have the date of when the  
6 house was built. We would be extending to be flush  
7 with the house there on the carport. So we are not  
8 encroaching any closer. Simply extending the existing  
9 home down to the south there.

10 That is the majority of what I'd like to show  
11 off here. We have discussed with the neighbors. We're  
12 eager to hear about the mailings that went out and came  
13 back. We do believe this adds value to the home, adds  
14 taxable value to the home. We also believe it is a  
15 beautification and that not only is it safer to store  
16 things in a garage than a carport, it's much more  
17 attractive.

18 And, again, some of these variances, in the  
19 existing condition the house was nonconforming both on  
20 the front and to the sides. We're simply trying to  
21 improve it within the footprint that we have.

22 Can we answer any questions?

23 CHAIRPERSON PEDDIBOYINA: Okay. You want to



1 add any other additional before we go to more other  
2 thing?

3 MR. DUKE: You know, I actually was just  
4 going to -- I just wanted to kind of show -- I have a  
5 perspective here that doesn't -- kind of identifies  
6 that we're not -- you know, we're not adding. We're  
7 not building out. It really is going to ...

8 MR. STOSIC: Attached.

9 MR. DUKE: It's just going to blend in with  
10 the existing house. The roof line is going to be  
11 pitched identically to the existing house. We want to  
12 be subtle and not -- try not to stick out here.

13 So that's -- yeah, that's all we have to  
14 discuss and we're happy to answer any questions and  
15 talk through it.

16 CHAIRPERSON PEDDIBOYINA: Thank you so much  
17 for the, you know, presentation.

18 Before moving to that, any other audience  
19 would like to speak on this case?

20 Katherine, is anybody raising their hand on  
21 this audience?

22 MS. OPPERMAN: There are no audience members  
23 raising their hand.

1 CHAIRPERSON PEDDIBOYINA: Thank you so much,  
2 Katherine.

3 And the City, Larry?

4 MR. BUTLER: No comments from the City.

5 CHAIRPERSON PEDDIBOYINA: Thank you so much.  
6 And, Katherine, any correspondence, please?

7 MS. OPPERMAN: There were 38 letters sent out  
8 for this. None returned. No approvals. No  
9 objections.

10 CHAIRPERSON PEDDIBOYINA: Thank you so much,  
11 Katherine. I appreciate that.

12 And, yeah, nice presentation. And I know  
13 this house is not too far from my house. You guys  
14 showed, you know, what you want and I have a question  
15 before opening to my board. Do you guys plan on  
16 matching the same color brick and roof and all other  
17 thing?

18 MR. DUKE: Yes.

19 CHAIRPERSON PEDDIBOYINA: Okay. And let's  
20 open to the board members and then let me take from  
21 there.

22 Board members, you can talk. Anybody would  
23 like to speak on this case?

1 MEMBER SANGHVI: Yes, Mr. Chair.

2 CHAIRPERSON PEDDIBOYINA: Yes, Mr. Mav, go  
3 ahead, sir, member.

4 MEMBER SANGHVI: I visited your property  
5 yesterday, actually, and looked around. And all you  
6 are doing is being very uniform with the rest of your  
7 neighbors. Your carport's not really very useful in  
8 the Michigan weather and so I'm glad you are making a  
9 garage and you can store things as well.

10 So I wholeheartedly support your application.  
11 Thank you.

12 MR. STOSIC: Thank you so much.

13 MR. DUKE: Thank you.

14 CHAIRPERSON PEDDIBOYINA: Thank you, Member  
15 Mav.

16 And any other board member?

17 (No response.)

18 CHAIRPERSON PEDDIBOYINA: Okay. It looks  
19 like nobody.

20 And, yeah, I have no objection. I  
21 wholeheartedly support your project. And you know  
22 since I don't know how long. Is this property going to  
23 have a garage in this winter? This cannot tell us, you

1 know. You guys came forward to, you know, change this  
2 house, you know, beautiful and our neighborhood also.  
3 And I really appreciate and I really support this case.

4 Member Krieger, can you make a motion on this  
5 case, please?

6 MEMBER KRIEGER: Yup. For case number  
7 PZ20-0051 for the applicant Jovica Stosic.

8 Did I say that right?

9 MR. STOSIC: Yes.

10 MEMBER KRIEGER: Okay. Cool.

11 I move to grant the request. The petitioner  
12 has shown practical difficulty requiring the request  
13 that they have a nonconforming house on a lot where --  
14 and also a carport and they'd like to build a garage  
15 for a proposed 27-foot yard setback, 30 feet required,  
16 a variance of just three feet; and an aggregate total  
17 side yard setback of 20.5 feet, 25 feet required, for a  
18 variance of 4.5. And these variances would accommodate  
19 the building the attached garage to replace the  
20 existing carport and that the attached garage will be  
21 matching with the house structure as well.

22 That without the variance, the petitioner  
23 will unreasonably be prevented or limited with respect

1 to the use of the property because, of course, of the  
2 Michigan winters. It gives you more room. It protects  
3 the property better and is more conforming with the  
4 subdivision. The property is unique because of its  
5 nonconformity and amongst the other neighboring houses.

6 The petitioner did not create the condition  
7 because the carport came with the house when he  
8 purchased it. And the relief granted will not  
9 unreasonably interfere with adjacent or surrounding  
10 properties because he'll stay on the footprint for the  
11 attached garage and that would improve the sale values  
12 of homes as well. And it's consistent with the spirit  
13 and intent of the ordinance.

14 MEMBER SANGHVI: Second.

15 MEMBER KRIEGER: Thank you.

16 CHAIRPERSON PEDDIBOYINA: Thank you, Member  
17 Krieger and Member Mav.

18 And, Katherine, can you please call roll  
19 call, please.

20 MS. OPPERMAN: Yes. Member Krieger?

21 MEMBER KRIEGER: Yes.

22 MS. OPPERMAN: Member Montague?

23 MEMBER MONTAGUE: Yes.

1 MS. OPPERMAN: Chairperson Peddiboyina?

2 CHAIRPERSON PEDDIBOYINA: Yes, please.

3 MS. OPPERMAN: Member Sanghvi?

4 MEMBER SANGHVI: Yes.

5 MS. OPPERMAN: Member Thompson?

6 MEMBER THOMPSON: Yes.

7 MS. OPPERMAN: Member Verma?

8 MEMBER VERMA: Yes, please.

9 MS. OPPERMAN: Thank you. Motion passes.

10 CHAIRPERSON PEDDIBOYINA: Thank you.

11 Congratulations. Motion passes.

12 Anybody have any questions on this? Seeing  
13 none --

14 MEMBER KRIEGER: You have a question?

15 MR. DUKE: We have one final question on  
16 this. When reviewing documents for the City, I believe  
17 this variance is good for -- I don't know if it's 120  
18 or how -- 90 days.

19 MS. OPPERMAN: The variance is good for one  
20 year from when it's made. As long as you have the  
21 permit approved in that time, then you should be fine  
22 to go ahead with it.

23 MR. DUKE: Great. If it was going to be 90

1 days I was worried about winter, but one year is  
2 sufficient. Thank you.

3 MR. STOSIC: Perfect. Thank you so much.

4 CHAIRPERSON PEDDIBOYINA: Thank you. Good  
5 luck.

6 MEMBER KRIEGER: Congratulations.

7 CHAIRPERSON PEDDIBOYINA: Thank you.  
8 Congratulations.

9 Apart from other matters, Katherine, I think  
10 approval of 2021 calendar. That's the only thing is  
11 there.

12 MS. OPPERMAN: Yes. So I believe I sent you  
13 out a copy of the calendar. I think we can just do a  
14 simple approval. If anyone had any objections on  
15 anything, they can state it.

16 CHAIRPERSON PEDDIBOYINA: Yeah. I approve,  
17 myself.

18 Any other board members?

19 MEMBER SANGHVI: Well, I make a motion to  
20 approve the calendar dates as prescribed by Kathy in  
21 our communication.

22 MEMBER KRIEGER: Second it.

23 CHAIRPERSON PEDDIBOYINA: Thank you, Member

1 Mav and Member Krieger. Thank you so much.

2 Anybody have any other questions on this  
3 calendar for 2021?

4 And motion is passed anonymously and seeing  
5 none. Today is a long day. More than two and half  
6 hours.

7 MEMBER KRIEGER: 9:26. 27.

8 CHAIRPERSON PEDDIBOYINA: And is there a  
9 motion to adjourn? Anybody say --

10 MEMBER KRIEGER: Motion to adjourn.

11 THE BOARD: Aye.

12 CHAIRPERSON PEDDIBOYINA: All say "Aye." The  
13 board said "Aye."

14 The motion is done. And good night.

15 (At 9:27 p.m., matter concluded.)

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C E R T I F I C A T E

STATE OF MICHIGAN)

) ss

COUNTY OF OAKLAND)

I, Darlene K. May, Notary Public within and for the County of Oakland, do hereby certify that I have recorded stenographically the proceedings had and testimony taken in the above-entitled matter at the time and place hereinbefore set forth, and I do further certify that the foregoing transcript, consisting of one hundred twenty-nine (129) typewritten pages, is a true and correct transcript of my said stenographic notes.

/s/Darlene K. May  
Darlene K. May, RPR/CSR-6479

November 24, 2020  
(Date)