

Meeting
06/11/2024

1 REGULAR MEETING - ZONING BOARD OF APPEALS

2 CITY OF NOVI

3 TUESDAY, JUNE 11, 2024

4 Council Chambers/Novi Civic Center

5 41725 Novi Road

6 Novi, Michigan

7 BOARD MEMBERS:

8 Joe Peddiboyina, Chairperson

Linda Krieger, Member

9 Michael Thompson, Member

Larry Butler, Member

10 W. Clift Montague, Member

Mike Longo, Member

11 ABSENT EXCUSED:

Member Sanghvi

12 Member McLeod

13 ALSO PRESENT:

14 Alan Hall (Community Development Deputy
Director)

Beth Saarela (City Attorney)

15 Sarah Fletcher (Recording Secretary)

16 REPORTED BY:

17 Melinda R. Womack

Certified Shorthand Reporter

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1 CHAIRPERSON PEDDIBOYINA: Good evening.
2 Welcome to the Novi City Zoning Planning Board of
3 Appeals. Call to the order, and please stand up for
4 Pledge of Allegiance to everybody.

5 (Pledge of Allegiance recited)

6 CHAIRPERSON PEDDIBOYINA: Thank you.
7 Please be seated and keep your cell phones
8 silenced more, please. And roll call, please.

9 MS. FLETCHER: Chairperson Peddiboyina?

10 CHAIRPERSON PEDDIBOYINA: Yes, please.

11 MS. FLETCHER: Member Sanghvi, absent
12 excused. Member Thompson?

13 MEMBER THOMPSON: Yes.

14 MS. FLETCHER: Member Montague?

15 MEMBER MONTAGUE: Here.

16 MS. FLETCHER: Member Longo.

17 MR. LONGO: Present.

18 MS. FLETCHER: Member Krieger?

19 MEMBER KRIEGER: Here.

20 MS. FLETCHER: Member McLeod, absent
21 excused. And Alternate Member Butler?

22 MEMBER BUTLER: Present.

23 MS. FLETCHER: Thank you.

24 CHAIRPERSON PEDDIBOYINA: Thank you so
25 much. And the public hearing and format and

1 rules. And we have the cases. There's a printout
2 in the back. And we have a public hearing.
3 Anybody want to speak, come to the podium. Please
4 tell your first and last name clearly for our
5 secretary for the record. And there's only time
6 limit three minutes. Please help us on that. And
7 also today we have so many cases, so we'll do our
8 best. And coming to the agenda, approval of
9 minutes of May. Somebody can make a motion. Any
10 changes or anything?

11 MEMBER KRIEGER: I move to approve the
12 minutes for May, 2024.

13 CHAIRPERSON PEDDIBOYINA: Somebody make
14 a second, please.

15 MEMBER MONTAGUE: I'll second.

16 CHAIRPERSON PEDDIBOYINA: Thank you.
17 And approval of minutes and approval of agenda.
18 Any changes on approval of the agenda? There is
19 one change as per the city manager mentioned.

20 MS. SAARELA: We have a motion and
21 second. We have to have everybody all in favor
22 say aye still.

23 CHAIRPERSON PEDDIBOYINA: Okay.
24 Meeting minutes, anybody say any nays or anybody
25 have any objections of this May meeting minutes?

1 Say all in favor.

2 BOARD MEMBERS: Aye.

3 CHAIRPERSON PEDDIBOYINA: Any nays.

4 Okay. Thank you. Approval. And coming back to
5 the approval of agenda. Any changes?

6 MR. HALL: Mr. Chairman, we'd like to
7 take the first application, PZ24-0012, and move
8 that to the next neck meeting. Postpone it
9 because the planning commission hasn't heard the
10 case yet. July 9th. Go to July 9th meeting.

11 CHAIRPERSON PEDDIBOYINA: Okay. Any
12 other changes, please? Somebody make a motion for
13 that approval of the agenda.

14 MEMBER KRIEGER: I move to approve the
15 agenda as amended.

16 CHAIRPERSON PEDDIBOYINA: Somebody make
17 a second, please.

18 MR. LONGO: Second.

19 CHAIRPERSON PEDDIBOYINA: Say all aye
20 in favor.

21 THE BOARD: Aye.

22 CHAIRPERSON PEDDIBOYINA: Any changes?
23 Thank you. Coming back to public remarks. This
24 is the time to speak on public remarks. Anybody
25 wants to add any changes or anything, this is the

1 time you can speak on this public hearing. Any
2 remarks on the public, please, to add on the
3 agenda? Okay. Looks like none. Thank you.
4 Public hearing. Okay. And we have today total
5 number of cases are seven, and I'll go for the
6 first case. PZ24-0015 (PGA Tour Superstore) 21061
7 Haggerty Road, on Haggerty Road, north of Eight
8 Mile Road, Parcel 50-22-36-477-034. The applicant
9 is requesting a variance from the City of Novi
10 Sign Ordinance Section 28-5(b)(1)a. To allow a
11 234.06 sq. Ft. Illuminated wall sign (65 sq. Ft.
12 Wall sign allowed, variance 169.06 sq. Ft.). This
13 property is zoned Office Service Commercial (OSC).
14 Is the applicant present, please? Can you come to
15 the podium and spell your first and last name
16 clearly. If you're not an attorney, take the oath
17 from the secretary. And also if you have anything
18 you can present it on the screen also.

19 MR. BONGIORNO: Yes. My name is Bob,
20 last name is Bongiorno. I'm with Allied Signs
21 located at 33650 Giftos Drive, Clinton Township.
22 I'm here on behalf of PGA Tour Superstore. We are
23 requesting an additional square footage for a wall
24 sign.

25 CHAIRPERSON PEDDIBOYINA: Take an oath

1 from the secretary.

2 MR. BONGIORNO: The current ordinance
3 allows --

4 CHAIRPERSON PEDDIBOYINA: One second.
5 One second, please. Secretary can take a oath.
6 Take the oath.

7 MEMBER KRIEGER: Are you an attorney?

8 MR. BONGIORNO: No, I'm not.

9 MEMBER KRIEGER: Swear him in. You're
10 the secretary. You get to do your job.

11 MR. LONGO: You did it.

12 MEMBER KRIEGER: No. It's your turn.

13 MR. LONGO: Thank you.

14 MEMBER KRIEGER: You didn't do it yet.

15 MR. LONGO: He said he wouldn't.

16 MEMBER KRIEGER: You got to swear or
17 affirm to tell the truth in this case.

18 MR. LONGO: Do you swear to tell the
19 truth in this case?

20 MR. BONGIORNO: Yes, I do.

21 MR. LONGO: Thank you.

22 CHAIRPERSON PEDDIBOYINA: Thank you.
23 Please proceed where we can help you with this
24 case.

25 MR. LONGO: Do you need the spelling of

1 his last name?

2 MR. BONGIORNO: It's Bongiorno,
3 B-O-N-G-I-O-R-N-O.

4 CHAIRPERSON PEDDIBOYINA: Thank you.
5 Okay. Please go ahead and proceed.

6 MR. BONGIORNO: As I was saying, the
7 ordinance allows for 65 square foot for a wall
8 sign. We we're requesting additional square
9 footage for a bigger wall sign. Based upon the
10 size of the plaza, the rental space that they're
11 leasing out, how far the building sits away from
12 the roads, and all the natural landscaping that
13 blocks a lot of the building from the roads we
14 feel that the 65 square foot of signage would be
15 like postal stamp on that size of a building. So
16 we're requesting additional square footage for a
17 wall sign at 234.06 square feet.

18 I'd also like to make note that there's
19 other tenants in the plaza that have larger square
20 footage signs than the ordinance allows at 65
21 square feet. Total Wine has more square footage
22 for their sign, and also Best Buy does. So we're
23 just requesting a sign that would make sense on
24 that size of building, the building facade for
25 customers, consumers to be able to see it from the

1 road somewhat better with the tree lines of the
2 property.

3 CHAIRPERSON PEDDIBOYINA: Okay. John,
4 do you have any slide to show to the audience?

5 MR. BONGIORNO: All the board members
6 should have --

7 CHAIRPERSON PEDDIBOYINA: No, no.
8 Audience. I'm asking to put your slide, anything.
9 Do you have any slides?

10 MR. BONGIORNO: No, I do not. I have
11 some drawings here.

12 CHAIRPERSON PEDDIBOYINA: You can put
13 the drawings on the screen so that the audience
14 can look at it.

15 MR. BONGIORNO: The board wasn't
16 supplied those with the packet?

17 MS. SAARELA: It's for the people who
18 are watching on TV.

19 CHAIRPERSON PEDDIBOYINA: On TV and
20 other people. We have the packets. Thank you.

21 MR. BONGIORNO: Here is the design of
22 the building with the size of the sign we're
23 proposing for a variance. As you see, the facade
24 of this building is pretty big. Dick's Sporting
25 Goods store was there prior to this and we are --

1 you can obviously see that it's well balanced on
2 that building facade. 65 square foot of signage
3 would not be very big and visible. It would be
4 lost up there on the building.

5 We've also, like I mentioned before,
6 other tenants in the plaza have been approved for
7 additional square footage. We've applied for
8 variances for Total Wine back in -- we applied for
9 a variance I believe two years ago for Total Wine
10 for additional signage for them. They were
11 granted 236 square feet of signage, and their
12 frontage of rental space is only 154 feet long.
13 The frontage of this tenant space is 214 feet long
14 and requesting less square footage that was
15 granted to Total Wine.

16 CHAIRPERSON PEDDIBOYINA: Okay.
17 Anything you'd like to add?

18 MR. BONGIORNO: I could add Best Buy.
19 Best Buy was granted a variance in 1997 for 147
20 square foot of signage. So, obviously, all of the
21 tenants did get variances. We personally our
22 company did pull variance for Total Wine back a
23 few years ago, and it just makes sense for this
24 location to have signage that people can actually
25 see.

1 CHAIRMAN PEDDIBOYINA: Okay. Thank
2 you, John. Anybody would like to from the city?

3 MR. HALL: Thank you, Mr. Chairman.
4 Yes he is applying for a dimensional variance
5 tonight. The variance will be for 169.06 feet
6 will be the variance, which would equate to your
7 234.06 sign in total. The sign does -- the area
8 does include the logo and the text, so that's part
9 of the ordinance, and it does seem to be
10 appropriate to the size of the building. So we
11 have no further comments.

12 CHAIRPERSON PEDDIBOYINA: Okay.
13 Secretary, correspondence?

14 MEMBER LONGO: So there were 29 mailed
15 out letters regarding this. Four were returned,
16 zero were objections, and zero approvals.

17 CHAIRPERSON PEDDIBOYINA: Okay. Thank
18 you. Anybody would like speak on this case?
19 Public hearing? Okay. Looks like none. Open to
20 the board.

21 MEMBER BUTLER: Mr. Chair.

22 CHAIRPERSON PEDDIBOYINA: Yeah, please.

23 MEMBER BUTLER: Got a question for you.
24 Is the light illuminated by LED?

25 MR. BONGIORNO: Yes, it is.

1 MEMBER BUTLER: It is LED.

2 MR. BONGIORNO: It is LED illumination.

3 Correct.

4 MEMBER BUTLER: Thank you.

5 CHAIRPERSON PEDDIBOYINA: Okay. The
6 LED is on for 24/7 or you are maintaining the
7 time?

8 MR. BONGIORNO: I'm sorry. Could you
9 repeat that?

10 CHAIRPERSON PEDDIBOYINA: The light?

11 MR. BONGIORNO: Oh. On 24/7, no. It
12 will be on timers based upon daylight savings
13 hours of darkness.

14 CHAIRPERSON PEDDIBOYINA: There's no
15 flashing or anything.

16 MR. BONGIORNO: No flashlight lights
17 whatsoever.

18 CHAIRPERSON PEDDIBOYINA: Okay. Thank
19 you. Any other board member, please?

20 MR. HALL: Mr. Chairman, I do have a
21 question.

22 CHAIRPERSON PEDDIBOYINA: Yeah, please.

23 MR. HALL: Based on the lighting, is it
24 being lighting internally or is it halo lighting.

25 MR. BONGIORNO: Internally.

1 MR. HALL: Internally?

2 MR. BONGIORNO: Yes.

3 MR. HALL: So the letters will glow.
4 Will there be any background lighting at all?

5 MR. BONGIORNO: No. They'll all be
6 front lit letters. There will be no halo lit
7 letters on this job.

8 MR. HALL: Thank you.

9 CHAIRPERSON PEDDIBOYINA: Thank you.
10 Anybody would look to speak? Okay. So motion
11 time. Michael Longo.

12 MEMBER LONGO: Yes. Thank you. I move
13 that we grant the variance in Case No. PZ24-0015,
14 sought by PGA Superstore, for a sign variance
15 because the Petitioner has shown practical
16 difficulty including visibility from Haggerty and
17 visibility even within the parking lot requiring a
18 larger sign on the basis of any of the following;
19 one is that the request is based upon
20 circumstances or features that are exceptional and
21 unique to the property and do not result from
22 conditions that exist generally in the city nor
23 that are created by the PGA. That the failure to
24 grant the relief will unreasonably prevent or
25 limit the use of the property and will result in

1 substantially more than mere inconvenience or
2 inability to attain a higher economic and
3 financial return because the store would be
4 difficult to see. The grant of relief will not
5 result in the use of or structure that is
6 incompatible with or unreasonably interferes with
7 the adjacent or surrounding properties, and will
8 result in substantial justice being done to both
9 the applicant and the adjacent and surrounding
10 properties.

11 CHAIRPERSON PEDDIBOYINA: Somebody can
12 make a second?

13 MEMBER KRIEGER: Second.

14 CHAIRPERSON PEDDIBOYINA: Okay. Thank
15 you. Roll call, please.

16 MS. FLETCHER: Chairperson Peddiboyina?

17 CHAIRPERSON PEDDIBOYINA: Yes.

18 MS. FLETCHER: Member Thompson?

19 MEMBER THOMPSON: Yes.

20 MS. FLETCHER: Member Montague?

21 MEMBER MONTAGUE: Yes.

22 MS. FLETCHER: Alternate Member Butler?

23 MEMBER BUTLER: Yes.

24 MS. FLETCHER: Member Longo?

25 MR. LONGO: Yes.

1 MS. FLETCHER: Member Krieger?

2 MEMBER KRIEGER: Yes.

3 MS. FLETCHER: Thank you. Motion
4 carries.

5 CHAIRPERSON PEDDIBOYINA: Good luck.

6 MR. BONGIORNO: Thank you.

7 CHAIRPERSON PEDDIBOYINA: PZ24-0016
8 (Ronald Johnston) 1502 Lebenta Street, south of
9 Pontiac Trail, west of West Park Drive, Parcel
10 50-22-03-129-007. The applicant is requesting a
11 variance from the City of Novi Zoning Ordinance
12 Section 3.32(8) for a rear yard setback of 3 ft.
13 (5 ft. Required, variance of second ft.). This
14 variance would accommodate a deck addition to the
15 second story of an accessory garage structure.
16 This property is zoned One-Family Residential
17 (R-4). Okay. Please go ahead and spell your
18 first and last name clearly. If you have anything
19 to present to the audience, please we can present
20 it to the screen and my secretary will take an
21 oath. Thank you.

22 MR. JOHNSTON: Good evening. My name
23 is Ron Johnston, J-O-H-N-S-T-O-N. 1502 Lebenta,
24 L-E-B-E-N-T-A. I'm requesting a variance for a
25 small deck and staircase to the second story of a

1 garage I built about five years ago.

2 MEMBER LONGO: Excuse me. I'm sorry.

3 Are you an attorney?

4 MR. JOHNSTON: No.

5 MR. LONGO: Do you promise to tell the
6 truth in this case?

7 MR. JOHNSTON: Yes, sir.

8 MEMBER LONGO: Thank you.

9 CHAIRPERSON PEDDIBOYINA: Please go
10 ahead and proceed where we can help you tonight on
11 this case, please.

12 MR. JOHNSTON: In any case, so there
13 was a small -- inside the trusses there was a
14 small room built in there, so in the future I
15 could access that to put for storage. And so
16 that's the reason for the staircase and small deck
17 to get to that level.

18 Some of the things that I found that
19 the counts -- or that the ZBA board approved, was
20 this on East Lake Drive. Now, I'm only asking for
21 I believe a three foot variance or two foot
22 variance. And this was much closer. And this is
23 on East Lake Drive. Sorry. Right across the lake
24 from my property. And this was approved by ZBA,
25 which I think is only a foot off of that house.

1 Now, I'm not asking for that. This is very an
2 obscure deck just to get -- it's an access to get
3 to the upper level of the garage that I built so
4 that I can utilize that space.

5 The reason for building the garage
6 originally was to take everything I had outside
7 and put it inside so it didn't look like an
8 eyesore. So now that it's five years down the
9 road and I'd like to gain access to that second
10 level and that's the reason for the variance.

11 CHAIRMAN PEDDIBOYINA: Okay, Ron.
12 Anything you'd like to add?

13 MR. JOHNSTON: I'm sorry?

14 CHAIRPERSON PEDDIBOYINA: Would you
15 like to say anything.

16 MR. JOHNSTON: I think that's about all
17 I got to say. I think there's somebody here that
18 would like to rebut or discuss that. My neighbor.

19 CHAIRPERSON PEDDIBOYINA: Yeah. They
20 can come and speak on that, please?

21 MR. JOHNSTON: And the property next
22 door is a rental property.

23 MEMBER KRIEGER: Wait a minute. Wait a
24 minute. I'm sorry. He speaks during public
25 input.

1 CHAIRMAN PEDDIBOYINA: He's on behalf
2 of him speaking. Anybody wants to speak on this
3 case? Yeah. Please go ahead.

4 MR. HIGGINS: I'm also not an attorney.
5 My name is Mike Higgins. I'm a resident at this
6 property at the moment. I've lived there for
7 almost 11 years. This August will be 11 years.
8 This gentleman here is the owner of the rental
9 property. I'll be purchasing it here coming up
10 this fall. The 1502 Lebenta thing is also a
11 rental property. RJ does not live there. My only
12 concerns on that thing, I just wanted to voice my
13 concerns to make sure because I really don't
14 have --

15 MS. SAARELA: This should be during
16 public comment.

17 CHAIRPERSON PEDDIBOYINA: He mentioned
18 that he wants to speak, his neighbor. I don't
19 know. What's why I allowed him.

20 MS. SAARELA: No. This is an
21 objection, correct?

22 MR. HIGGINS: Correct.

23 CHAIRPERSON PEDDIBOYINA: Okay. Please
24 hold on.

25 MR. HIGGINS: What's that? I'm sorry?

1 CHAIRPERSON PEDDIBOYINA: Please hold
2 on.

3 MS. SAARELA: They'll call you in the
4 public comment.

5 CHAIRPERSON PEDDIBOYINA: I'll call yo
6 on the public remarks.

7 MS. SAARELA: He misunderstood who you
8 were.

9 MR. HIGGINS: Oh, okay.

10 CHAIRPERSON PEDDIBOYINA: I thought you
11 were a neighbor. That's what. Thank you.

12 MS. SAARELA: Okay. Everybody who's
13 not the resident speaks during public comment
14 who's not the applicant. So if you also have a
15 comment, they'll be a section for you guys to
16 talk. It's not yet.

17 MR. JOHNSTON: He's the owner.

18 MR. HIGGINS: I'm the owner of the
19 property.

20 MS. SAARELA: Of what? Of the house?

21 MR. HIGGINS: Of 1506, which is the
22 neighbor of 1502.

23 MS. SAARELA: It's a public comment.

24 MS. FLETCHER: Only Ron is talking
25 right now. He will let you know when the public

1 comments can happen. Just have a seat. They'll
2 call you up on a second.

3 CHAIRPERSON PEDDIBOYINA: I really
4 appreciate it. Sorry for the confusion. We will
5 give you time for you to speak. I thought was
6 applicant behalf of I'm allowing, but they're not
7 on behalf of. So they're the -- they want to
8 speak on this case as a public hearing. So I'll
9 call you in a few minutes, please. Stay tuned.
10 Thank you. Sorry for the confusion. Okay.

11 MR. JOHNSTON: If you have any
12 questions, I'd be happy to answer them.

13 CHAIRPERSON PEDDIBOYINA: Okay. From
14 the city?

15 MR. HALL: Thank you, Mr. Chairman. Do
16 you have a site plan or a plan that shows the
17 graphic of what you're doing?

18 MR. JOHNSTON: I think so. Hold on one
19 second. I think there was one in your packet, but
20 I think I had a copy of it here. Well, I can kind
21 of show it to you on this. So this is the house.
22 This is the garage. This is where the staircase
23 would go right here and the small deck. It's
24 approximately seven feet off the property line.
25 Actually it's seven foot one inches from the

1 property line, from the building to the property
2 line. And I'm only going out four feet from that
3 from the building. Let me see if I can find out
4 where the other drawing was. Here we go. This
5 will show you better. So you can see where it's
6 proposed. It's a corner lot. It's on the other
7 side of the building from the road. So there's a
8 road in front and a road on the side. The
9 driveway comes in from Faywood, and the stairs
10 would be tucked behind the garage.

11 But we did the extra expense of having
12 the room built into the trusses. So my problem
13 with doing a staircase inside is I would have to
14 reengineer the trusses to accomplish that. But my
15 hardship is basically the lot configuration corner
16 lot, you know, as far as the way these things were
17 done. And that's the reason why I gave you guys
18 that one picture of East Lake Drive, that ZBA
19 approved for the deck that was next to the house
20 there. I think I made that as a part of an
21 attachment to my -- to my file.

22 MR. HALL: Thank you, Mr. Chairman. So
23 he's seeking a dimensional variance is two feet to
24 the lot line as he mentioned. It is a stairs and
25 a landing to the stairs. I see that you have a

1 deck that's going on two sides of the garage. How
2 big is that?

3 MR. JOHNSTON: No. It's not that long.
4 It's only like maybe ten feet long at that, at
5 best. It's just to get the stairs to the landing
6 and to be able to access inside.

7 MR. HALL: Gotcha. So is there a deck
8 in front like toward your house? Is there a deck
9 there?

10 MR. JOHNSTON: That's just like a
11 ground level deck. It's not even a foot off the
12 ground.

13 MR. HALL: Okay. So there's not an
14 elevated deck that you're going to.

15 MR. JOHNSTON: No.

16 MR. HALL: So what you're saying is
17 it's a stairway to a landing that goes into an
18 access to trusses space.

19 MR. JOHNSTON: Yep.

20 MR. HALL: Just for the history on this
21 project, there was dimensional variance granted
22 for the garage back in March of 2019. And we have
23 no further comments. Thank you.

24 CHAIRPERSON PEDDIBOYINA: Okay.
25 Correspondence secretary.

1 MEMBER LONGO: So there were 54 letters
2 mailed out, only one returned, but there were no
3 objections and four approvals. We had one return.
4 What happened is people can come in and fill out a
5 form saying it's approved. That's how we had four
6 approvals with only one return.

7 MR. JOHNSTON: Oh. I gotcha. Okay.

8 CHAIRPERSON PEDDIBOYINA: Okay. Thank
9 you. Now's the time to public hearing. The
10 public hearing you can come and spell your first
11 and last name clearly and only there is a
12 three-minute time limit. Please come up to the
13 podium and you can speak on this case, please.

14 MR. HIGGINS: Hello again. Again, my
15 name is Mike Higgins. I live at the property
16 right next store you saw on the plot plan. And I
17 guess I just had some concerns on it that I wanted
18 to kind of maybe get some clarification on
19 because, like the gentleman over here said, there
20 was a variance admitted to build that garage
21 initially.

22 Now, there is an existing building
23 permit that is expired but has not been kept up
24 because of the fees over time have not been kept
25 up. So to even get that initial building done and

1 filed out hasn't even been approved yet. So this
2 additional staircase and deck, I didn't really
3 know anything about until it started to go up.

4 And then what the plot plan doesn't
5 show, there's probably a 70 year old silver maple
6 kind of that was stuck in there back in the day as
7 some kind of a marker for lot lines. So they kind
8 of stuck those support beams out into the wall,
9 and I don't think there's even building plans or
10 engineering drawings approving adding this deck
11 yet. So it was done kind of backside. So as they
12 stuck those support beams out, they took a saw and
13 they cut into the backside of that silver maple to
14 make more clearance for that thing to come out.

15 Now, the way the beams are now coming
16 out of the garage, they come out about six foot,
17 so they're right on top of the fence line for that
18 deck as they stick out currently today. So I
19 wasn't aware of him pushing that four foot off the
20 wall because right now it's about six foot off the
21 side of that building as it sits right now. Now,
22 I don't know if that's complete or not, but the
23 fact that they cut into that big ass -- or that
24 big silver maple to make room for that support
25 beam kind of makes me believe that it's not going

1 to be four feet. Because there is no set of
2 approved plans for it, I just didn't want to allow
3 that to happen without having approved set of
4 plans for it.

5 And I do have a concern moving forward
6 in the future for it as, so say he -- because
7 that's a rental property for RJ as well, Mr.
8 Johnston. So he doesn't live at this particular
9 address. So I'm concerned that whether he either
10 sells it in the future, or while he does own it,
11 that he turns that into some kind of rental space
12 in the future. So those were my biggest concerns
13 on this particular lot, or this particular
14 variance.

15 CHAIRPERSON PEDDIBOYINA: Okay. Thank
16 you so much. You're on time before three minutes.
17 Thank you.

18 MR. HIGGINS: Yeah. Yeah.

19 MR. WHALEN: Hello. I'm John Whalen.
20 I live at 22955 Beck Road in Novi. My concern on
21 the property is I had a pole barn just built a
22 couple years ago on my property and I had to go
23 before the zoning board for that, and they built a
24 staircase on the inside of that garage. They did
25 not build it on the outside. The initial plans

1 had the inside staircase. You know, because of
2 some economic reason or something, that staircase
3 is going to be built on the outside of the garage,
4 which was started without any type of permits or
5 any approval from anybody. The only reason I knew
6 about it was because I got a phone call that they
7 had cut into a silver maple, and the carpenter
8 that started the deck was attaching the beam to
9 the silver maple, you know. So we called the city
10 on it and put a halt to it. And I'm just afraid,
11 you know, this is going to be a bit of an eyesore.
12 It should be on the inside of the garage. It's a
13 small lot. It's right -- right on the property
14 line right now so, I don't know what, you know, if
15 there's some variance going to be done on that.
16 But I completely disagree with the building of
17 this deck. I think it's going to depreciate my
18 property. It's going to look gaudy, and it should
19 have been built on the inside of the garage from
20 the get-go. And he can still have it built right
21 now. So that's basically all I have to say.

22 And there's still a open permit even
23 for the garage. He exceeded the variance on the
24 garage. It was supposed to be a one story. It's
25 a two story now, so it blocks the view from the

1 property I own. So this -- you know, he doesn't
2 seem to follow any of the variances that he has
3 been given. I'm concerned about it. We put a lot
4 of money into my property, and my property is very
5 nice looking. He's been living there for 11
6 years. He's very happy with the property. He's
7 going buy it. And my concern would be put a door
8 and a deck and steps and whatever else on there,
9 it's just going to look like some kind of a
10 hodgepodge setup. It should be a interior
11 staircase. I paid for it on my garage, he can pay
12 for it on his. Thank you.

13 CHAIRPERSON PEDDIBOYINA: Thank you so
14 much. Please be seated. Anybody would like to
15 speak on this case? Okay. Looks like none.
16 Okay. Can you please come to the podium.

17 MR. JOHNSTON: So I guess there's some
18 confusion here. I want to address as far as the
19 permits were concerned. So DTE in 2019 said
20 everything had to go underground for electric.
21 When I asked to get an easement from these guys
22 they said no. So I never got the variance, which
23 means that the electric permits weren't filled and
24 closed. So that's the reason why.

25 CHAIRMAN PEDDIBOYINA: Okay. Do you

1 own this property?

2 MR. JOHNSTON: I do.

3 CHAIRMAN PEDDIBOYINA: Okay. Open to
4 the board?

5 MR. JOHNSTON: And again, the deck's
6 only four feet. They made a mistake going that
7 far out. They'll be cut back to where they're
8 supposed to be.

9 CHAIRPERSON PEDDIBOYINA: Okay. Do you
10 want to say anymore before we proceed to our
11 board?

12 MR. HIGGINS: I think that's it.

13 CHAIRPERSON PEDDIBOYINA: No, no. Just
14 to let you know. Okay.

15 MR. JOHNSTON: I appreciate it.

16 CHAIRPERSON PEDDIBOYINA: Thank you so
17 much. Open to the board. Please, stay at the
18 podium, I appreciated until your case is done.
19 Excuse me. Can you be on the podium. My board
20 members will ask you the questions in case, you
21 know. So please be on the podium. Thank you so
22 much.

23 MEMBER MONTAGUE: Can I ask the city.

24 CHAIRPERSON PEDDIBOYINA: Yeah. Go
25 ahead.

1 MEMBER MONTAGUE: Can I ask the city,
2 is a two story structure there acceptable?

3 MR. HALL: One story was approved.
4 We'd have to look in the two story of the zoning
5 ordinance for that.

6 MR. MONTAGUE: He's accessing a story
7 that doesn't seem to be --

8 MR. HALL: It was approved for one
9 story.

10 MEMBER MONTAGUE: To be compliant with
11 the code.

12 MR. HALL: Yeah. We'd have to look at
13 the height. I haven't done that research, but we
14 could do that. But there was -- be height and a
15 story concern.

16 MEMBER MONTAGUE: Okay. That would be
17 a problem for me for sure.

18 MS. FLETCHER: In 2019 they did get a
19 variance, and one of the requests was for a
20 20-foot max height of the building, where 14 was
21 allowed, so they did get a variance for an
22 additional six feet in height back in 2019 for the
23 garage. So the garage should be 20 feet. What it
24 is now, we have not measured it, but they did get
25 a variance to have the 20-foot structure.

1 MEMBER MONTAGUE: But not for a
2 two-story structure.

3 MS. FLETCHER: Not for a two story.

4 MEMBER MONTAGUE: That's my point, is
5 we're accessing a second story, which doesn't seem
6 like it's acceptable.

7 MR. HALL: That's correct.

8 CHAIRPERSON PEDDIBOYINA: Okay. From
9 the city. At this moment, what do you want us to
10 do on this, you know? You said they did not check
11 that second story.

12 MS. FLETCHER: You'd have to measure
13 that. I mean just by picture we can't say exactly
14 how tall it is. I mean it may look like a two
15 story. It may not be a full two story. It may
16 just be truss space that he's entering into.

17 MR. HALL: So the question is the
18 variance was for 20 foot height. What is the
19 height of your building?

20 MR. JOHNSTON: It was whatever the
21 variance that was requested. But I have a drawing
22 of the trusses that might give you a better idea
23 what that looks like.

24 CHAIRPERSON PEDDIBOYINA: You mentioned
25 that there is in 2019, we gave the 20 instead of

1 16 or 14?

2 MS. FLETCHER: It was granted in 2019
3 for 20-foot max height where 14 feet was
4 originally allowed, so you gave him a variance for
5 an additional six feet for the building height.

6 CHAIRPERSON PEDDIBOYINA: Six feet is
7 more. Okay.

8 MR. HIGGINS: This is kind of looks
9 like -- there you go. So it's not really a second
10 story, it's just a room. This is what the truss
11 looks like. They came out, inspected the
12 building, gave me a sticker on the building.

13 MR. HALL: So if there's a question of
14 that, we can do a special inspection and measure
15 the building, get a height. Looks like that
16 drawing is accurate. It does look like the
17 drawing shows 20 feet and the peak seems higher
18 than that according to what we just saw.

19 MR. JOHNSTON: Yeah. You can measure
20 it.

21 MR. HALL: So what we can do is we can
22 measure that. That would be a separate argument
23 for the actual structure itself. And those
24 trusses wouldn't automatically include a story,
25 that would be truss space.

1 MR. JOHNSTON: I mean there's headroom
2 in there but it's not like a, you know, a wide
3 open space. It's probably, I don't know, 450, 450
4 square feet if I put the boards down. That's
5 about what I got up there for storage.

6 MR. HALL: I think what the neighbors I
7 think are suggesting is that if the truss space
8 has added storage area, that would be one
9 consideration. If you put stairs to a landing and
10 a door, that may give the impression that's
11 actually a floor to someone purchasing the
12 property or something that may not be considered
13 attic space, actually considered a storage or
14 floor space. That would be a question where we'd
15 have to consider.

16 MR. JOHNSTON: So, you know, if I go on
17 the inside, then I lose my square footage and I
18 have to probably reengineer the trusses to
19 accommodate because you can't get through the
20 small space of the trusses. You'd have to cut one
21 out and move it over. And of course, you would
22 have to support all that with headers and what
23 have you. So I just -- you know, this was, it
24 seemed to me that it was the best way to go. It
25 is behind the building. I understand that the

1 neighbor next door to me can see it, but it was,
2 you know, like I said, it's just an access to get
3 in there.

4 CHAIRPERSON PEDDIBOYINA: Okay. Linda,
5 please go ahead.

6 MEMBER KRIEGER: I drove by today and
7 what's the height of the house itself, because the
8 garage looks like a two-story building?

9 MR. JOHNSTON: Yeah. So the garage is
10 bigger than the house as far as the height of it,
11 yeah, but not the square footage, no.

12 MEMBER KRIEGER: And then the two
13 trusses that were sticking out and then one of
14 them is into the tree?

15 MR. JOHNSTON: Yeah. Well, I wasn't
16 around when the carpenter was working on this, but
17 he had a drawing to go by, and why he went the
18 extra mile, I don't know why. It was only
19 supposed to be four feet. And it's cantilevered
20 in by ten feet so it would accommodate the
21 four-foot cantilever.

22 MEMBER KRIEGER: So in the garage, it's
23 a two-car garage or storage?

24 MR. JOHNSTON: It's about a two and a
25 half car garage. Yeah.

1 MEMBER KRIEGER: I'm just having more
2 and more questions and difficulty with their
3 request. That's all I have for now.

4 CHAIRPERSON PEDDIBOYINA: Thank you,
5 Linda. Any other board member, please? Okay.
6 Michael Thompson.

7 MR. THOMPSON: Hi. Just out of
8 curiosity, why didn't you do this to begin with as
9 for the couple of feet going over and then build
10 it interior?

11 MR. JOHNSTON: Well, because I never --
12 it was a debacle with the electric. I never --
13 okay. If we go back here for a second, I was
14 going to take electric from the house and sub feed
15 the garage like you normally do, right?

16 MEMBER THOMPSON: Okay.

17 MR. JOHNSTON: Well, DTE said no
18 because they said no. Even if I was to, you know,
19 to accommodate the garage to sub feed it, they had
20 to upgrade the current line to the house. Well,
21 the current line to the house crosses over his
22 driveway now, but they weren't going to upgrade
23 the line overhead. They wanted to go underground.
24 Well, they wouldn't go underground because he
25 wouldn't do the easement, so I couldn't do that.

1 So then there was a pole at the back
2 and I said, well, could we do that overhead, and
3 then I could sub feed the house. And they
4 wouldn't do that because of now easement. And so,
5 you know, I was kind of stuck in the water. I got
6 a \$50,000 storage shed is what I have. There's no
7 electric. No utilities. So I guess that's the
8 reason I've been waiting so long to try to do
9 something. I am making headway on the electric.
10 I got the easement from the neighbor behind me.
11 So I'm making some progress on it, and that's the
12 reason why I've kind of started this part of it.
13 So that's the reason why.

14 MEMBER THOMPSON: I have some safety
15 concerns with like what you showed us. They just
16 haven't been answered.

17 MR. JOHNSTON: Okay. As far as that's
18 concerned, that's going to be cut back and that
19 will be all approved through, you know, the
20 permitting and what have you. The way I drew it
21 up, I talked to Chris Weber about it, and, you
22 know. He was more agreeable, and he'll look at
23 it, obviously, with the four feet out, and I think
24 it's like almost ten feet in to be cantilevered
25 out, and it would support the deck no problem.

1 And, of course, the staircase would have its own
2 supports. Was that your concern? I don't know if
3 I answered your question.

4 MR. THOMPSON: You answered the
5 question. So there's going to be storage, there's
6 going to be materials being moved up and down.
7 With the weight of the person and such, I'm,
8 just --

9 MR. JOHNSTON: Well, they're triple 2
10 by 12s nailed and glued. Nailed and screwed,
11 excuse me.

12 MEMBER THOMPSON: We don't have any of
13 that.

14 MR. JOHNSTON: Sara, is that in the
15 packet.

16 MS. FLETCHER: No, it's not. What you
17 supplied is in the packet and all the members have
18 the packet information. It's available online as
19 well. That photo that you did show earlier that
20 has the plot plan with the proposed deck, that is
21 in the packet along with the photo of the side of
22 the garage and the house on the lake. Those are
23 the three photos that we have.

24 The building plans, there may be plans
25 in our department, but when he supplied for the

1 building permit, but that wasn't supplied for the
2 ZBA packet.

3 MR. JOHNSTON: So when I talked to
4 Chris and I showed him, you know, the beams, you
5 know, he agreed that the cantilever would work.
6 At first, I think he wanted an engineer drawing,
7 but then he said, well, it's two in and one out is
8 usually the rule of thumb, but I said well, it's
9 ten in and four out. He said that would be fine
10 and they would inspect it, you know, to let me
11 know whether or not that would be acceptable.

12 CHAIRPERSON PEDDIBOYINA: Anything
13 Michael Thompson?

14 MR. THOMPSON: That's all for me.

15 CHAIRPERSON PEDDIBOYINA: Any other
16 board member, please? Okay. Looks like none.
17 Okay. Michael Thompson make a motion, please.

18 MEMBER THOMPSON: With what was
19 presented, I move that we deny the variance in
20 Case No. PZ24-0016 sought by Ronald Johnston.
21 For the outside decking and staircase because the
22 Petitioner has not shown practical difficulty requiring
23 an interior staircase. The circumstances and features
24 of the property, they are unique being on a corner lot,
25 just haven't seen enough to have an outdoor staircase

1 going to a second floor for me to be able to approve.
2 The circumstances and features of this property relating
3 to the variance against the request are self-created for
4 me. Just at this point there are safety issues that are
5 open. The failure to grant the relief will result in a
6 mere inconvenience or inability to attain a higher
7 economic or financial return based on the Petitioner's
8 statements that the second floor is just a really grey
9 area at this point. The variance would not result in an
10 interference with the adjacent and surrounding
11 properties coming back to just a safety concern.

12 CHAIRPERSON PEDDIBOYINA: Okay.

13 Somebody can make a second, please.

14 MEMBER LONGO: I second.

15 CHAIRPERSON PEDDIBOYINA: Thank you.

16 Roll call, please.

17 MS. FLETCHER: Chairperson Peddiboyina?

18 CHAIRPERSON PEDDIBOYINA: Yes.

19 MS. FLETCHER: Alternate Member Butler?

20 MEMBER BUTLER: Nay.

21 MS. FLETCHER: Member Krieger?

22 MEMBER KRIEGER: Yes.

23 MS. FLETCHER: Member Longo?

24 MR. LONGO: Yes.

25 MS. FLETCHER: Member Montague?

1 MEMBER MONTAGUE: Yes.

2 MS. FLETCHER: Member Thompson?

3 MEMBER THOMPSON: Yes.

4 MS. FLETCHER: Thank you. Motion
5 carries.

6 CHAIRPERSON PEDDIBOYINA: Thank you.

7 MR. JOHNSTON: Thank you.

8 CHAIRPERSON PEDDIBOYINA: Okay.

9 PZ24-0018 (Josh & Erin Robinson) 1375 East Lake
10 Drive, on East Lake Drive, north of Thirteen Mile.
11 Road, Parcel 50-22 --

12 MEMBER KRIEGER: I'm sorry, sir. Can
13 you have your meeting outside the chambers?

14 CHAIRPERSON PEDDIBOYINA: Excuse me.
15 Excuse me. Can you please maintain silence,
16 please. I really appreciate you guys want to
17 speak outside you can proceed and you can discuss.
18 I really appreciate and it's very important. We
19 have a lot of cases. Thank you.

20 PZ24-0018 (Josh & Erin Robinson) 1375
21 East Lake Drive, on East Lake Drive, north of
22 Thirteen Mile Road, Parcel 50-22-02-328-009. The
23 applicant is requesting variances from the City of
24 Novi Zoning Ordinance Section 3.32(10)A.ii.a for a
25 330 sq. Ft. Shed (100 sq. Ft. Allowed, variance of

1 230 sq. Ft.); Section 3.32(10)A.ii.a to allow
2 10.75 ft. Shed height (9 ft. Allowed, variance of
3 1.75 sq. Ft.); Section 3.32(10)A.ii.b to allow
4 8.57% lot coverage (5% allowed, variance of
5 3.57%); Section 4.19.1.J to allow second accessory
6 structures on a lot having less than 21,780 sq.
7 Ft. (1 allowed, variance of 1). This variance
8 would accommodate a second accessory structure on
9 a lot with water frontage. This property is zoned
10 One-Family Residential (R-4). Please spell your
11 first and last name clearly. And if you're not
12 an attorney, secretary will take the oath. First
13 and last name please.

14 MR. ROBINSON: Josh Robinson,
15 R-O-B-I-N-S-O-N.

16 MS. ROBINSON: Erin Robinson,
17 R-O-B-I-N-S-O-N.

18 MR. LONGO: Josh, are you an attorney?

19 MR. ROBINSON: I am not.

20 MR. LONGO: Erin, are you an attorney?

21 MS. ROBINSON: No.

22 MR. LONGO: Do you both promise to tell
23 the truth in this case?

24 MS. ROBINSON: Yes.

25 MR. ROBINSON: Yes.

1 MR. LONGO: Thank you.

2 CHAIRPERSON PEDDIBOYINA: Thank you so
3 much. Please proceed where we can help you
4 tonight on this case.

5 MR. ROBINSON: Sure. Just to first
6 address a couple of the variances. One, the
7 second structure. This is actually going to be
8 replacing the first structure that's there. So
9 that will be torn out, and so it will only
10 maintain one structure on the property. In
11 addition -- or in regards to the coverage, we've
12 purchased the property next to us. So while it
13 was that above the 5% with the additional
14 property, that will take it much below that 5% of
15 total land coverage. So just wanted to address
16 that first.

17 MS. ROBINSON: Yeah. And the
18 hardships, we feel that there's several safety
19 issues with high traffic volume and excessive
20 speeds, a lot of distracted driving on the road
21 between us, our house, which is across the road
22 from the lake on the lakeside, insufficient secure
23 storage space for valuable and bulky items and
24 aesthetic challenges by storing these items on the
25 lawn, which we'll show you. This should -- will

1 mitigate all these issues by providing a safe,
2 secure and visually appealing storage solution
3 enhancing the overall safety, functionality and
4 appearance of the property.

5 MR. ROBINSON: So for anyone that's
6 walked down East Lake Drive, the traffic moves
7 very quickly. So there's a lot of people that,
8 unfortunately, are using it as not a drive around
9 the lake or a community, they're using it as a
10 shortcut. So that means at times people are
11 driving very quickly and quite dangerously at
12 times.

13 MS. ROBINSON: Almost like a 45 mile an
14 hour road versus a subdivision. I don't think
15 people actually see it as a subdivision. We've
16 seen people right outside our window going the
17 speed limit, and then someone impatient passing
18 them, and it's no passing. You know, I used to
19 walk around the lake and I no longer do it because
20 I feel unsafe with a lot of people driving in the
21 walking lanes. You have to be a defensive walker/
22 biker.

23 MR. ROBINSON: So living on the lake
24 means we have a lot of boat equipment that we're
25 carrying back and forth across the lake. These

1 are large items, weight boards, surfboards.

2 MS. ROBINSON: Paddle boards.

3 MR. ROBINSON: Paddle boards, tubes.

4 Given the traffic situation, it does cause a lot
5 of harm. There's been a lot of close calls that
6 bring concerns for us, as well as kids and family
7 and elderlies.

8 In addition to that, we want to use
9 this as a storage area, so storing all those items
10 so we don't have to constantly carry them back and
11 forth. And I did provide a breakdown of how we
12 would utilize the storage. In the winter we also
13 look to utilize this for our docks, our patio
14 equipment, all the things on that lakeside that
15 right now we're storing on the grass. And because
16 of that, one, it's very unattractive looking. You
17 can see just how much there is stored. We're in a
18 shallow area so we have 200 feet of dock so you
19 can't see half of it. It goes quite deep as well.
20 And because we're storing it on the grass it ends
21 up killing our lawn every year. So we've invested
22 a lot into the home and we want to make sure that,
23 you know, it looks good not just four months of
24 year while this stuff's in the water, but all year
25 round. So using this as a storage space for that

1 as well.

2 MS. ROBINSON: That also then plays
3 into the aesthetics of it. Again, this is a good
4 example. I mean it looks pretty poor for the
5 majority of the year. And so this will play into
6 the aesthetics what we are looking to build is a
7 shed that would store all this equipment, again,
8 making it safer so we're not carrying it every day
9 across the busy road, and, at the same time, you
10 know, we'll make it a nice looking -- we want it
11 to match our house and, you know, make it
12 aesthetically pleasing so it uplifts the value of
13 everyone's property in the neighborhood.

14 MR. ROBINSON: Yeah. We're planning to
15 relandscape everything, face it to match the
16 house, so it is going to be an enhancement. Also
17 with the additional property, we have now
18 collectively 130 feet of lake frontage, which is
19 one of the larger lake frontages on the lake,
20 which is great, but that also means we have a lot
21 of exposure. So with that, there's also some
22 privacy issues we have. Utilizing the property
23 becomes a little bit awkward when you have as much
24 walking traffic and people driving by. So we want
25 to also utilize this as just a little bit of a

1 barrier between us and the passersby.

2 MS. ROBINSON: Specifically, one of
3 the benefits of being on a lake is swimming or
4 laying out, and I don't feel comfortable doing
5 that, so.

6 MR. ROBINSON: I think that pretty much
7 covers it. Again, you know, we do have 130 feet
8 of frontage now between the two lots, so it's a
9 much less of an impact than what it would be with
10 a single property, and we feel very important for
11 us for safety, security, and a little privacy.

12 CHAIRPERSON PEDDIBOYINA: Anything
13 you'd like add both of you?

14 MR. ROBINSON: Open for questions.

15 CHAIRPERSON PEDDIBOYINA: Okay. Thank
16 you so much. From the city?

17 MR. HALL: Thank you, Mr. Chairman.
18 They are considering four variances tonight. The
19 one would be 230 square foot variance. 100 square
20 footage is allowed. So it would be 230 square
21 feet more than that for the size of it. With that
22 question, are there any walls or anything inside
23 the shed?

24 MR. ROBINSON: We were look to add
25 ideally a bathroom there. Again, with the

1 crossing of the road, we're trying to minimize
2 that. So by putting a bathroom/changing room,
3 this would minimize that. But that would be the
4 only usage as far as that goes.

5 MS. ROBINSON: Otherwise open space.
6 Just a shed.

7 MR. HALL: So that typically the
8 ordinance is looking for a utility shed. Having a
9 bathroom may consider that not a utility use, so
10 that would be something to consider as a board.
11 They're also asking for a height variance of 1.75
12 height for that. The lot coverage you mentioned
13 that you have, you own two lots now. We can only
14 consider the one lot. They're not combined.

15 MR. ROBINSON: Understood at this
16 point. We're trying to tear down the house.
17 We're in that process. So once we get that, we
18 are looking to adjoin those. Understand what you
19 can work with at this point.

20 MR. HALL: So it's not done right now
21 so we have to consider lots as separate.

22 MR. ROBINSON: Totally understood. And
23 yes, the reason for the height is we're going add
24 a garage door so we can move the stuff in and out.

25 MR. HALL: Okay. And the garage door,

1 do you have a plan of this space that we can see?

2 MR. ROBINSON: There was one submitted.
3 I do have like the usage of how we would be
4 utilizing the space. You can see the winter, and
5 then all the storage items that would be put in
6 during the summer. But yeah, the winter shows
7 where that changing room would be, and then how we
8 kind of Tetrised all the other things stacking up
9 to make them fit.

10 MR. HALL: So in this case, the
11 overhead door, as you mentioned, would be facing
12 the water?

13 MR. ROBINSON: This is the lakeside.
14 So yeah, as you take things out of the lake
15 putting them straight in.

16 MR. HALL: And what faces the road? Is
17 there any windows or anything in that, or is there
18 that just going to be just walls?

19 MR. ROBINSON: No, but we would create
20 a nice facade.

21 MR. HALL: Yeah, that's fine. And then
22 that mark on the left of this view, there's a
23 window or a door?

24 MR. ROBINSON: That would ideally be an
25 access door so we can get in, open the garage

1 door.

2 MR. HALL: So you have two doors, an
3 overhead door and an access door to get in.

4 MR. ROBINSON: Correct.

5 MR. HALL: And then so the second story
6 would be valid because you already have one there.
7 If you had a demolition permit in for the other
8 accessory structure, then we could actually
9 consider it.

10 MS. ROBINSON: It's in the works.

11 MR. ROBINSON: Didn't we submit that?

12 MS. FLETCHER: You have not submitted
13 the demolition permit yet.

14 MS. SAARELA: For the house next door
15 or for the current?

16 MR. ROBINSON: No, for the current
17 structure. I thought that was --

18 MS. FLETCHER: I don't have anything.

19 MR. HALL: I didn't see it.

20 MR. ROBINSON: Well, I meant to.

21 MS. ROBINSON: The current structure
22 actually is just the patio. It has a kitchen that
23 we're tearing all that out. It has a patio with a
24 grill, and somehow it was submitted and approved
25 by the previous owner as a structure, which is

1 definitely, in our opinion, is not the -- maybe it
2 is. I don't know.

3 MR. HALL: Well, it was approved as
4 accessory structure.

5 MS. ROBINSON: Gotcha.

6 MR. HALL: So because of that, it's
7 still part of the property right now. So without
8 a demolition plan or showing that being removed at
9 the time, we're going to have to consider it as a
10 second accessory, so that would be a fourth
11 variance to ask for that second accessory. So
12 what that means is that they wouldn't have to tear
13 down that patio if you approved that, or you can
14 make it a condition to tear it down if you decide
15 to do so. And with that -- oh, there is a history
16 on this one too. So with the four variances
17 they're asking for tonight, in April of 2021, a
18 previous ZBA board denied the 300 square foot shed
19 on the waterfront at that time. So just as a
20 history for that moment.

21 MR. ROBINSON: Yeah. We didn't plead a
22 very good case at that point. We didn't really
23 know what we were doing.

24 MR. HALL: So with, that, no further
25 questions. Thank you.

1 MS. ROBINSON: We had downsized.

2 MR. ROBINSON: The recommendation was
3 to make it smaller, which we've I think dropped it
4 almost 100 square feet, 80 square feet.

5 MR. HALL: Actually, it looks like it
6 was denied at 300 square feet. Looks like now
7 it's 330. So looks like it went 30 square feet
8 larger.

9 MR. ROBINSON: It was originally
10 20-by-20, so there might be a typo there, but that
11 was what we submitted it as.

12 MR. HALL: Okay. Yeah. It looks in
13 the records this is a newly proposed 300 square
14 foot shed is what it said. I'm just going by the
15 words in the notes so. And now you're looking for
16 a 330, so it would be 30 feet, 30 square feet
17 larger than what was proposed.

18 MR. ROBINSON: I'd be happy to go back
19 and look at the paperwork because I know it was
20 20-by-20.

21 MS. ROBINSON: It was 20-by-20.

22 MR. ROBINSON: There's definitely a
23 typo there.

24 MR. HALL: It's fine. It was denied,
25 so.

1 CHAIRPERSON PEDDIBOYINA: Okay. Thank
2 you, city. Okay. Correspondence, secretary?

3 MR. LONGO: There were 24 letters
4 mailed out, three were returned, no objections and
5 one approval.

6 CHAIRPERSON PEDDIBOYINA: Thank you.
7 Okay. Josh, what is that one the changing room is
8 the bathroom you're talking?

9 MR. ROBINSON: Looking for it to be
10 a -- I don't even know if we can get water over
11 there or plumbing. But yeah, use of space for
12 changing would be ideal. We're really just trying
13 to minimize the back and forth across the street.

14 CHAIRPERSON PEDDIBOYINA: Okay.

15 MR. ROBINSON: And just the property
16 value I do think is a big one. How it looks
17 throughout the year is pretty significant of a
18 negative impact on the community. I think it
19 would drastically help increase home values, not
20 only our own, but the surrounding area.

21 CHAIRMAN PEDDIBOYINA: Okay. From the
22 audience, anybody would like to speak on this
23 case, please. Is the time you can speak for three
24 minutes. Looks like none. Open to the board.
25 Okay. Montague. Member Montague, please go

1 ahead.

2 MEMBER MONTAGUE: So you've kind of
3 made this very complex with all the -- and I
4 guess -- and I don't know how much we can put
5 conditions on an approval, but the only -- the way
6 that I could support would be that you commit to
7 replacing the existing structure, that the
8 additional property is there so you've only got
9 the one structure, and there would be no bathroom
10 facilities. Other than that, I could not support
11 it.

12 MS. ROBINSON: That's a lesser
13 variance.

14 MR. HALL: That's a lesser variance.
15 Correct. We could do that.

16 MEMBER MONTAGUE: So if that's
17 agreeable, that's the only way I can support it.

18 MR. ROBINSON: So basically we're
19 moving the bathroom from that?

20 MS. ROBINSON: And the structure that's
21 already there.

22 MEMBER MONTAGUE: And the structure
23 that's there, and you're going to have the
24 additional property, so that would effectively
25 make the coverage below the code, below the 5%.

1 MR. ROBINSON: Yeah. We'd definitely
2 agree to that.

3 CHAIRPERSON PEDDIBOYINA: Okay. Any
4 other board member, please. Linda?

5 MEMBER KRIEGER: Question. So on the
6 East Lake there's two other ones that are bigger.
7 Did the one that we approved they wanted a
8 bathroom as well? Did they get that one, because
9 it looks like it's complete.

10 MR. ROBINSON: I know there is a
11 bathroom.

12 MS. FLETCHER: Do you have an address
13 for me? Do you know when it was.

14 MEMBER KRIEGER: They were agreeable to
15 18 feet versus 20 feet, I believe.

16 MS. FLETCHER: It's a gazebo, right.

17 MEMBER KRIEGER: No, it's a shed. It's
18 closed. It's all enclosed.

19 MR. THOMPSON: It's about a year ago.

20 MS. FLETCHER: So what was the
21 question, though?

22 MEMBER KRIEGER: Did they get the
23 restroom that they asked for.

24 MS. FLETCHER: I'd have to look to see.

25 MEMBER KRIEGER: Okay. And the other

1 one that was the coach for water sports. They had
2 a heavy slope, but you could see the roof as you
3 go by. Was that bigger than 300 square feet? I
4 forget.

5 MS. FLETCHER: I'm not sure, but
6 there's not supposed to be precedence with ZBA.
7 Just because somebody was granted it, doesn't mean
8 that everybody should be granted it. It's
9 case-by-case basis. But I can do my research.

10 MEMBER KRIEGER: I was wondering what
11 the general trend was because I've forgotten. But
12 in this case, they're going to have two lots, so
13 yeah, I'm in agreement that on condition of the
14 one demolition being put in place first, and then
15 can start with building afterwards. And then the
16 bathroom, I don't know what to think of that, but
17 you'd rather go with the 300, and then here it's
18 330, so you'd be able to do the 300 square feet?

19 MR. ROBINSON: We're at 3 -- I don't
20 know the -- this is 330 right now?

21 MR. HALL: 330 is what you're asking
22 for, yes. So while he's looking, if we do
23 consider a bathroom, the use of the space may
24 become recreational in that utility so that might
25 be consideration we need to look at also. Is that

1 a planning issue, or is that something that we can
2 do as a recreational use. Utility is allowed,
3 recreation is not so.

4 MR. ROBINSON: That's fair.

5 CHAIRPERSON PEDDIBOYINA: Linda? You
6 want to say anything, Linda?

7 MEMBER KRIEGER: That was it. I just
8 had my question.

9 CHAIRPERSON PEDDIBOYINA: Any other
10 board member, please? Okay. So motion time.
11 Member Montague.

12 MEMBER MONTAGUE: Sure. I move that we
13 grant the variances in Case No. PZ24-0018 sought
14 by Josh and Erin Robinson for -- I guess I'm going
15 to modify some down here, but they're asking for a
16 variance for a 330 sq. Ft. Shed, at 10.75 height.
17 I'm going to vary the other two, so I'll keep
18 going. Without the variance they are limited with
19 respect to their property. It is a safety issue.
20 That road is definitely not something you want to
21 be dragging things across because people fly
22 through there as they shouldn't. I'm over there
23 quite a bit. The property is unique as a lot of
24 them there because it's split by the road. It's
25 bisected by that. He didn't create the condition

1 because that's the nature of the neighborhood.
2 The relief granted will not unreasonably interfere
3 with surrounding properties because it's
4 consistent with what's going on there, and you've
5 said that you're going to do some additional
6 landscaping, and that will be very nice. The
7 relief is consistent with the spirit and intent of
8 the ordinance because it allows safe use of your
9 property. And It also will eliminate a cluttering
10 appearance of the property which is also something
11 that strip of land needs a lot of. I would
12 propose that the variance is granted subject to
13 that the existing structure is replaced so you
14 only have one structure on the site. That the
15 additional property is taken into account so that
16 the coverage is less than 5% when you use the
17 whole 130-foot property frontage and that no
18 bathroom facilities will be provided.

19 CHAIRPERSON PEDDIBOYINA: Okay. Can
20 you make a second, please.

21 MEMBER LONGO: Second.

22 CHAIRPERSON PEDDIBOYINA: Thank you.
23 Roll call, please.

24 MS. FLETCHER: Chairperson Peddiboyina?

25 CHAIRPERSON PEDDIBOYINA: Yes.

1 MS. FLETCHER: Member Longo?
2 MR. LONGO: Yes.
3 MS. FLETCHER: Member Montague?
4 MEMBER MONTAGUE: Yes.
5 MS. FLETCHER: Alternate Member Butler?
6 MEMBER BUTLER: Yes.
7 MS. FLETCHER: Member Thompson?
8 MEMBER THOMPSON: Yes.
9 MS. FLETCHER: Member Krieger?
10 MEMBER KRIEGER: Yes.
11 MS. FLETCHER: Thank you. Motion
12 carries.
13 CHAIRPERSON PEDDIBOYINA: Good luck
14 Congratulations.
15 MR. ROBINSON: Thank you.
16 CHAIRPERSON PEDDIBOYINA: Okay.
17 PZ24-0019 (Coy Construction) 23408 Winnsborough
18 Drive, north of Nine Mile Road, west of Novi.
19 Road, Parcel 50-22-27-428-008. The applicant is
20 requesting a variance from City of Novi Zoning
21 Ordinance Section 3.1.5 for a rear yard setback of 28
22 ft. (35 ft. Required, variance of 7 ft.). This variance
23 would accommodate the addition of a deck on the rear of
24 the home. This property is zoned One-Family Residential
25 (R-4). Please come to the podium the applicant, please.

1 Please spell your first and last name clear to our
2 secretary and record, please.

3 MR. COY: My name is Mike McCoy. I'm
4 the owner of Coy Construction. M-c-C-O-Y. We're
5 the contractor.

6 CHAIRPERSON PEDDIBOYINA: One second
7 please. Our secretary will take the oath.

8 MR. LONGO: Are you an attorney?

9 MR. McCOY: No.

10 MEMBER LONGO: Do you promise to tell
11 the true in this case?

12 MR. McCOY: I do.

13 MR. LONGO: Thank you.

14 CHAIRPERSON PEDDIBOYINA: Thank you.
15 Please proceed.

16 MR. McCOY: We built the deck on this
17 at this residence for Mr. Russell 25 years ago.
18 Here's a -- and you can see the upper level of
19 that deck, the octagonal shape. What we're
20 proposing is we're asking for a seven foot
21 variance. The deck is in great shape. We're not
22 changing the size and scope of that deck at all.
23 What we're asking for, and I didn't see it on
24 here, but we're asking to build a screened-in
25 porch on top of that upper level.

1 Now in this subdivision, in Mystic
2 Forest, we've built five of these in the last 15
3 years, and every one of them I've come before the
4 ZBA to get a variance, and it's been granted every
5 time. They have standing water, I'm sorry, a
6 little creek in the back yard so they have a lot
7 mosquitos and they really can't enjoy the deck and
8 that property. It's heavily wooded in standing
9 water. So building a screened in porch like the
10 other five that we've built in that subdivision
11 would be a wonderful addition for this homeowner
12 so that they can enjoy using that in their
13 backyard.

14 Here's the -- the survey. It's a
15 corner lot and you can see that that existing
16 upper level deck is 25 feet, 28 feet. I can't
17 read it from the lot line, so we're asking for a
18 seven foot variance. In order to build that
19 screened-in porch to cover that upper level deck
20 to the same parameters, it would require a seven
21 foot variance.

22 CHAIRPERSON PEDDIBOYINA: Anything
23 you'd like to add?

24 MR. McCOY: No, I don't think so.

25 CHAIRPERSON PEDDIBOYINA: Okay. Thank

1 you. From the city?

2 MR. HALL: Thank you, Mr. Chairman. Do
3 you have an elevation of the screened-in porch you
4 plan on showing.

5 MR. McCOY: It's submitted with you. -

6 MR. HALL: You haven't shown the people
7 or nothing?

8 MR. McCOY: No.

9 MR. HALL: So what kind of roof is it
10 on top of the screened porch?

11 MR. McCOY: It's going to be an
12 octagonal shape. It will be shingled to match.
13 The exterior of the screened-in porch is going to
14 look like the builder built it 25 years ago when
15 the home was built. It's going to be -- exterior
16 is going to be stained, painted payment to match
17 the trim color of the house, shingles to match.
18 They're beautiful rooms. We've built -- we've
19 built five in that subdivision, and I think other
20 contractors -- there's been three or four other
21 contractors that have built similar rooms in that
22 subdivision. They're beautiful. The homeowners,
23 I don't know how many letter were sent out.
24 Michael can probably tell us, but I would be
25 shocked if anybody in that subdivision wasn't

1 excited to see another one built because they're
2 beautiful rooms.

3 MR. HALL: So the roof is going be a
4 pitched wood roof?

5 MR. McCOY: Yeah. It's going to be
6 stick built, octagonal shingle to match.
7 Beautiful. It's going to look like that home
8 builder, and I don't know who built all the homes
9 in there, but it will look when we're done like
10 that home builder built this screened-in porch on
11 top of that deck that we designed and designed 25
12 years ago.

13 MR. HALL: With that, he is asking for
14 seven foot variance. It is required because he is
15 putting a roof over the deck. No further comments
16 thank you.

17 CHAIRPERSON PEDDIBOYINA: Thank you.
18 Correspondence, secretary?

19 MR. LONGO: So you were right. There
20 were 30 letters mailed out, one return, no
21 objections, no approvals.

22 CHAIRPERSON PEDDIBOYINA: Thank you.
23 From the audience? Looks like none. Okay. Open
24 to the board. Okay. Member Montague.

25 MEMBER MONTAGUE: I went by and it's

1 quite a wooded lot so it's very well screened, and
2 also can see why mosquitoes would be a problem.

3 MR. McCOY: They just haven't been able
4 to enjoy that deck like they should be able to.
5 It's a beautiful lot, but it's got that little
6 creek running back there and there's standing
7 water, and there's a lot of mosquitos. So at
8 night when the sun goes down, they have to go back
9 in the house.

10 MEMBER MONTAGUE: So I'm in support of
11 it.

12 CHAIRPERSON PEDDIBOYINA: Thank you. I
13 saw that in your packet. The back area is totally
14 green wooded lot area, and yeah, I see the creek
15 also.

16 MR. McCOY: There's quite a distance
17 too between the home, the next home over I
18 think -- I mean it's probably the edge of that
19 deck and the edge off of that porch would probably
20 be I'm guessing 70, 75 feet from that next home
21 owner. And it's heavily wooded between the two
22 homes. I don't think they'd even be able to see
23 it, but they'd be disappointed not to because it's
24 going to be a pretty thing to look at.

25 CHAIRPERSON PEDDIBOYINA: Are you

1 running any heat or anything, or AC.

2 MR. McCOY: No. They have an existing
3 plug outside, outside the door wall. That's all
4 they need. They may choose to put a ceiling fan
5 in there and that would be a good idea to move the
6 air when it's 95 degrees out there.

7 CHAIRPERSON PEDDIBOYINA: Okay. Any
8 other board member, please? Okay. Member
9 Krieger.

10 MEMBER KRIEGER: So the one that you're
11 enclosing is the middle deck, that's the highest?

12 MR. McCOY: Well, as your looking --

13 MEMBER KRIEGER: I'm looking at a
14 picture from the packet.

15 MR. McCOY: See where my finger is
16 there?

17 MEMBER KRIEGER: Yeah.

18 MR. McCOY: That would be an adjacent
19 deck with the steps coming off here. That's an
20 upper level deck that's basically three risers
21 above the adjacent level.

22 MEMBER KRIEGER: So when you put a roof
23 on it, it will be at the level of the roof of the
24 house?

25 MR. McCOY: No, it's a two-story home.

1 MEMBER KRIEGER: Right.

2 MR. McCOY: So the height of the room
3 we're building well be well below probably, 12
4 feet below the upper most part of the home.

5 MEMBER KRIEGER: And then the posts
6 below it are six-by-sixes?

7 MR. McCOY: Yes.

8 MEMBER KRIEGER: So they can stand the
9 weight of the shingles.

10 MR. McCOY: Oh, yes. It's over built.

11 MEMBER KRIEGER: I drove by and yeah,
12 very heavily wooded and even a bird watching sign
13 was there. And I saw the one that you did before
14 in Mystic Forest, and I drive by there. It does
15 look very nice.

16 MR. McCOY: Thank you very much, Linda.

17 MEMBER KRIEGER: So I'm sure they'll be
18 very very happy with that. So I'll also be able
19 to approve it.

20 CHAIRPERSON PEDDIBOYINA: The existing
21 is like this shape, no? The existing deck. The
22 roof.

23 MR. McCOY: It's not going to be a flat
24 roof, it's going to be an octagonal. It's not
25 gong to be reversed gable, because the shape of

1 the room is octagonal in shape.

2 CHAIRPERSON PEDDIBOYINA: And you're
3 using the shingles, the matching the house
4 shingles.

5 MR. McCOY: The shingles will match the
6 color of the room will match the existing color of
7 the house. Again, I'm repeating myself, but it's
8 going to look like that builder built the home
9 built this room when this home was built. It's
10 not going to look like an add on. It's going to
11 look great.

12 CHAIRPERSON PEDDIBOYINA: Okay.

13 MR. McCOY: Like all the other ones
14 we've done in there. And I've always appreciated
15 coming before this zoning board because you've
16 always made good decisions. Of course, I think
17 they've been excellent decisions. But these rooms
18 are beautiful and then enhance the homes in that
19 beautiful subdivision. And you guys have been a
20 pleasure to work with, and I've said many times to
21 many people in the 45 years I've been in business,
22 Novi has the best building department and ZBA of
23 any of them. And I've been to all of them. And
24 Chris Weber does an outstanding job for you guys.
25 He's the best.

1 CHAIRPERSON PEDDIBOYINA: Thank you for
2 your kind words. Okay. Any other board member,
3 please?

4 MEMBER BUTLER: One last question, Mr.
5 Chair.

6 CHAIRPERSON PEDDIBOYINA: Yes, Larry.

7 MEMBER BUTLER: You had mentioned the
8 fact something they were inundated with mosquitoes
9 and stuff due to standing water. Is that the
10 standing water that's within the woodland that's
11 close by?

12 MR. McCOY: Yes. Yeah there's a little
13 creek that runs between the back of this home and
14 the next door neighbor's house and woods. And
15 it's a lowland area that's kind of -- there's a
16 lot of mosquitos back there, which prevents them
17 from really using. The best time -- I've been
18 building these decks for 45 years. We build 5 and
19 600 every year all throughout Michigan, and we
20 built probably 75 of these screened-in porches.
21 And you can't use the back. People don't use
22 decks at night when it gets dark and mosquitoes
23 and moths and everything come out. They're forced
24 to go back inside. So it's a beautiful thing to
25 have where you can sit out there at night in the

1 dark, no bugs, or in a pouring rainstorm, for that
2 matter. They're wonderful. I've had one on every
3 home I've ever lived in, and I live out there.
4 And if any of you would like me to build a
5 screened-in porch, I'd love to have an opportunity
6 to do that.

7 CHAIRPERSON PEDDIBOYINA: Thank you.
8 Okay. Staying for the motion. Linda.

9 MEMBER KRIEGER: I move that we grant
10 the variance in Case No. PZ24-0019 for Coy
11 Construction sought by the petitioner because he
12 has shown practical difficulty requiring the
13 variance. Without the variance the Petitioner
14 will be unreasonably prevented or limited with
15 respect to use of the property because of the
16 nature of the surroundings, the wooded area and
17 definitely has mosquitos. Even with running water
18 there are mosquitos. The property is unique
19 because of its location for the rear setback. The
20 Petitioner did not create the condition because
21 its an already existing deck. And the relief
22 granted will not unreasonably interfere with
23 adjacent or surrounding properties because it will
24 enhance values with the usability of the property
25 with the enclosure. The relief is consistent with

1 the spirit and intent of the ordinance because it
2 is a reasonable request with the matching
3 structure as stated during the request. Thank
4 you.

5 CHAIRPERSON PEDDIBOYINA: Can somebody
6 can make second, please?

7 MR. THOMPSON: Second that.

8 CHAIRPERSON PEDDIBOYINA: Thank you.
9 Roll call, secretary.

10 MS. FLETCHER: Chairperson Peddiboyina?

11 CHAIRPERSON PEDDIBOYINA: Yes, please.

12 MS. FLETCHER: Member Thompson?

13 MEMBER THOMPSON: Yes.

14 MS. FLETCHER: Member Longo?

15 MR. LONGO: Yes.

16 MS. FLETCHER: Member Krieger?

17 MEMBER KRIEGER: Yes.

18 MS. FLETCHER: Member Montague?

19 MEMBER MONTAGUE: Yes.

20 MS. FLETCHER: Alternate Member Butler.

21 MEMBER BUTLER: Yes.

22 MS. SAARELA: Thank you. Motion
23 passes.

24 CHAIRPERSON PEDDIBOYINA:
25 Congratulations.

1 MR. McCOY: Thank you, board.

2 CHAIRPERSON PEDDIBOYINA: PZ24-0020

3 (David Stanley) 24710 Joseph Drive, south of Grand
4 River Avenue, east of Meadowbrook Road, Parcel
5 50-22-24-327-007. The applicant is requesting
6 variances from the City of Novi Zoning Ordinance
7 Section 4.19B to allow an accessory structure in
8 exterior side yard; Section 4.19G to allow an
9 accessory structure to be located 5 ft. From the
10 main building (10 ft. Required, variance of 5
11 ft.). This property is zoned One-Family
12 Residential (R-4). Is the applicant present,
13 please? Please come to the podium. Tell your
14 first and last name clearly. Anything you can
15 show to the screen. Please go ahead. Yeah go
16 ahead. First name and last name, spell it
17 clearly.

18 I can't understand you. I have really
19 bad hearing.

20 CHAIRPERSON PEDDIBOYINA: Please tell
21 your first and last name clearly.

22 MR. STANLEY: David Stanley.

23 CHAIRPERSON PEDDIBOYINA: Can you spell
24 it, please?

25 MR. STANLEY: Pardon me?

1 CHAIRPERSON PEDDIBOYINA: Can you spell
2 it.

3 MR. STANLEY: S-T-A-N-L-E-Y. Stanley.

4 CHAIRPERSON PEDDIBOYINA: Okay.

5 Secretary, can you take an oath, please.

6 MR. LONGO: Sir, are you an attorney?

7 MR. STANLEY: I'm sorry?

8 MEMBER LONGO: Are you an attorney?

9 MR. STANLEY: No, sir.

10 MEMBER LONGO: Will you promise to tell
11 the truth in this case?

12 MR. STANLEY: Absolutely.

13 MR. LONGO: Thank you.

14 CHAIRPERSON PEDDIBOYINA: Please
15 proceed where we can help you. You can speak.

16 MR. STANLEY: I'm sorry. I'm having a
17 hard time understanding you.

18 MR. LONGO: Explain your case.

19 MR. STANLEY: Pardon me?

20 MEMBER MONTAGUE: Just explain your
21 case what you're asking for.

22 MR. STANLEY: It's simply a matter of
23 two years ago I put in a septic field, and from
24 I've read in the code, being a corner lot I come
25 under additional restrictions, and I had a

1 gracious neighbor who came over and made me aware
2 of that. That's why we're going through this
3 process.

4 And because of the location of my
5 septic field and the power lines, which run at the
6 back of my property, and the power lines that feed
7 across the septic field into my home, I have
8 almost one location, and that's pretty much this
9 area where I could actually put a small shed.
10 This is only 120 square foot shed. And this is
11 about the only place I can put it.

12 The reasons I can't shift further away
13 from the house have more to do with the potential,
14 if I have to replace my -- we have well and
15 septic, and with that, replacing the water line, I
16 did it once about 20 years ago that feeds from the
17 well into the back of my house, and that patio was
18 over the top of that. But I'm concerned that in
19 the future if I move the shed back even ten more
20 feet, I will not be able to have an earthen path
21 where I can replace that line should it ever
22 happen again. The likelihood is not much, but by
23 keeping it further forward, I have enough
24 clearance to go behind the shed and between the
25 patio and the septic field, which is about six

1 feet from the patio. So there's one path done
2 through there where I can actually get another
3 access back into the back of my home. That's one
4 reason.

5 The second, probably the most important
6 reason for me is my wife and her physical ability.
7 If you noticed in the pictures, there's a ramp to
8 go up onto the patio and that is for her sake.
9 This is so I can get her in the house. Our home
10 has been equipped. It's a three-bedroom trilevel.
11 And we have for over ten years a chair lift on
12 each of our stairways. We have five steps going
13 down, we have eight steps going up. And for over
14 ten years, my wife has used those every day. And
15 so her needs, her access, her ability to have
16 surgery, all of these things play into the issues.
17 Keeping that shed closer to the house is always
18 going to be better for her if the Lord takes me
19 home first. And that's always in the back of my
20 mind, how can I make this better for Cindy. So
21 there's other ancillary reasons, but they're there
22 really not germane to this. Does that explain my
23 thoughts behind it?

24 CHAIRPERSON PEDDIBOYINA: Yeah.
25 Please. Thank you.

1 MR. STANLEY: Okay.

2 CHAIRPERSON PEDDIBOYINA: From the
3 city?

4 MR. HALL: Thank you, Mr. Chairman. Do
5 you have a site plan or something that you can
6 show a graphic on the screen for those at home?

7 MR. STANLEY: I don't have anything
8 with me. I'm negligent that way. I thought it
9 was in your packets.

10 MR. HALL: We just don't have it for
11 the people at home, but we'll do it verbally. So
12 how big is the structure again?

13 MR. STANLEY: It was a 10-by-12.

14 MR. HALL: 10-by-12?

15 MR. STANLEY: Yeah.

16 MR. HALL: And this also includes a
17 four foot by six foot ramp to it. So the
18 footprint would be the 10-by-12 plus the 4-by-6
19 foot ramp.

20 MR. STANLEY: Correct. Correct.

21 MR. HALL: So he is looking for two
22 variances tonight. One is going to be to have it
23 in the exterior side yard, which is like a front
24 yard because it's by the road, and then to five
25 feet from the side yard. So two variances for

1 tonight. And it looks reasonable where he's
2 putting it because there's not a lot of room on
3 this place on the site to put it. So thank you.

4 CHAIRPERSON PEDDIBOYINA: Thank you so
5 much. Secretary, correspondence, please.

6 MEMBER LONGO: There were 39 letters
7 mailed out, three were returned, no objections,
8 and no approvals.

9 CHAIRMAN PEDDIBOYINA: Than you. From
10 the audience, any comments in this case, please.
11 Please come to the podium.

12 MR. GEERS: Anthony Geers, G-E-E-R-S.
13 I reside at 24806 Joseph. And Stanley is an
14 incredible asset to the neighborhood. And if he
15 gets the shed, that means he can put more stuff in
16 it, which means when I call him to help me, he's
17 going to have the stuff I need. So Stanley is an
18 incredible person, and I would in encourage you to
19 approve variance.

20 CHAIRMAN PEDDIBOYINA: It's like a
21 small Home Depot?

22 MR. GEERS: Yes. And he's got their
23 knowledge. So you call up Stanley, and he'll come
24 out. He'll walk you through what you need to do.

25 CHAIRPERSON PEDDIBOYINA: Okay. We'll

1 move him to my subdivision then.

2 MR. GEERS: No. He's mine.

3 CHAIRPERSON PEDDIBOYINA: Okay. Thank
4 you so much. Any other audience, please.

5 MR. STANLEY: Yes. I'm the
6 neighborhood handyman, yes.

7 CHAIRPERSON PEDDIBOYINA: Thank you.
8 It's open to the board. Nobody. Okay.

9 MEMBER KRIEGER: Question.

10 CHAIRPERSON PEDDIBOYINA: I'm sorry.
11 Go ahead, Linda.

12 MEMBER KRIEGER: What are you going to
13 be storing in the -- since it will be closer to
14 the house, will there be any gasoline or any kind
15 of stuff?

16 MR. STANLEY: I could go on.
17 Lawnmower, snowblower, roto tiller. Everything
18 that's in my garage. Living on a trilevel without
19 a fourth level or a basement is a storage
20 nightmare. And after 40 years, I have plenty of
21 things to store. So it's outdoor equipment
22 primarily.

23 MEMBER KRIEGER: How about electrical?
24 Will it have electrical?

25 MR. STANLEY: I can put electrical to

1 it. I have actually outside socket on a windmill
2 right at the well, which I use for Christmas
3 lights and so forth. I could run a cable over to
4 that very easily and so on.

5 MEMBER KRIEGER: I can totally relate.
6 I'm just worried about -- I've heard about like a
7 shed in other places that have had fires. So just
8 to make it -- to have an extinguisher or something
9 to maybe it less --

10 MR. STANLEY: I can certainly put one
11 in it, in the shed. I have them in the home.
12 Thank the Lord I've never had a fire of any kind.

13 MEMBER KRIEGER: I'm in support.

14 CHAIRPERSON PEDDIBOYINA: Thank you,
15 Linda. Any other board member? Okay. It looks
16 like none. Larry?

17 MEMBER BUTLER: Okay. PZ24-0020 (David
18 Stanley) 24710 Joseph Drive, south of Grand River
19 Avenue, east of Meadowbrook Road, Parcel
20 50-22-24-327-007. The applicant is requesting
21 variances from the City of Novi Zoning Ordinance
22 Section 4.19B to allow an accessory structure in
23 exterior side yard; Section 4.19G to allow an
24 accessory structure to be located 5 ft. From the
25 main building (10 ft. Required, variance of 5

1 ft.). This property is zoned One-Family
2 Residential.

3 I move that we grant the variance in
4 Case No. PZ24-0020 sought by David Stanley for
5 varies variances for accessory structure because
6 Petitioner has shown practical difficulty
7 requiring the use of property and storage.
8 Without the variance the Petitioner will be
9 unreasonably prevented or limited with respect to
10 use of the property because of natural conditions.
11 The property is unique because of the location of
12 the proximity of the buildings and where he would
13 like to put the new building. Petitioner did not
14 create the condition because of its natural
15 conditions. The relief granted will not
16 unreasonably interfere with adjacent or
17 surrounding properties because of location of the
18 new structure. The relief is consistent with the
19 spirit and intent of the ordinance because the
20 daily usage for quality of life.

21 MEMBER KRIEGER: Second.

22 CHAIRPERSON PEDDIBOYINA: Thank you.
23 Roll call, please.

24 MS. FLETCHER: Chairperson Peddiboyina?

25 CHAIRPERSON PEDDIBOYINA: Yes.

1 MS. FLETCHER: Member Thompson?

2 MEMBER THOMPSON: Yes.

3 MS. FLETCHER: Member Longo?

4 MR. LONGO: Yes.

5 MS. FLETCHER: Member Montague?

6 MEMBER MONTAGUE: Yes.

7 MS. FLETCHER: Member Butler?

8 MEMBER BUTLER: Yes.

9 MS. FLETCHER: Member Krieger?

10 MEMBER KRIEGER: Yes.

11 MS. FLETCHER: Thank you. Motion

12 carries.

13 CHAIRPERSON PEDDIBOYINA: Mr. Stanley,

14 congratulations. Enjoy your new -- thank you.

15 MR. STANLEY: Thank you so much.

16 MEMBER KRIEGER: You'll be very popular

17 in your neighborhood.

18 MR. STANLEY: Let me just say, Sarah's

19 been a joy to work with. You're fortunate to have

20 somebody like her. She's really blessing. Very

21 thankful for that. God bless you all.

22 CHAIRPERSON PEDDIBOYINA: Thank you.

23 PZ24-0021 (Neville Bugli) 42729 Wimbledon Way,

24 north of Thirteen Mile Road, west of Novi Road, .

25 Parcel 50-22-02-381-022. The applicant is requesting a

1 variance from the City of Novi Zoning Ordinance Section
2 3.1.5 for a rear yard setback of 21 ft. (35 ft.
3 Required, variance of 14 ft.). This variance would
4 accommodate a sunroom to be added to the existing deck
5 on the rear of the home. This property is zoned
6 One-Family Residential (R-4). Please go ahead and
7 present your first and last name clearly for our
8 records.

9 MR. BUGLI: My first name is Neville,
10 last name is Bugli, B-U-G-L-I.

11 MS. BUGLI: My name is Binaifer Bugli,
12 BUGLI.

13 CHAIRPERSON PEDDIBOYINA: Okay.

14 MEMBER LONGO: Are either one of you an
15 attorney?

16 MR. BUGLI: No.

17 MR. LONGO: Do you promise to tell the
18 truth in this case?

19 MR. BUGLI: Yes.

20 MS. BUGLI: Yes.

21 MEMBER LONGO: Thank you.

22 CHAIRPERSON PEDDIBOYINA: Okay. Thank
23 you. Please go ahead and proceed.

24 MR. BUGLI: Thank you. We are
25 proposing a three-season sunroom for our house

1 that will blend in as part of the house, and I'll
2 show you how. This will give us, we think, more
3 time in spring and fall season to enjoy the
4 outdoors, also protect us from direct sunlight on
5 hot summer days. The back of the house faces the
6 south, so it's always sunny out there. It will
7 enable enjoyment in rainy weather. Sometimes it
8 rains and we can't use the outdoors. It will also
9 improve our overall health and wellbeing by
10 enjoying more time outdoors as seniors. We are
11 getting there. Reduce exposure to the outside
12 tree frogs, bugs, flies and hornets. It's a real
13 problem out there. It will also help prevent
14 direct exposure to the sunlight and mitigate any
15 health related issues extending outdoor enjoyment.

16 And the addition, it will be very
17 aesthetic. It will be part of the house, I'll
18 show you some pictures of that, and without any
19 obstruction to neighbors. We are requesting a
20 variance of 14 feet for the sunroom, as you
21 stated. We have a small lot, and the current
22 location of the house and the setback does not
23 allow us any additional space. This is the first
24 time we are planning to have any improvements of
25 the house in the 29 years we've been there since

1 we bought the property in 1995, and we are
2 planning to retire in this house.

3 This is our current property. So we
4 have existing deck with a very large gazebo. And
5 the gazebo is a six-sided gazebo about 13 feet
6 high and about 11.5 feet round. So if you put a
7 circle around the hexagon, it's about 11-by-5
8 feet.

9 And what we are planning to do is in
10 place of the existing deck, which the gazebo and
11 deck will go, we're planning to put a sunroom on
12 the deck and then extend the smaller deck on the
13 side so that we can grill on the outside besides
14 the sunroom. And the other dimensions of the
15 sunroom and the deck we are proposing. Like to
16 show other pictures of an existing deck and the
17 gazebo from two differing angles. And the sunroom
18 that we're proposing will look similar to this
19 particular sunroom. Have glass all the way
20 around. And the last picture I was able to find
21 on the new part of the house is right here. It's
22 just a picture I got from the Internet. So the
23 sunroom is very similar to what you see here with
24 a little deck attached to the left side. And we
25 also have dimension of the proposed sunroom. So

1 it's going to be nice and tidy, and it will look
2 as if it's part of the house with the same gable
3 roof and shingles as we have on the house.

4 CHAIRPERSON PEDDIBOYINA: Okay.
5 Anything you'd like to add?

6 MS. BUGLI: I think he said it all.
7 We're just looking for, you know, being able to
8 use our deck. We love being out in the sun, but
9 not frying in the sun. And we're just trying to
10 be able to use that deck, improve the quality of
11 life that we have, hopefully after retirement also
12 because right now, I think we barely use it one
13 month. If you put all the days and hours that we
14 can use the deck, it's barely a month in the
15 summer. With the rainy knee weather and the sunny
16 weather and we come back from work, you know, as
17 the sun goes down, we can't really -- the bugs
18 come out. There's tree frogs. I don't even know
19 where they started appearing from a few years ago.
20 And my daughter's the only one that will touch
21 them and save them, save us from them, so.

22 CHAIRPERSON PEDDIBOYINA: Okay. Sounds
23 good. Thank you. From the city?

24 MR. HALL: Thank you, Mr. Chairman.
25 Yes, they are looking for a dimensional variance

1 tonight of 14 feet from the rear yard. The
2 structure that they're building is on the
3 footprint of the existing deck, which will be
4 totally demolished. There won't be any Gazebo or
5 anything of that nature. It will be a new open
6 deck with a new sunroom with a roof structure.
7 And it's in keeping and character of the home. So
8 we have no more questions.

9 CHAIRPERSON PEDDIBOYINA: Thank you so
10 much. From the secretary, correspondence?

11 MEMBER LONGO: There were 41 letters
12 mailed out, three were returned. There were no
13 objections and no approvals.

14 CHAIRPERSON PEDDIBOYINA: Thank you so
15 much. I really appreciate for your presentation
16 on the screen for the audience. It was a
17 wonderful presentation. And also your
18 longstanding 27 years place that you are staying
19 in the same house. And thanks from the City of
20 Novi for paying the taxes. And we totally agree,
21 what you are looking for for the gazebo. And the
22 roof is the same matching the roof. I see the
23 picture here and the color of the --

24 MR. BUGLI: That's just an example
25 picture that I showed you.

1 CHAIRPERSON PEDDIBOYINA: Yeah. This
2 one that's shown in the packet. This is the
3 layout will be similar to the picture below.

4 MR. BUGLI: The roof will be similar to
5 what you see here because that's the roof that we
6 have.

7 CHAIRPERSON PEDDIBOYINA: The house
8 roof is the green color?

9 MR. BUGLI: It's just a picture. It's
10 like brownish.

11 MS. BUGLI: It's reddish brownish our
12 house roof.

13 MR. RIGNEY: My name is Christopher
14 Rigney. I'm the contractor working with them for
15 Sunspace.

16 CHAIRPERSON PEDDIBOYINA: That's what I
17 want to ask you.

18 MEMBER LONGO: Are you an attorney.

19 MR. RIGNEY: I am not.

20 MR. LONGO: Do you promise to tell the
21 truth in this case?

22 MR. RIGNEY: I absolutely do.

23 MR. LONGO: Thank you.

24 MR. RIGNEY: So the roof will be a
25 gable roof just like the home, but it will be on

1 reverse on the back wall, which will be shingled.

2 CHAIRPERSON PEDDIBOYINA: The shingles,
3 are they matching the same?

4 MR. RIGNEY: The shingles will be an
5 exact match to what's on the house so that
6 everything looks like it was meant to be there.

7 CHAIRPERSON PEDDIBOYINA: Any heat or
8 anything?

9 MR. RIGNEY: No. No heaters.

10 CHAIRPERSON PEDDIBOYINA: Just a fan?

11 MR. RIGNEY: It's a three season. So
12 nine months out of the year. Yeah.

13 CHAIRPERSON PEDDIBOYINA: Okay. Thank
14 you I don't have any objection, and it's open to
15 the board. Please go ahead.

16 MR. LONGO: I think you exaggerated
17 that you have a month out there. There's no way
18 with all the bugs that we have, I think you
19 exaggerated.

20 CHAIRPERSON PEDDIBOYINA: Thank you so
21 much. Any other board member? Okay. Michael
22 Longo, can you please make a motion?

23 MEMBER LONGO: Yes, I can. I move that
24 we grant for the variance Case No. PZ24-0021
25 sought by Neville Bugli for a rear setback

1 variance of 14 feet because Petitioner has shown
2 practical difficulty requiring space on the back
3 of the home. Without the variance the Petitioner
4 will be unreasonably prevented or limited with
5 respect of the use of the property because the
6 sunlight comes in and there is no outside recreation
7 area when they remove the deck. The property is unique
8 because of its size, small size. Petitioner did not
9 create the condition because they purchased the home on
10 this lot. The relief granted will not unreasonably
11 interfere with the adjacent or surrounding properties,
12 it will be a very pleasant addition to the home. The
13 relief is consistent with the spirit and intent of the
14 ordinance, it does not even exceed the size of the
15 current deck/gazebo.

16 CHAIRPERSON PEDDIBOYINA: Somebody can
17 make a second, please?

18 MEMBER KRIEGER: Second.

19 CHAIRPERSON PEDDIBOYINA: Thank you.

20 Roll call.

21 MS. FLETCHER: Chairperson Peddiboyina?

22 CHAIRPERSON PEDDIBOYINA: Yes, please.

23 MS. FLETCHER: Member Thompson.

24 MEMBER THOMPSON: Yes.

25 MS. FLETCHER: Member Krieger?

1 MEMBER KRIEGER: Yes.

2 MS. FLETCHER: Member Longo?

3 MR. LONGO: Yes.

4 MS. FLETCHER: Member Montague?

5 MEMBER MONTAGUE: Yes.

6 MS. FLETCHER: Alternate Member Butler?

7 MEMBER BUTLER: Yes.

8 MS. SAARELA: Thank you. Motion

9 carries.

10 CHAIRPERSON PEDDIBOYINA:

11 Congratulations, and enjoy the beautiful --

12 MR. BUGLI: Thank you.

13 MS. BUGLI: Thank you.

14 CHAIRPERSON PEDDIBOYINA: Good luck.

15 The last case for today. PZ24-0022

16 (Scenic Pines Estates) 210 Buffington Drive, south

17 of South Lake Drive, east of West Park Drive,

18 Parcel 50-22-03-378-008. The applicant is

19 requesting a variance from the City of Novi Zoning

20 Ordinance Section 3.28.6.C.iv.a to omit the requirement

21 for a landscape berm along the east, west and south

22 property lines. This property is zoned One-Family

23 Residential (R-4). Please go ahead and spell your first

24 and last name clearly and our secretary will take the

25 oath.

1 MR. DeLAPP: Good evening. My name is
2 Matt DeLapp, M-A-T-T, D-e-L-A-P-P.

3 MR. LONGO: Matt, are you an attorney?

4 MR. DeLAPP: I am not.

5 MR. LONGO: Do you promise to tell the
6 truth in this case?

7 MR. DeLAPP: Yes, sir.

8 MR. LONGO: Thank you.

9 CHAIRPERSON PEDDIBOYINA: Okay.
10 Matthew, please go ahead.

11 MR. DeLAPP: Sure. I'm with Singh
12 Development located at 7125 Orchard Lake Road,
13 West Bloomfield, Michigan, 48322. I'm here
14 tonight to request a variance to allow the absence
15 of a landscaping berm on the east, south, and
16 western property lines for this project. And I
17 have a little graphic here that kind of shows.
18 This was also included in the materials. You can
19 see it a little better, but it does a decent job
20 showing what we're asking for. So the lines that
21 are here in red are what we're asking for variance
22 for. There is a berm provided on the northern
23 property line between the existing residential
24 subdivision.

25 We believe that this request meets all

1 five standards for the approval of the variance,
2 and I'll briefly run through those. Like I said
3 before, you have them in the material, so I don't
4 want to get too bogged down in that. But before
5 we get into those, I want to add some context that
6 this exact variance was sought in 2019 and
7 unanimously approved. That has lapsed, which is
8 why I'm back here again tonight requesting the
9 same request from you. And the reason for the
10 timing is we just received from the planning
11 commission recently our final site plan approval
12 extension. So we're looking ahead to potentially
13 get started in coming here, so we'd like to get
14 this variance again.

15 The first standard is the circumstances
16 or physical conditions of the lot. And you'll see
17 it's a very irregularly shaped lot. There's 11
18 different sides. It's an irregularly shaped
19 polygon. To build a berm along these property
20 lines through a wooded area would be impractical
21 and have hazard. It would change direction
22 several times, and it would end up being an odd
23 configuration. And again, like I said, cutting
24 through the existing woodlands, which kind of
25 defeats the purpose of trying to preserve them in

1 the first place.

2 The berm is provided at the north
3 property line parallel with the existing street.
4 It's situated with the standard configuration to
5 provide the intended screening between the
6 existing residential property.

7 This site also has extreme
8 environmental conditions. It's surrounded by a
9 300 acre wetland. And to the south you can see
10 here's the wastewater plant and city park. The
11 gross acreage of the site is 9.44 acres, 1.7 of
12 which are regulated wetlands and 7.45 of which are
13 regulated woodlands, which in total constitute 80%
14 of the net acreage. So the natural features are a
15 very important part of the site, and we really
16 wanted to preserve those when we were putting the
17 site plan together, which is one of the reasons
18 why we went with the cluster option, which allows
19 us to build on smaller lots and preserve more open
20 space, and we ended up with over 50% open space.

21 So to build this berm through the
22 woods, like I said, we'd effectively be cutting
23 down trees to build the berm, and it defeats the
24 purpose of the cluster option in the zoning
25 ordinance. So we are trying to preserve that

1 spirit by not building the berm, and by building
2 the berm on the northern property line where we
3 can where we don't have to impede any existing
4 natural features.

5 The second standard car is that the
6 request cannot be self-created. And the reason
7 that we're here tonight is because the Planning
8 Commission when we went through site plan
9 approval, they approved deviation for the front
10 yard setbacks. And in the ordinance, in order for
11 them to approve that, we had to meet certain
12 criteria, one of which us the berm. So as part of
13 their approval, it was conditioned us coming here
14 and getting a variance from the Zoning Board of
15 Appeals, which we did back in 2019. Again, that's
16 lapsed now, so I'm asking for it again. But
17 that's the reason that we're here. Unfortunately,
18 the language in the ordinance references
19 single-family residential districts, rather than
20 single-family residential use. And that wording
21 inadvertently moves the jurisdiction out of the
22 planning commission and into te Zoning Board of
23 Appeals.

24 The intent of the ordinance was to
25 create berms between uses to protect adjacent

1 neighbor's from viewing nonstandard
2 configurations, but the actual situation here, as
3 I explained, is that there are no residential uses
4 in proximity to the east, south and west property
5 lines, and there more than likely never will be
6 based off of the wetlands and the woodland, the
7 park, and the wastewater treatment plant.

8 The third standard is strict
9 compliance. This property cannot be reasonably
10 used for the purposes permitted which creates an
11 unnecessary hardship. Back in September of 2019,
12 the Planning Commission unanimously approved
13 Scenic Pines Estates for a preliminary site plan,
14 wetland permit, woodland permit, storm water
15 management plan, and we have since received final
16 site plan approval. Without the Zoning Board of
17 Appeals approval of the elimination of the berms
18 supported by the planning staff and planning
19 commission, the property owner will be
20 unreasonably prevented from using the property for
21 the approved and permitted purpose. So strict
22 compliance with the berm requirement would render
23 the City of Novi cluster option unavailable
24 without cutting down the natural features that it
25 aims to protect, as I said earlier. The spirit

1 and intent of the cluster ordinance could not be
2 achieved without this variance.

3 The fourth standard is minimum variance
4 necessary, and we think we've achieved this
5 primarily by keeping the berm at the northern
6 property line. We don't have the same
7 justification for asking for a berm not to be
8 located there. As I said before, the natural
9 features don't exist. So what we are asking for
10 we truly believe is the minimum variance to grant
11 relief in this case. Excluding the northern
12 property line is the minimum variance, like I
13 said, to also do substantial justice to the
14 applicant as well as to the other property owners
15 in the district by preserving and protecting the
16 natural features rather than building a berm.

17 The fifth and last standard is adverse
18 impact on the surrounding area, and we think the
19 opposite is the case. The variance will not alter
20 the essential character of the area, but will
21 actually enhance the character. Clearing
22 regulated woodlands creates an unnecessary
23 hardship on both the property owner and the
24 surrounding property owners. Removal of these
25 wonderful resources to build a less effective

1 screening berm in their stead would be a
2 disservice to the community, and at the same time,
3 render the cluster option pointless.

4 The property values will not be
5 diminished. The supply of light and air will not
6 be diminished. Public safety is unaffected by the
7 elimination of the berm. Preserving the existing
8 woodlands will not unreasonably increase the
9 threat of fire danger because the woods currently
10 exist naturally and is intermixed with 300 acres
11 of wetland, as I stated earlier.

12 The variance will not in any other
13 respect impact the public health, safety, comfort,
14 morals or general welfare of the public. By
15 granting this variance, substantial justice will
16 be provided to the petitioner and the surrounding
17 property owners.

18 So in summary, we believe all five
19 requirements have been met and all the elements of
20 practical difficulty exist. So I respectfully
21 request your support, and I'd be happy to address
22 any questions that you might have.

23 CHAIRPERSON PEDDIBOYINA: Thank you.

24 From city?

25 MR. HALL: Thank you, Mr. Chairman.

1 Yes. The Applicant is seeking a variance to not
2 provide landscaping berms on three of his property
3 lines, and it is an irregularly shaped property,
4 as we can see. The history of it, there was a
5 variance granted on November 19th 2019 for the
6 very same thing that he's asking for now, and
7 currently the our planning department has no issue
8 with this proposal. Thank you.

9 CHAIRPERSON PEDDIBOYINA: Thank you so
10 much. Correspondence secretary, please.

11 MR. LONGO: Yes. There were 42 letters
12 mailed out, one returned, no approvals, one
13 objection. I'll read the objection. I'll read
14 part of the objection. It is from Ann Smith. My
15 problem is I have concerns over the noise, dirt
16 and safety of the project. The neighbor
17 elementary kids ride their bikes around this area.
18 That's my first concern. Also concerned with the
19 traffic and the number of cars at night that will
20 cast light into my bedroom. And my second concern
21 is pending noise, view, and debris that is going
22 to impact my daily living and health.

23 CHAIRMAN PEDDIBOYINA: Thank you.
24 Anybody in the audience would like to speak on
25 this case? Please come to the podium. Spell your

1 first and last clearly. Three minutes time
2 allowed for you.

3 MR. MASI: Good evening. Bryan Masi,
4 B-R-Y-A-N, Masi, M-A-S-I. I live at 155
5 Buffington. I just moved in six days ago, so I
6 didn't think I'd be at a zoning board meeting this
7 early in my career at Novi. I live actually in
8 the last house on Buffington. My question, I
9 mainly have questions because I'm trying to
10 research this. This project, is it, because I've
11 seen two different things, is it single-family
12 homes, or is it condos, clusters of condos? I'm
13 not real clear.

14 MR. DeLAPP: It's single-family homes,
15 but they're clustered together in effort to
16 preserve as much natural wood as possible.

17 MR. MASI: And a total of 25?

18 MR. DeLAPP: Correct.

19 MR. MASI: 25. And then there would be
20 a berm in the front.

21 MR. DeLAPP: Yes.

22 MR. MASI: And you're asking for a no
23 berm in the back, which to me makes a little sense
24 because it would preserve the woods. That was
25 mainly my questions. Just trying to learn about

1 the project since it is the first home right in
2 front of you there. Thank you.

3 CHAIRPERSON PEDDIBOYINA: Thank you.
4 Any other audience? Okay. Looks like none.
5 Please, so open to the board. Okay, Linda.

6 MEMBER KRIEGER: The intent of the
7 homes in there, so they're single-family homes,
8 and the intent like the lady, the concern for her
9 kids that there would be more traffic, is it more
10 older population?

11 MR. DeLAPP: There's no minimum age
12 targeted products that we're putting in there.
13 We're not going to restrict it to any certain age,
14 so I can't say for certain who's going to end up
15 buying homes there, but there is an age-targeted
16 element to the project that we put in the site
17 plan approval.

18 MEMBER KRIEGER: Okay. And then with
19 the not having the three other berms, that would
20 help with the water drainage as well from all the
21 way from South Lake to past where you're at as
22 well.

23 MR. DeLAPP: Yeah. Hypothetically
24 putting the berm through woods there around the
25 whole border of the property could create drainage

1 problems.

2 MEMBER KRIEGER: So I'd be able to
3 support the request. Thank you.

4 CHAIRPERSON PEDDIBOYINA: Thank you.
5 Any other board member? Please.

6 MEMBER MONTAGUE: The berm waiver, is
7 that going to make you disturb less property, less
8 of the woodlands and wetlands?

9 MR. DeLAPP: Exactly.

10 MEMBER MONTAGUE: That's what I'm
11 perceiving, so.

12 MR. DeLAPP: Yes. So on your site plan
13 we have a 75-foot wide buffer from the property
14 line towards the center of the property. And that
15 buffer would -- the berm, rather, would go into
16 that buffer. So we're not trying to touch that at
17 all. We've donated to a conservation easement,
18 and so we want it to be preserved, untouched never
19 to be disturbed woodlands.

20 MEMBER MONTAGUE: Yeah. I support as
21 little as you can disturb, so. Thank you very
22 much.

23 CHAIRPERSON PEDDIBOYINA: Thank you,
24 Member Montague. Any other board member, please?
25 Okay. Linda, it's motion time.

1 MEMBER KRIEGER: Okay. In Case No.
2 PZ24-0022 Scenic Pines Estates, I move that we
3 grant the variance sought by the petitioner he has
4 shown practical difficulty requiring. Without the
5 variance the Petitioner will be unreasonably
6 prevented or limited with respect to use of the
7 property because of its irregular shape. It's a
8 polygon shape. They have a berm to the north; it
9 will help with the screening and also with the
10 water drainage. The property is unique because
11 it's surrounded by lots of natural features and
12 wetlands and woodlands. The Petitioner did not
13 create the condition because of the natural
14 features. So they'll have the one berm which will
15 the three berms not being there, will have more
16 natural features and minimize impact. The relief
17 granted will not unreasonably interfere with
18 adjacent or surrounding properties because they're
19 protecting the surrounding natural features versus
20 cutting them down. And the neighbors to the north
21 will have the berm. The relief is consistent with
22 the spirit and intent of the ordinance because of
23 maintaining the natural features as much as
24 possible.

25 MEMBER LONGO: Second.

1 CHAIRPERSON PEDDIBOYINA: Thank you.

2 Roll call, please.

3 MS. FLETCHER: Chairperson Peddiboyina?

4 CHAIRPERSON PEDDIBOYINA: Yes, please.

5 MS. FLETCHER: Member Longo?

6 MR. LONGO: Yes.

7 MS. FLETCHER: Member Krieger?

8 MEMBER KRIEGER: Yes.

9 MS. FLETCHER: Member Montague?

10 MEMBER MONTAGUE: Yes.

11 MS. FLETCHER: Member Thompson?

12 MEMBER THOMPSON: Yes.

13 MS. FLETCHER: Alternate Member Butler?

14 MEMBER BUTLER: Yes.

15 MS. FLETCHER: Thank you. Motion

16 carries.

17 CHAIRPERSON PEDDIBOYINA: Thank you.

18 MR. DeLAPP: Thank you very much.

19 CHAIRPERSON PEDDIBOYINA:

20 Congratulations. And other matters before I

21 adjourn. And as I told you last month, we have a

22 subdivision picnic. I would like invite all the

23 zoning board members and staff. I'm going to send

24 an email on June 16th, Lakeshore Park. Please

25 feel free to attend. I'll give the information.

1 Any other matters before I adjourn?

2 MEMBER KRIEGER: To confirm, the July
3 20th or 16th?

4 MS. FLETCHER: July 16th we are having
5 the joint training with the ZBA and the Planning
6 Commission. I sent out an email. I can send
7 another one as well, but it will be over at the
8 library.

9 MEMBER KRIEGER: At the library. Okay.
10 And then I'd like to be excused --

11 CHAIRPERSON PEDDIBOYINA: What day is
12 that one? I'm sorry.

13 MS. FLETCHER: July 16th.

14 CHAIRPERSON PEDDIBOYINA: Day?

15 MS. FLETCHER: I believe it's a
16 Tuesday.

17 CHAIRPERSON PEDDIBOYINA: Linda, please
18 go ahead.

19 MEMBER KRIEGER: And be excused for the
20 July 9th meeting.

21 MS. FLETCHER: Okay.

22 MEMBER KRIEGER: Thank you.

23 MS. FLETCHER: You're welcome.

24 CHAIRPERSON PEDDIBOYINA: We'll miss
25 you.

1 MEMBER KRIEGER: Thank you.

2 CHAIRPERSON PEDDIBOYINA: Any other
3 people, any other thing want to before I adjourn?
4 Okay. Somebody can make a motion for the adjourn
5 this meeting.

6 MEMBER MONTAGUE: I so move.

7 MEMBER KRIEGER: Second.

8 CHAIRPERSON PEDDIBOYINA: Second. Say
9 aye in favor.

10 THE BOARD: Aye.

11 CHAIRPERSON PEDDIBOYINA: Thank you.

12 Drive safe.

13 (The meeting was adjourned at 8:55 p.m.)

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