REGULAR MEETING - ZONING BOARD OF APPEALS

CITY OF NOVI

Tuesday, October 13, 2026

Council Chambers/Novi Civic Center

41725 Novi Road

Novi, Michigan

BOARD MEMBERS:

W. Clift Montague, Chairperson
Linda Krieger, Member
Mike Longo, Secretary
Joe Samona, Member
Joe Peddiboyina, Member
Marc Jappaya, Member

ABSENT EXCUSED:

Michael Thompson, Member

ALSO PRESENT:

Thomas Schultz, City Attorney
Alan Hall, Deputy Community Development Director
Megan Nardone, Recording Secretary

REPORTED BY:

Melinda R. Womack
Certified Shorthand Reporter

AGENDA

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Novi, Michigan

October 13, 2026

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CHAIRPERSON MONTAGUE: Call to order City of Novi Zoning Board of Appeals meeting for Tuesday, October 13th.

MEMBER LONGO: Please stand if you can.

(Pledge of Allegiance recited)

CHAIRPERSON MONTAGUE: Thank you.

MS. NARDONE: Member Jappaya?

MEMBER JAPPAYA: Present.

MS. NARDONE: Member Thompson, absent, excused. Member Peddiboyina?

MEMBER PEDDIBOYINA: Yes, please.

MS. NARDONE: Member Longo?

MEMBER LONGO: Yes.

MS. NARDONE: Member Krieger?

MEMBER KRIEGER: Here.

MS. NARDONE: Member Samona?

MEMBER SAMONA: Here.

MS. NARDONE: Chairperson Montague?

CHAIRPERSON MONTAGUE: Here.

MS. NARDONE: Thank you. We have a quorum.

CHAIRPERSON MONTAGUE: Thank you.

Before we get started want to go over a little bit of the rules of conduct. Please silence or turn off your phone if you would. Appreciate that. The applicants will be given ten minutes to present their case. Anyone in the audience that would like to talk to that case can come up, and they will have three minutes to speak their piece. Members of the audience I request that you ask to be acknowledged before you come up and speak, all right?

The meeting minutes from last time?

MEMBER SAMONA: Mr. Chair, I have a modification to be made. Page 21 lines 24 through 25, which were comments that I made currently read as it seems like the applicant's and employee broker. And on page 2 line -- sorry. Page 22 line 1, it goes on to say different office, same employment broker as me. And I remember verbatim what I said. I said -- although this is de minimus, I just want the record to be clear. Verbatim what I said was, it seems like the applicant's employing broker, different office, same employing broker as me. De minimus, grammatical. Just wanted the record to be clear on that. But with that amendment, I make a motion

to approve the minutes.

MEMBER PEDDIBOYINA: I second.

MS. NARDONE: Member Peddiboyina?

MEMBER PEDDIBOYINA: Yes, please.

MS. NARDONE: Member Longo?

MEMBER LONGO: Yes.

MS. NARDONE: Member Krieger?

MEMBER KRIEGER: Yes.

MS. NARDONE: Member Samona?

MEMBER SAMONA: Yes.

MS. NARDONE: Chairperson Montague?

CHAIRPERSON MONTAGUE: Yes.

MS. NARDONE: Member Jappaya?

MEMBER JAPPAYA: Yes.

MS. NARDONE: Thank you. Motion carries.

CHAIRPERSON MONTAGUE: Thank you. Do we have any --

MR. HALL: No changes to the agenda. Sorry.

CHAIRPERSON MONTAGUE: I'll look for a motion.

MEMBER SAMONA: Motion to approve the agenda.

MEMBER LONGO: Second.

MS. NARDONE: Member Longa?
MEMBER LONGO: Yes.
MS. NARDONE: Member Krieger?
MEMBER KRIEGER: Yes.
MS. NARDONE: Member Samona?
MEMBER SAMONA: Yes.
MS. NARDONE: Chairperson Montague?
CHAIRPERSON MONTAGUE: Yes.
MS. NARDONE: Member Jappaya?
MEMBER JAPPAYA: Yes.
MS. NARDONE: Member Peddiboyina?
MEMBER PEDDIBOYINA: Yes, please.
MS. NARDONE: Thank you. Motion carries.
CHAIRPERSON MONTAGUE: Thank you. At this point, we're open to the audience. If there are any public remarks, they should be general and not related to the case for tonight. Do we have any general, if you'd like to be acknowledged. All right. Seeing none, we will move right into the public hearings. Case one tonight. PZ26-0040. 1201 South Lake Drive. The applicant is seeking a variance from the City of Novi Zoning Ordinance Section 3.1.5 of the City Zoning Ordinance for a proposed new roof to be

constructed over an existing porch that is measured 4 feet from the front property line. 30 feet is required. That would be a variance of 26 feet. This property is zoned One-Family Residential (R-4). Applicant, would you please step to the podium. State your name and spell it for the court reporter.

MR. KENNEDY: Yep. My name is Marc Kennedy, M-A-R-C, K-E-N-N-E-D-Y.

MEMBER LONGO: Marc, are you an attorney?

MR. KENNEDY: No.

MEMBER LONGO: Do you promise to tell the truth in this case?

MR. KENNEDY: Yes, sir.

MEMBER LONGO: Thank you.

CHAIRPERSON MONTAGUE: All right. How can we help you tonight?

MR. KENNEDY: So yeah, I'm requesting a variance, and really it's almost like a formality. I've actually came to this board in 2012 for the exact same thing. I actually built a deck with you guys' approval before, just never did the overhang. So basically put this in to put the roof over the deck at this point, which we just

never got to during the previous approval. But I just wanted to make sure it went through the right channels, crossed the t's, dot the i's. Like I said, this has already once been through the Zoning Board. Just was recommend that I go through this again, so that's why I'm here to request this variance.

CHAIRPERSON MONTAGUE: All right. Thank you. Nothing else to add?

MR. KENNEDY: Nothing else to add.

CHAIRPERSON MONTAGUE: City?

MR. HALL: Thank you, Mr. Chairman. Yes, he did have this approval in 2012, and the case number was PZ12-0047. It was granted for a existing porch at that time. He had a porch that was put in and he needed approval for it. It was like a deck kind of porch. So we also had a shed at that time at that same meeting. The addition to the shed was denied, but the existing porch was allowed to be stayed. At that time it was approval for covered porch or deck. So the covering was already approved. That was not built. The deck was. So now he's in for repairing the deck. He wants to repair the deck and put new materials on it, same size and

configuration, and he wants to put the overlapping and roof on now. The reason why it's before us today, just want to cross our t's and dot our i's. So he's already got approved.

He did have approval for a 5.3 overall setback as the ending result, 5.3 at the property line. With the overhang, it's actually a foot. He's got a foot overhang. That was actually to the deck. So he's coming before you to ask for that four foot resulting variance. So it would be a 26 foot variance because of this 30 foot setback. So really, it's a little more than was previously asked for in 2012, but it does cover the roof overhang. It was the intent by the ZBA back in 2012 for the overhang, it just was to the deck and not to the one for the overhang, so we're just kind of clearing that up today.

The deck was going to be just resurfaced, and the roof he had details in the plans there. He's not going to enclose it or put any windows or any walls, is that correct.

MR. KENNEDY: That's correct. No walls. No windows.

MR. HALL: If he were to come in and put walls in and put air conditioning or something

to that space, he'd have to come back before the ZBA. With that, I have no further questions. Thank you, sir.

CHAIRPERSON MONTAGUE: Correspondence?

MEMBER LONGO: Yes. We mailed out 42 notices, one was returned with no objections. There was approval, and that was by your neighbor, Margaret Beller, who went on and on about approval.

MR. KENNEDY: Thank you.

CHAIRPERSON MONTAGUE: Is there anyone in the audience that would like to speak to this case? All right. Seeing none, I will open it up to the board. Joe, kick us off.

MEMBER SAMONA: Why not. This question might be for the city, but if I have my notes correct, the application has this at five feet. I believe the staff report says four, but the survey shows 4.2.

MR. HALL: So the 4.2 is the side yard, so the 5.3 is what the survey shows, but it doesn't include the overhang.

MEMBER SAMONA: Got it.

MR. HALL: So he increased the variance to the four foot so we have a 26 foot variance to

include that.

MEMBER SAMONA: My only question is where will the downspouts drain?

MR. KENNEDY: Right where they're draining now I guess on the side of the house, the west side.

MEMBER SAMONA: So there's going to be no substantive change made there because of this.

MR. KENNEDY: No. The current downspouts I'm sure they'll be side by side.

MEMBER SAMONA: I have no other questions. You got off easy.

MR. KENNEDY: Appreciate it.

MEMBER PEDDIBOYINA: Mr. Chair?

CHAIRPERSON MONTAGUE: Yes.

MEMBER PEDDIBOYINA: To continue Joe's question, with the roof is drainage towards the neighborhood property? The neighborhood property, how the drain is going to come?

MR. KENNEDY: The same way it is now. Right now it goes down to both sides of my house and just drains into the yard.

MEMBER PEDDIBOYINA: Not on the neighborhood property.

MR. KENNEDY: No.

MEMBER SAMONA: So the roof won't add to that I think was the question.

MR. KENNEDY: It will add some displacement of the water because the deck right now, it's going to have to go off to the side.

MEMBER SAMONA: It won't add anything substantive to go into the neighbor.

MR. KENNEDY: No.

MEMBER PEDDIBOYINA: Thank you, Chair.

CHAIRPERSON MONTAGUE: Anyone else? All right. Then we have a motion?

MEMBER KRIEGER: I move that we grant the variance in Case No. PZ26-0040, sought by Marc Kennedy for 1201 South Lake Drive, because the petitioner has shown practical difficulty requiring the need for the variance. He had A previous proposal for a deck that was approved, so now approving that over ten years to also want to add a roof to that. Without the variance, the petitioner would be unreasonably prevented or limited with respect to the use of the property because the front-yard deck will not be able to be utilized as desired for weather protection, including the front door. The property is unique because it's a narrow lot. The petitioner did not

create the condition because the previous deck approval. The relief granted will not unreasonably interfere with adjacent or surrounding properties because the drainage is not enough to go into neighboring yards. It improves the value of the property. The relief is consistent with the spirit and intent of the ordinance because the weather protection on the deck improves daily life.

MEMBER SAMONA: Can I make a comment before we vote on that? I don't know if that would be I guess okay to approve it as she proposed because the previous deck approval was granted to this petitioner. So to say that it wasn't self-created because of that previous approval, would that create any issue?

MR. SCHULTZ: I guess through the Chair, I didn't see a problem with including that. I think it's more a reference to the fact that he's been previously granted.

MEMBER SAMONA: That's the way I took it. Just wanted to make sure.

MEMBER KRIEGER: Thank you.

MEMBER LONGO: I'm going to second that.

MEMBER KRIEGER: Thank you.

MR. HALL: Through the Chair, I'd like to add one comment.

MEMBER KRIEGER: Sure.

MR. HALL: Would you want to revise your motion and add the fact that they should enclose it during the further review would need to be if they want to inclose the porch?

MEMBER KRIEGER: Further in the future if the desire was to enclose the front porch with a covering, then they'd have to come back for city approval.

MEMBER LONGO: I'm going to second that with the revision.

MS. NARDONE: Member Krieger?

MEMBER KRIEGER: Yes.

MS. NARDONE: Member Samona?

MEMBER SAMONA: Yes.

MS. NARDONE: Chairperson Montague?

CHAIRPERSON MONTAGUE: Yes.

MS. NARDONE: Member Jappaya?

MEMBER JAPPAYA: Yes.

MS. NARDONE: Member Peddiboyina?

MEMBER PEDDIBOYINA: Yes.

MS. NARDONE: Member Longo?

MEMBER LONGO: Yes.

MS. NARDONE: Thank you. Motion carries.

MEMBER PEDDIBOYINA: Congratulations.

MR. KENNEDY: Thank you.

CHAIRPERSON MONTAGUE: All right. Next case. PZ26-0054. Armenian Church and Cultural Center. The applicant is seeking variances from the City of Novi Zoning Ordinance Section 3.1.1.D to permit an architectural monument height of 62.83 feet, 35 feet maximum required, variance of 27.83 feet, and Section 4.19.2F for the dumpsters to be located in the side yard whereas dumpsters are permitted only in the rear yard setback. This property is zoned Residential Acreage R-A. Please state and spell your name.

MR. PAPPAS: Yes, Mr. Chairman. Thank you very much. Constantine Pappas, architect for the Armenian Community Center. We've been here before.

MEMBER LONGO: Could you please spell your name, please?

MR. PAPPAS: Yes. P-A-P-P-A-S, last name. First name Constantine, C-O-N-S-T-A-N-T-I-N-E.

MEMBER LONGO: Constantine, are you an attorney?

MR. PAPPAS: No.

MEMBER LONGO: Do you promise to tell the truth in this case?

MR. PAPPAS: Yes.

MEMBER LONGO: Thank you.

MR. PAPPAS: So as we said before, we have been here before. I think that was about three years, if I'm correct, three to four years. Most recently we received the preliminary site plan approval for modifications that we made to the current plan from the Planning Commission. This represents two variances, one as indicated by the Chairman for the placing the dumpsters in the side yard. We'd like to bring them closer to where the building is. And then because the tremendous amount of grades on this property, it would be far better sited in this location because of the grades of the adjoining properties as well as the screening that we have of the dumpsters. We're required to have six foot screen walls all masonry. In this particular case, the dumpsters are no higher than 4'9", so we're above that from the screening standpoint, but also quite a

distance higher on the banks on the both the east and west side.

CHAIRPERSON MONTAGUE: Excuse me. Do you have any visuals that you can put up of the site plan?

MR. PAPPAS: We had everything submitted in the submittals. So we had cross sections --

MEMBER KRIEGER: For the overhead projector for the viewers at home.

MR. PAPPAS: We did take quite a few cross sections all the way through that area, so at least we can give the residents what we're proposing in that general area relative to the screening.

The second part of the variance is the height for the Genocide, Armenian Genocide Memorial. That we're proposing this at the 62.38 feet. That represents 1915 centimeters, which is the year that the Armenian Genocide Memorial actually -- the genocide actually started back in 1915. So in that particular case, I think we have a beautiful memorial designed. We're actually shifting it a little bit to be equal distance to both the east and the west property lines before

it actually was pushed a little bit more towards the residents. We're actually moving that now in the middle, so therefore it's equal to everybody now. And at the same time, looks like from the south to the north is pretty much going to stay there just a little bit. We may move it a little bit, but it's the height that we're looking at.

From the lighting standpoint, we will have lighting at the base of the Memorial, and that will shoot up through the middle of the memorial. The lighting will be controlled by photocells and a timer, so therefore we can adjust any of the timing as far as the light is concerned, and photometrics, which I think we have included as well. We have zero foot candles at the property lines.

CHAIRPERSON MONTAGUE: On the first part, can you just point where the dumpsters meet?

MR. PAPPAS: The one dumpster is located, you see the blue building?

CHAIRPERSON MONTAGUE: Okay.

MR. PAPPAS: You see the green building? If you go to the right, there is a location of the dumpster right where the angle of that retaining wall is. You see the angle in the

upper right-hand corner? That is the first dumpster. If you go down now to the yellow building just to the south. In this particular case, this would be north. That would be Northwest. It's kind of like an angle, these screen walls, those are on the angle, that is where the dumpster is for the second dumpster in that area.

CHAIRPERSON MONTAGUE: You have some dimensions on there with the resident? We can't read those. Can you tell us what those are?

MR. PAPPAS: It's 342 feet. It looks like it's 342 feet. That's to the Memorial on either side. So from cross the sections that we had indicated with the intense landscaping that is currently there, as well as the additional landscaping that's required from a Planning Commission standpoint, the ability to even see that Memorial, the residents may see the light coming off of that from the distance. But again, the idea is we're not trying to light this like a used car used sales lot. We're trying to keep it very, very subtle, very kind of dim, but make sure that the lighting is there for the Memorial itself. The Memorial will take tremendous

influence, not just here in Detroit, but actually all over the United States, and worldwide. This is something that the Armenian community has suffered through all these years, and unfortunately through political items that are happening over the years, it's about time that we try to design something that's going to be pretty dominant in this whole building. Quite frankly, the idea and the concept of the building is the Memorial situated right into the middle of the complex, so as you drive up in the drive-thru, it's completely transparent to look all the way through the main entry lobby into the Memorial, which is situated in the middle of the complex.

CHAIRPERSON MONTAGUE: Nice presentation. Appreciate it.

MR. PAPPAS: Thank you.

CHAIRPERSON MONTAGUE: Anything else to add?

MR. PAPPAS: No.

CHAIRPERSON MONTAGUE: City, please?

MR. HALL: Thank you, Mr. Chairman. Yes. He's before you tonight asking for two separate variances, one is for the ultimate height of the tower to be 62.83 feet, the variance would

be 27.83 feet with a height of the monument. The other is for the dumpster and the side yard. Both of these were approved as they were presented in 2023, and dates before that. So he's here because they expired and now he's trying to get those reenacted. No further questions.

CHAIRPERSON MONTAGUE: Correspondence?

MEMBER LONGO: Yes. We mailed out 41 notices, five were returned. There were no objections and no approvals.

CHAIRPERSON MONTAGUE: Is there anyone in the audience that would like to speak to this case? Does not appear so, so we'll open it up to the board.

MEMBER KRIEGER: Your presentation that was given to us and what you've talked about is going to be a beautiful thing.

MR. PAPPAS: We're very excited about it, and for everybody who knows about the project, this is the tenth year that we're working on it in our office, and Mr. Chairman knows what it's like to produce architecture, so it's quite a commitment on everybody's part. But I can tell you that the monies are in place, the community is incredibly anxious to start. We're kind of

starting to finish our final site plan approval documents right now with the concept of trying to get going on some site work very late fall, possibly or very early in 2027 to get going on the site work. And subsequently thereafter the start of the Phase 1, which you see all documented in yellow, that's going to be the Phase 1 part up the whole building.

MEMBER SAMONA: I think this is going to be absolutely beautiful addition to the city.

MR. PAPPAS: Thank you.

MEMBER SAMONA: You're welcome. It's half a mile from where I live. I'm very, very familiar with the site. You made a comment about a photometric. That was going to be one of my questions. I didn't see the photometric study in the packet, unless I looked over it. But I guess my questions are simple in nature. Is the light beam, is it going to be projected straight up into the sky?

MR. PAPPAS: Yeah, straight up into the sky.

MEMBER SAMONA: How far up?

MR. PAPPAS: Well, we think the intensity is probably going to be no more than

about 15 to 20 feet high.

MEMBER SAMONA: That answers that question.

MR. PAPPAS: Because the buildings surrounding are going to be in the vicinity of about 25 to 30 foot high.

MEMBER SAMONA: Got it. And the top of the monument, will it be visible or above the treeline from Hummingdale or Summit?

MR. PAPPAS: Not from what we can see because we've taken the cross sections. Keep in mind, both properties are higher on either side and you have a big kind of berm that's kind of going up in between a lot of material. What we've tried to do along the east and west side is try to plant as much deciduous material on both sides as possible allowing the trees to fill in where they're currently there. And as it starts to grow, you're going to get some of the evergreen material to come in and really start densing all that area up on both sides. So based on what we see at the cross sections, we can't tell if you're going to see it, not from what I can see in all of the cross sections. And we've used Google Map as well as the cross sectional aspects we have

computer-wise, so we think we're very well covered in each case.

MEMBER SAMONA: Got it. I appreciate it. It's going to be definitely a beautiful scene, but I drive by that 12 times a day, and we look forward to seeing it, and I have no problem supporting this whatsoever.

MR. PAPPAS: Thank you.

MEMBER SAMONA: You're welcome.

MEMBER PEDDIBOYINA: I have a simple question. Beautiful presentation. Just I have question regarding 62.83 feet. What specific function request this structure requirement architectural design or religious base?

MR. PAPPAS: The monument itself is not a religious base. The monument is more of a -- how can we kind of determine it.

MEMBER PEDDIBOYINA: Basically 62.83. My worry is that --

MR. PAPPAS: Well, it comes out to the year 1915. That's when the genocide started. So if you take the 1915 centimeters, you break that down, comes out to 62.83 feet. So there's some symbolism that is there and there's symbolism quite a bit in the entire Memorial. So as we

develop the Memorial, there's going to be quite a bit of symbolism primarily in areas where people and their families came from, where they came from Armenia many, many years ago. Let's face it, they had over 1.5 million Armenians slaughtered during these years and not even recognized. So to say is it aesthetics, we think it's more than just aesthetics. To say that it's religious, it's more a cultural type item that we can see. So I'd say it's maybe a combination of everything.

MEMBER PEDDIBOYINA: Thank you. I have no objection. Approve this case.

MR. PAPPAS: Thank you.

MEMBER JAPPAYA: It's the first time I've heard of this project. It sounds beautiful. I live, like Member Samona, just a half mile down the road. I'm really glad to hear of it and think it will be a tremendous addition to the city. Thank you for your investment here and for the care it sounds like you've put into putting this all together.

MR. PAPPAS: Thank you. The Armenian community is real excited to be part of this finally getting going. It's been a long time, but we're going to see it go up and we're going to be

all very excited when it's done.

MEMBER JAPPAYA: With that, Mr. Chairman, I move that we grant the variance in Case No. PZ26-0054, sought by the Armenian Church and Cultural Center, for an architectural monument height of 62.83 feet, a variance of 27.83 feet from Section 3.1.1.D, and for two dumpsters to be located in the side yards rather than the rear yard under Section 4.19.2.F, because the petitioner has shown practical difficulty requiring relief from the maximum height and dumpster location requirements. Without the variance, the petitioner will be unreasonably prevented or limited with respect to use of the property because the height restriction would prevent the monument from incorporating the specific height of 1,915 cm, which is integral to its stated religious and commemorative significance, and the rear-yard dumpster requirement would require placement within the existing sloped and wooded areas. The property is unique because it accommodates a memorial courtyard centrally located within a large site with varied terrain and substantial existing woodlands, and the proposed monument's precise

height represents the year 1915. The petitioner did not create the condition because the slopes and woodlands are existing natural features, and the monument's precise dimensional significance arises from the historical event being commemorated rather than an alteration of the property to create a need for relief.

MEMBER PEDDIBOYINA: Second.

MS. NARDONE: Member Samona?

MEMBER SAMONA: Yes.

MS. NARDONE: Chairperson Montague?

CHAIRPERSON MONTAGUE: Yes.

MEMBER JAPPAYA: There was a last portion of that. The relief granted will not unreasonably interfere with adjacent or surrounding properties because the monument is centrally located with substantial separation and landscape buffering, and the dumpsters are substantially separated from property lines and screened with masonry enclosures and landscaping. The relief is consistent with the spirit and intent of the ordinance because it accommodates the permitted religious and cultural use while preserving natural features, maintaining screening and separation and protecting the use and

enjoyment of surrounding properties.

MEMBER PEDDIBOYINA: Now I second.

MS. NARDONE: Member Samona?

MEMBER SAMONA: Yes.

MS. NARDONE: Chairperson Montague?

CHAIRPERSON MONTAGUE: Yes.

MS. NARDONE: Member Jappaya?

MEMBER JAPPAYA: Yes.

MS. NARDONE: Member Peddiboyina?

MEMBER PEDDIBOYINA: Yes, please.

MS. NARDONE: Member Longo?

MEMBER LONGO: Absolutely.

MS. NARDONE: Member Krieger?

MEMBER KRIEGER: Yes.

MS. NARDONE: Thank you. Motion carries.

MR. PAPPAS: Thank you. From the bottom our hearts we want to thank not only the city, but also the Zoning board of Appeals and the Planning Commission for all the assistance that you've done for all these years. It's taken a long time, but we're real exited about getting this going. Thank you so much.

MEMBER SAMONA: So are you guys going to be in competition with St. John's in Southfield

now?

MR. PAPPAS: No. That's a different community, and this is a different community.

MEMBER SAMONA: Got it.

MR. PAPPAS: Thank you so much.

CHAIRPERSON MONTAGUE: Thank you.

MEMBER SAMONA: I make a motion to have Member Peddiboyina recused from this matter pursuant to his comments of him being on the Chair of this temple.

MEMBER JAPPAYA: Second.

MS. NARDONE: Member Jappaya?

MEMBER JAPPAYA: Yes.

MS. NARDONE: Member Peddiboyina. Recused. Member Longo?

MEMBER LONGO: Yes.

MS. NARDONE: Member Krieger?

MEMBER KRIEGER: Yes.

MS. NARDONE: Member Samona?

MEMBER SAMONA: Yes.

MS. NARDONE: Chairperson Montague:

CHAIRPERSON MONTAGUE: Yes.

MS. NARDONE: Thank you. Motion carries.

CHAIRPERSON MONTAGUE: All right. So

let's read the third case here. PZ26-0055. That's the Temple and Cultural Center. The applicant is seeking a variance from the City of Novi Zoning Ordinance Section 3.35.3 of the City of Novi Zoning Ordinance for a proposed entry tower with a height of 62 feet 11 inches, 35 feet permitted, variance of 27 feet 11 inches. The property is zoned Residential Acreage R-A. Joe?

MEMBER SAMONA: Just to make a quick disclosure. I did not partake in any of the conversations. I did see several threads on the app Nextdoor regarding this temple. I didn't partake in any of them. I didn't go scrolling through the comments or anything that could hinder my possible decision. I just want to make that disclosure just in case I had a fat finger and I might have click like a comment, which I know I didn't, but I'm just making that disclosure just to err on the side of caution. That's it.

CHAIRPERSON MONTAGUE: All right. Applicant, please come to the podium. Say and spell your name.

MR. MANYAM: My name is Praveen Manyam. P-R-A-V-E-E-N, M-A-N-Y-A-M.

MEMBER LONGO: Are you an attorney?

MR. MANYAM: No, I'm not.

MEMBER LONGO: Do you promise to tell the truth in this case?

MR. MANYAM: I do.

MEMBER LONGO: Thank you.

MR. MANYAM: I'm the project architect. Thank you for having us.

CHAIRPERSON MONTAGUE: Before you get started, do you have any visuals to help us out?

MR. MANYAM: I do not. What we are requesting is a height variance of our Phase 3 build-out of master plan. This project is called is called rajagopuram. It's essentially a royal gateway, and it is a essential element to a Hindu temple, traditional Hindu temple. It is kind of an entrance point, ceremonial entrance point, and so it has a component of a gateway entry, and then it is a dome structure, which kind of celebrates this structure.

We came here in 2008 and received approval for height variances for the entire master plan of which this is a part of. And we built out our Phase 1 portion with domes at the back, and this Phase 3 element was to match the height of those domes. That project at that time

was a independent structure, standalone structure. But during the development over time, the wetland area, which is right in here, took up a lot of space, and then we still needed to clearance for fire truck access. So we don't really have the opportunity for a standalone structure. So what we decided to do for during our Phase 3 development is to attach it, more or less, to the existing temple Phase 1 building. In doing so, the proportions because it is a religious element, our shrines and everything on the Phase 1 building are on the second floor. So we have our proportions developed based on the religious shrines that are inside, and so our basic element is coming up to requesting 62 feet 11 inches, slightly higher than what the existing domes that are there.

So these are the dome structures that are existing, and this is our proposed entrance tower. So that's essentially what we are requesting, a height variance for this structure to be put on to the existing Phase 1 structure, and that's what we're here asking for.

CHAIRPERSON MONTAGUE: City?

MR. HALL: Thank you, Mr. Chairman.

Yes. They're asking for a single dimensional variance tonight. The variance will be 27 feet 11 inches, and a total height of the monument will be 62 feet 11 inches. No further questions. Thank you.

CHAIRPERSON MONTAGUE: Correspondence.

MEMBER LONGO: Yes. We mailed out 34 notices, one was a return. There was one objection, no approvals. The objection was a resident across the street that it's too tall.

CHAIRPERSON MONTAGUE: Anyone in the audience wish to speak to this case? Let's open it up to the board.

MEMBER SAMONA: Mr. Hall, so I did look at the application, and the application has a parcel ID ending in 032. The staff report has 081. Subsequently I looked at DSA. DSA pulls up both of them, but it seems like, from what I'm able to tell at least, that the property -- was there a lot combination in this property? It might have been a lot combination. 032 might have been the previous parcel ID number, and it seems like 081 is the new one looking at the tax bills and whatnot. That does not create any issue for us, correct?

MR. HALL: No. The landing one is the 081 at the end. That is the property that the temple is on.

MEMBER SAMONA: Got it. Perfect. I want to make two quick comments before I have a quick question. I looked at this and this serves as a big part of the community. Novi has one of the largest South Asian populations in Michigan, if not the largest. Seeing this temple at completion supports the residents nearby who attend this temple. I think it's a very beautiful and distinctive piece of architecture that even people who don't attend this temple can visually appreciate. My question is, will it be lit at night? And I get it, it's 12.22 acres like smack dab in the middle in the back. I'm just going to ask it to clear the air. Will it be lit at night, and is there any potential of the lighting leaking into adjoining properties?

MR. MANYAM: It will be lit at night and we did a photometric submission to the Planning Commission and it will not leak beyond our property boundaries. And the lighting timing will be the same as the current parking lighting. It won't be 24 hour type light.

MEMBER SAMONA: Got it. I have no issue supporting this. I think it's beautiful and I look forward to seeing it when it's done.

MR. MANYAM: Thank you.

MEMBER SAMONA: You're welcome.

MEMBER KRIEGER: It will be in front attached to the building that's there?

MR. MANYAM: It will, yes.

MEMBER KRIEGER: And then the height, it will be the same as the spires that are there.

MR. MANYAM: It's a little taller than the spires that are there.

MEMBER KRIEGER: So it makes the entryway.

MR. MANYAM: Yes.

MEMBER KRIEGER: Okay.

MR. MANYAM: And this building is situated well back.

MEMBER KRIEGER: Thank you.

MEMBER JAPPAYA: No objections here.

CHAIRPERSON MONTAGUE: What type of lighting? Doing spotlights?

MR. MANYAM: Yes. We're doing spotlights from the front because we don't want -- because this is a gateway, we don't want people

who leave the building having lights shine in their face. So we will have full mounted light that does spotlighting specifically on the tower itself.

CHAIRPERSON MONTAGUE: Facing the tower and not out at the neighborhood or whatever else. All right. If there are no more questions, then I will wait for a motion.

MEMBER SAMONA: You got it. Mr. Chair, I move that we grant the variance in Case No. PZ26-0055, sought by SV Temple and Cultural Center for a rajagopuram entry tower height of 62 feet, 11 inches, because the petitioner has shown practical difficulty requiring the additional height. Without the variance, the petitioner will be unreasonably limited in the use of the property because the rajagopuram is an essential element of the temple, and its height is tied to the proportions of the existing building. The property is unique because it is a large, deep parcel consisting of over 12 acres, developed as a place of worship. The petitioner did not create the condition because the height is dictated by religious design requirements, and the tower adds no usable floor space. The relief will not

unreasonably interfere with adjacent or surrounding properties because the tower is set deep within the site, away from Taft Road and neighboring homes. The relief is consistent with the spirit and intent of the ordinance because the height limit is meant to protect neighboring properties from the impact of tall structures. The tower serves as a religious gateway rather than adding an added building space, and its location deep within a large site keeps its impact away from surrounding homes and preserves light, air, and the open character of the area.

MEMBER JAPPAYA: Second.

MS. NARDONE: Member Jappaya?

MEMBER JAPPAYA: Yes.

MS. NARDONE: Member Longo?

MEMBER LONGO: Yes.

MS. NARDONE: Member Krieger?

MEMBER KRIEGER: Yes.

MS. NARDONE: Member Samona?

MEMBER SAMONA: Yes.

MS. NARDONE: Chairperson Montague?

CHAIRPERSON MONTAGUE: Yes.

MS. NARDONE: Thank you. Motion carries.

CHAIRPERSON MONTAGUE: All right. Case PZ26-0056. The applicant is seeking a variance from Section 3.1.5 of the City of Novi Zoning Ordinance to permit the construction of a single-family home with a minimum side yard setback of 6 feet along the south side, 10 feet required, so it's a variance of 4 feet, and an exterior side yard setback of ten feet, 30 foot required, variance of 20 feet, and an aggregate side yard setback plus the exterior side yard setback of 16 feet. 40 feet is required, so it's a variance of 24 feet. The property is zoned One Family Residential R-4. Please state and spell your name.

MR. SAHOO: My name is Srikanta Sahoo, S-R-I-K-A-N-T-A, last name, S-A-H-O-O.

MEMBER LONGO: Sir, are you an attorney?

MR. SAHOO: No.

MEMBER LONGO: Do you promise to tell the truth in case?

MR. SAHOO: Yes.

MEMBER LONGO: Thank you.

CHAIRPERSON MONTAGUE: All right. How can we help you tonight?

MR. PAPPAS: I'm trying to seek variance on this property. It's 40 by 190. That's the space. It looks like we need 25 feet. I'm sitting ten feet that side and six this way. That's the same what I am requesting. If it's not a problem, front side, this is where the front road is. I have something like this I can put. I think that request is more on the side, this side and that side. This side is about ten feet and that side is about six feet. There is the proposed road here. That is the house there. It's a nice property, nice location.

CHAIRPERSON MONTAGUE: Appreciate it. City?

MR. HALL: Thank you, Mr. Chairman. Yes. So they're before you for three dimensional variances tonight, and I'll try to go over them again for you. So the first one is a four foot reduction and the minimum side yard setback. So the required is ten feet. He's providing six foot, so the variance is for four foot. That's the minimum side yard setback. For the exterior side yard setback, that's a setback on the other side of the road. The road is a dirt road proposed, so if you went out there, it might be a

little hard to see, but that is a right-of-way there. The variance is for a 20 foot reduction. What's required is 30 feet. That would be the minimum side yard plus the exterior side yard, would be 30 feet, and he's got ten foot provided. So it's a 20 foot variance for the aggregate. I'm sorry, for the exterior side yard. And then for the aggregate it's a 24 foot reduction, 40 foot required, 16 foot is provided between the two, so 24 foot is the variance. So with that, I don't have any further questions.

CHAIRPERSON MONTAGUE: Correspondence?

MEMBER LONGO: Yes. We mailed out 35 notices, one was returned. There was only one objection by a neighbor nearby about water coming into their property from the new house.

CHAIRPERSON MONTAGUE: All right. Would you like speak to this case? He's with you? All right. Let's open it up to the board.

MEMBER PEDDIBOYINA: It's a beautiful house and there's no objection by me to approve this case. Thank you.

CHAIRPERSON MONTAGUE: The garage, what's the access way to your garage? Up that gravel path.

MR. SAHOO: Yes, this way.

CHAIRPERSON MONTAGUE: So it's along side your house. I have to ask the city. Is that enough with the area that's required, with requirements along the house?

MR. HALL: That will actually be determined in the plan approvement stage how we access from the road to the driveway because the road does come in. You can't go off to an angle.

CHAIRPERSON MONTAGUE: That's part of the variance though, right?

MR. HALL: That's correct.

CHAIRPERSON MONTAGUE: So I guess if and when there's a motion put out, that's going to have to be based on the approval.

MR. HALL: Yes, by the land improvement plan.

MEMBER SAMONA: Can you repeat that a little louder? I'm sorry. That would have to be based subject to approval of a land improvement plan?

MR. HALL: Yes. When a driveway needs to be perpendicular to the property lines, so when he would pull in -- right now when you look at it, it looks like he's going to veer off into the --

from this view, looks like he's going to veer off form the road and go right into the garage, you know. If the road goes in, right now, you probably can do that. But when the road goes in, if it does go in, then you need to have a physical driveway.

CHAIRPERSON MONTAGUE: As it sits now, you're right. It's just gravel.

MR. HALL: Does that make sense to you?

MR. SAHOO: What I was told, that's my front, so I'm going to go from here and park here. That's what my intent is.

MR. HALL: So right now, you showed your finger on the plan there, when you showed it goes up there, you veered off the road and just kind of angled into your garage. You didn't turn left and then turn right into your garage. There's no driveway. You just kind of veered off. Does that make sense? So when you do the driveway, right now it's just all one plane. If the road goes and the right-of-way -- right now it's kind of hard to tell because you're showing the road the way it is, but there's actually the right-of-way and there's going to be a thing in there, but when you come in you would have to turn

off the road. When they put a road in, actually a paved road, you'll have to have a driveway come off of that road perpendicular and turn right into your garage.

MR. SAHOO: Sure. Absolutely. No problem.

MEMBER SAMONA: So are we suggesting that the driveway, if there is a motion to approve this, that the driveway is subject to the approval of land improvement plan or the entire project?

MR. HALL: I would say the entire project.

MEMBER SAMONA: Okay. That's kind of where I was going.

CHAIRPERSON MONTAGUE: Because it affects the setback.

MEMBER SAMONA: 100%.

CHAIRPERSON MONTAGUE: All right. If there's no other.

MEMBER KRIEGER: Is that a rendition of what you're proposing to build, because it wasn't in the packet?

MR. SAHOO: Yeah.

MEMBER KRIEGER: And if the road is paved, then they get a curb cut so that the

driveway then becomes instead straight down what he's saying, they can actually go from that new paved road.

MR. HALL: That'S correct. He'd have to design that. And since the garage is where he's shown on the plan that you saw, he'd probably have to come back, he'd be looking at a variance on the garage also at that time.

MEMBER KRIEGER: Okay. Thank you.

MEMBER SAMONA: I think Member Peddiboyina referred it to me for one reason or another.

MEMBER PEDDIBOYINA: Yes, please.

MEMBER SAMONA: All right. Just want to make one comment. I'm very familiar with these types of properties. I'm in real estate. I see the arrow lots all the time. Certain subdivisions, this is what they're notorious for, so I'm very familiar with it. With that being said, Mr. Chair, I move that we grant the variances requested in Case Number PZ26-0056, sought by the petitioner for 206 Bernstadt Street, to permit construction of a new single-family home with a south side yard setback of six feet, where there is ten feet required, so a variance of four

feet; an exterior side yard setback of ten feet along Owenton Street, 30 feet is required so the variance of 20 feet; and an aggregate side yard setback of 16 feet, 40 feet is required, so a variance of 24 feet. Petitioner has shown practical difficulty requiring relief from Section 3.1.5 of the Zoning Ordinance. Without the variances, the petitioner would be unreasonably prevented or limited with respect to the use of the property because the lot is only 40 feet wide, and the required ten-foot side yard setback plus 30-foot exterior side yards setback consume the entire lot with. The property is unique because of its exceptionally narrow corner. The petitioner did not create the condition because the lot dimensions were fixed when Idlemere Park Subdivision was platted decades before this applicant or the current owner, I believe, even acquired any interest in this property. The relief granted will not unreasonably interfere with adjacent or surrounding properties because the proposed home is a modest 24 foot wide and is consistent with similar homes with narrow lots in the area. The relief is consistent with the spirit and intent of the Ordinance because it allows a reasonable residential use of a vacant, platted lot in a single-family district while preserving adequate

separation from the neighboring lot and street and represents the minimum relief necessary to build a home of reasonable size. The variances should be granted subject to the entire building project, the entire building project getting the approval of the land improvement plan. You want me to repeat that?

MEMBER PEDDIBOYINA: I second.

MS. NARDONE: Member Peddiboyina?

MEMBER PEDDIBOYINA: Yes, please.

MS. NARDONE: Member Longo?

MEMBER LONGO: Yes.

MS. NARDONE: Member Krieger?

MEMBER KRIEGER: Yes.

MS. NARDONE: Member Samona?

MEMBER SAMONA: Yes.

MS. NARDONE: Chairperson Montague?

CHAIRPERSON MONTAGUE: Yes.

MS. NARDONE: Member Jappaya?

MEMBER JAPPAYA: Yes.

MS. NARDONE: Thank you. Motion carries.

CHAIRPERSON MONTAGUE: Any other matters anyone would like to bring up.

MEMBER JAPPAYA: Motion to dismiss.

MEMBER SAMONA: That would be adjourn.

MEMBER JAPPAYA: Adjourn.

MEMBER SAMONA: Second.

CHAIRPERSON MONTAGUE: All in favor aye.

THE BOARD: Aye.

CHAIRPERSON MONTAGUE: Any opposed? Thank you very much.

(The meeting was adjourned at 7:54 p.m.)

CERTIFICATE OF NOTARY

STATE OF MICHIGAN)
) SS
COUNTY OF OAKLAND)

I, Melinda R. Womack, Certified Shorthand Reporter, a Notary Public in and for the above county and state, do hereby certify that the above deposition was taken before me at the time and place hereinbefore set forth; that the witness was by me first duly sworn to testify to the truth, and nothing but the truth, that the foregoing questions asked and answers made by the witness were duly recorded by me stenographically and reduced to computer transcription; that this is a true, full and correct transcript of my stenographic notes so taken; and that I am not related to, nor of counsel to either party nor interested in the event of this cause.

Melinda R. Womack

Melinda R. Womack, CSR-3611
Notary Public, Jackson County
My Commission expires: 06-22-2032

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