

REGULAR MEETING - ZONING BOARD OF APPEALS

CITY OF NOVI

TUESDAY, APRIL 14, 2020 7:00 P.M.

VIRTUAL MEETING VIA ZOOM

BOARD MEMBERS:

Joe Peddiboyina, Chairperson

Kevin Sanker, Vice Chairperson

Linda Krieger, Secretary

Michael Longo

Clift Montague

Michael Thompson

Ramesh Verma

ALSO PRESENT:

Elizabeth Saarela, City Attorney

Lawrence Butler, Comm. Development, Dep. Director

Katherine Opperman, Recording Secretary

Reported by:

Darlene K. May, Certified Shorthand Reporter

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Novi, Michigan

Tuesday, April 14, 2020

7:04 p.m.

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MS. OPPERMAN: We're still missing three of our expected members, including the chairperson. Would we like to move forward with the meeting having the vice chair lead or would we like to continue to hold?

MEMBER SANKER: I'm okay moving forward.

MS. OPPERMAN: Beth, does it look like it should be -- we have four members present so that should be the quorum for any of the cases, correct?

MR. BUTLER: That should be correct.

MS. OPPERMAN: Okay. In that case, I would say you can go ahead and proceed, Member Sanker.

MEMBER SANKER: Okay. Perfect. Thank you.

I will say I'm not totally prepared to lead the meeting, but I'll give it a go. Do we start with any of the -- like, the saying of the Pledge or anything like that?

MS. SAARELA: Just go through the scheduled agenda. Start from the top of the agenda and read

1 through that. So you'll start with ...

2 MEMBER SANKER: Call to order, Pledge of
3 Allegiance, roll call?

4 MS. SAARELA: Roll call.

5 MEMBER SANKER: So then, Katherine. Please
6 call the roll.

7 MS. OPPERMAN: Certainly. Member Krieger is
8 currently absent.

9 Member Longo?

10 MEMBER LONGO: Present.

11 MS. OPPERMAN: Thank you. Member Montague?

12 MEMBER MONTAGUE: Here.

13 MS. OPPERMAN: Chairperson Peddiboyina is
14 currently absent. Member Sanghvi is absent, excused.

15 Member Sanker?

16 MEMBER SANKER: Here.

17 MS. OPPERMAN: Member Thompson appears to be
18 currently absent.

19 And Member Verma?

20 (No audio response.)

21 MEMBER SANKER: I see him. Does that count?

22 MS. OPPERMAN: It looks like Chairperson
23 Peddiboyina has just joined.

1 Joe, could you confirm your attendance,
2 please.

3 (Pause for audio response.)

4 CHAIRPERSON PEDDIBOYINA: Can you hear me?

5 MEMBER SANKER: We can hear you now.

6 CHAIRPERSON PEDDIBOYINA: Okay. Good.

7 MEMBER SANKER: We were just about to approve
8 the agenda.

9 CHAIRPERSON PEDDIBOYINA: One second, please.

10 (Pause.)

11 CHAIRPERSON PEDDIBOYINA: Okay. I really
12 apologize for this inconvenience.

13 Good evening, everybody, and welcome to the
14 Novi Zoning Board of Appeals for April 14th, 2020.

15 Kathy, can you -- I'm sorry. Go for the
16 Pledge of Allegiance.

17 MS. OPPERMAN: We're not doing the Pledge of
18 Allegiance because it is going to be this digital
19 meeting instead. And I have just called the roll. If
20 you can just confirm your attendance, we'll be able to
21 move forward.

22 CHAIRPERSON PEDDIBOYINA: Yeah. I'm okay.

23 MEMBER THOMPSON: Hey, Kate. This is Mike

1 Thompson. Did you get me?

2 MS. OPPERMAN: I did not. Thank you.

3 MEMBER SANKER: And, Joe, we were about to
4 approve the agenda.

5 CHAIRPERSON PEDDIBOYINA: Okay. And roll
6 call. Roll call is done. Thank you, Kathy.

7 And the agenda ...

8 Looks like we have on the board a quorum.

9 Kathy, if you can confirm we have enough
10 quorum.

11 MS. OPPERMAN: Yes. We have a quorum. Thank
12 you, Joe.

13 CHAIRPERSON PEDDIBOYINA: Okay. Thank you
14 very much. Let's move on right to a public hearing
15 format and rules. And then, if you can, adjust your
16 phones to be turned off.

17 And we'll have a public hearing when each
18 cased is called upon and you can raise the Zoom call.
19 We're not on the podium right now. We don't have a
20 podium or anything. And that will be on computer. You
21 can see on the computer at home and as well as the
22 people that is on the Zoom video. Once you come, you
23 can spell your first and last name for the reporter and

1 the secretary.

2 And we have on the agenda today, we have a
3 total of nine cases.

4 Katherine, correct, we have nine cases?

5 MS. OPPERMAN: Yes, correct.

6 CHAIRPERSON PEDDIBOYINA: Let us go to the
7 approval of the agenda. Is there changes or anything
8 for the approval of the agenda?

9 MS. OPPERMAN: There are no changes to the
10 agenda other than it was changed from the typical
11 meeting at the Civic Center to this remote meeting.

12 CHAIRPERSON PEDDIBOYINA: Okay. Then
13 somebody can move the motion for the approval of this
14 agenda.

15 MEMBER SANKER: I move to approve the agenda.

16 MEMBER THOMPSON: I second.

17 CHAIRPERSON PEDDIBOYINA: And the minutes of
18 the meeting last month -- I mean, January and February
19 meeting. Somebody can move the motion for that meet,
20 for January and February 2020, please.

21 BOARD MEMBER: I so move.

22 CHAIRPERSON PEDDIBOYINA: Okay.

23 MEMBER SANKER: Then I'll second.

1 CHAIRPERSON PEDDIBOYINA: Okay. Thank you.

2 Public remarks, anyone have anything other
3 than the cases in front of the ZBA, you can raise your
4 hand and the Zoom video monitor can take care of that
5 one.

6 If anybody is there apart from the agenda in
7 the audience?

8 Okay, seeing none. The public hearing will
9 go. And let's go to the first case.

10 Today's first case of PZ19-0049 for Bonner
11 Properties, LLC, Beck Road, east of Beck Road and south
12 of Nine Mile Road, parcel number 50-22-33-100-013. The
13 applicant is requesting the variance from the City of
14 Novi, Zoning Board Section 3.1.2 for front yard and --

15 MS. OPPERMAN: Joe.

16 CHAIRPERSON PEDDIBOYINA: Yeah?

17 MS. OPPERMAN: Joe, I believe you may be
18 reading from the wrong agenda. The first case for
19 tonight should be PZ20-0004 for Mandalay Circle.

20 CHAIRPERSON PEDDIBOYINA: Okay. I'm sorry
21 about that.

22 And PZ19-0032, Marcus Village Apartment --

23 MS. OPPERMAN: Nope. Nope. The first case

1 for tonight is PZ20-0004, for Maen Jabboori at 26181
2 Mandalay Circle.

3 CHAIRPERSON PEDDIBOYINA: Okay. Got it.
4 Thank you. I'm sorry about that again.

5 PZ20-0004, M-a-e-n, Maen Jabboori, 26181
6 Mandalay Circle, east of Beck Road and north of 11 Mile
7 Road, parcel number 50-22-16-300-086. The applicant is
8 requesting the variance from the City of Novi Zoning
9 Code Section 3.6.2.iii to remove vegetation from within
10 a wetland setback.

11 This property is zoned single family, R-1.
12 This case was postponed from the cancelled 3-17-2020
13 meeting.

14 Is the applicant here, please?

15 (No response.)

16 CHAIRPERSON PEDDIBOYINA: Is the applicant is
17 present?

18 MS. OPPERMAN: I don't see that Mr. Jabboori
19 is listed on our participant list as of yet.

20 CHAIRPERSON PEDDIBOYINA: Do you want to do
21 something, Kathy, for one or two minutes to see or what
22 do you want to do?

23 MS. OPPERMAN: I believe you would have to

1 make a motion to --

2 CHAIRPERSON PEDDIBOYINA: Postpone?

3 MS. OPPERMAN: -- put it until later.

4 Or am I mistaken on that, Beth? Do they have
5 to just come back to it?

6 MS. SAARELA: You can make a motion to table
7 it until later in the meeting.

8 CHAIRPERSON PEDDIBOYINA: Okay. I agree and
9 somebody can make a motion for that.

10 MEMBER SANKER: I so move.

11 MEMBER LONGO: Second.

12 CHAIRPERSON PEDDIBOYINA: Thank you. And
13 let's move to the second case.

14 PZ20-0005, Michael Buca, 1501 Paramount
15 Street, west of Novi Road and north of 13 Mile Road,
16 parcel number 50-22-02-378-005. The applicant is
17 requesting variance from the City of Novi Code of
18 Ordinance, Section 5.1.9 to allow the storage of a
19 commercial vehicle on a residential lot. The vehicle
20 is intended to be converted into a personal
21 recreational vehicle.

22 Is the applicant present? Michael?

23 (No response.)

1 CHAIRPERSON PEDDIBOYINA: Michael, are you
2 there?

3 (No response.)

4 CHAIRPERSON PEDDIBOYINA: Katherine, the
5 applicant is not present? Can you see?

6 MS. OPPERMAN: I don't see that Mr. Buca is
7 listed either.

8 CHAIRPERSON SANGHVI: Okay. Then somebody
9 can make a motion that we put the last call for another
10 date.

11 MEMBER VERMA: I make the motion to postpone
12 this case, please.

13 CHAIRPERSON PEDDIBOYINA: Okay. So I need a
14 second.

15 MEMBER LONG: I will second.

16 CHAIRPERSON PEDDIBOYINA: Thank you. And in
17 that case, moving to case number three, PZ20-0006, Down
18 Home Construction 305 Duana Avenue, west of Old Novi
19 Road and north of Thirteen Mile Road, parcel number
20 50-22-03-481-012.

21 The applicant is requesting a variance from
22 the City of Novi Zoning Code Section 3.1.5 for a 13
23 feet, one inch front yard setback, 30 feet required.

1 And for a 3 feet 8 inches side yard setback, 10 feet
2 required.

3 These variances will accommodate the
4 construction of a front deck. The property is zoned
5 single family residential, R-4. This case was
6 postponed from cancelled 3-17-2020 meeting. If the
7 applicant is there?

8 MS. TYLER: Well, I'm the homeowner.

9 CHAIRPERSON PEDDIBOYINA: Oh, you are the
10 homeowner. If you can tell your first and last name
11 for me and the secretary and the reporter.

12 MS. TYLER: Stephanie Tyler. Do I need to
13 spell it?

14 CHAIRPERSON PEDDIBOYINA: Yes, please.

15 MS. TYLER: S-t-e-p-h-a-n-i-e, Tyler,
16 T-y-l-e-r.

17 CHAIRPERSON PEDDIBOYINA: Secretary, if you
18 can take a vote, please.

19 Kathy, our secretary is there?

20 MS. OPPERMAN: I can act as secretary as
21 Member Krieger is not here.

22 Ms. Tyler, do you swear or affirm to tell the
23 truth in this matter?

1 MS. TYLER: Yes, I do.

2 MS. OPPERMAN: Thank you.

3 CHAIRPERSON PEDDIBOYINA: Thank you, ma'am.
4 You can proceed.

5 Thank you, Kathy.

6 MS. TYLER: Well, I'm seeking a variance to
7 get the -- I currently have a front deck, but it needs
8 to be repaired. And in talking to this particular
9 contractor, he mentioned that it is not done -- it's
10 really not correct and he needs to -- it would be best
11 to enlarge the porch or make it wider. Because right
12 now the posts are blocking my windows.

13 So to make it a little bit wider -- it will
14 not exceed the width of the house. I'm not even sure
15 it will be the same width of the house. The porch may
16 still be smaller than the width of the house but just
17 larger than what it currently is. So I believe that's
18 the reason we're seeking a variance.

19 CHAIRPERSON PEDDIBOYINA: Okay. Did you want
20 to add anything, ma'am?

21 MS. TYLER: Me? Not at this time.

22 CHAIRPERSON SANGHVI: Okay. And I don't have
23 any questions.

1 I can direct anything the fellow members want
2 to speak of. Members, anybody wants to ask any
3 questions, you can now proceed.

4 (No response.)

5 CHAIRPERSON PEDDIBOYINA: Go ahead.

6 MEMBER SANKER: I was just asking about the
7 City's perspective and then anything from
8 correspondence from neighbors.

9 CHAIRPERSON PEDDIBOYINA: Okay.

10 MS. OPPERMAN: I can speak on the
11 correspondence.

12 CHAIRPERSON PEDDIBOYINA: Yeah. Katherine?

13 MS. OPPERMAN: For this case there were 37
14 letters sent out. We received eight returned. No
15 approvals and no objections.

16 CHAIRPERSON PEDDIBOYINA: Thank you, Kathy,
17 acting secretary.

18 Okay. And the board, anybody wants to say
19 anything?

20 MEMBER LONGO: Yes. This is my Michael. I
21 drove by there yesterday, Stephanie, the other day and
22 I don't think you're any closer to the street than some
23 of your neighbors. I don't have any issue with this.

1 CHAIRPERSON PEDDIBOYINA: Okay. Thank you.

2 MEMBER SANKER: I took a look at your
3 application and some of the drives in there. And I
4 agree with Mike, Member Longo. And it looks to be like
5 a pretty straightforward variance and I don't see any
6 reason why we should deny it. So I would be in favor
7 of it.

8 CHAIRPERSON PEDDIBOYINA: Thank you.

9 MS. SAARELA: You still have to open and
10 close the public hearing for each one of these. Even
11 though there might not be any members of the public
12 there, you still have to open and close the public
13 hearing before you vote.

14 CHAIRPERSON PEDDIBOYINA: Oh, yes.

15 Yeah, going back to any other public remarks.
16 Anyone want to speak on this case?

17 Okay. Seeing none. We can move on. Anybody
18 want to speak on the case, any board members?

19 (No response.)

20 MEMBER SANKER: Then, if not, I'm ready to
21 make a motion.

22 CHAIRPERSON PEDDIBOYINA: Okay. Go ahead.

23 MEMBER SANKER: I move that we grant the

1 variance in case number PZ20-0006 sought by the
2 petitioner for the front yard setback of 13 feet
3 one-inch and side setback of three feet, eight inches
4 because the petitioner has shown practical difficulty
5 requiring this variance. Without the variance the
6 petitioner will be unreasonably prevented or limited
7 with respect to the use of the property because she
8 won't have use of her front porch.

9 The property is unique because of its
10 proximity to two bodies of water. The petitioner did
11 not create the condition because of the shape of the
12 lot and its location between two bodies of water
13 existed when she purchased it. The relief granted
14 won't unreasonably interfere with adjacent or
15 surrounding properties because the deck does not
16 encroach on nearby properties and there were no
17 objections from any neighbors.

18 And the relief is consistent with the spirit
19 and ordinance because even with the addition there is
20 still adequate room between the properties.

21 CHAIRPERSON PEDDIBOYINA: Okay. Thank you.

22 And somebody can make a second?

23 MEMBER THOMPSON: I can second that.

1 CHAIRPERSON PEDDIBOYINA: Okay. Motion is
2 passed.

3 MEMBER SANKER: Do we vote?

4 CHAIRPERSON PEDDIBOYINA: Yeah. Call for the
5 vote, Kathy.

6 MS. OPPERMAN: Yes.

7 Member Longo?

8 MEMBER LONGO: Approved.

9 MS. OPPERMAN: Member Montague?

10 MEMBER MONTAGUE: Yes.

11 MS. OPPERMAN: Chairperson Peddiboyina?

12 CHAIRPERSON PEDDIBOYINA: Yes, ma'am.

13 MS. OPPERMAN: Member Sanker?

14 MEMBER SANKER: Yes.

15 MS. OPPERMAN: Member Thompson?

16 MEMBER THOMPSON: Yes.

17 MS. OPPERMAN: And Member Verma?

18 MEMBER VERMA: Yes.

19 MS. OPPERMAN: Motion passes.

20 CHAIRPERSON PEDDIBOYINA: Thank you, ma'am.
21 Congratulations.

22 Okay. Let's move to the fourth case.

23 And PZ20-0007, Allied Signs 40255 Thirteen

1 Mile Road, west of Haggerty and south of Thirteen Mile
2 Road, parcel number 50-22-12-200-041. The applicant is
3 requesting the variance from the City of Novi Code of
4 Ordinance, Section 28.5 to allow two additional wall
5 signs, 14.2 and 62.6 square feet, respectively, beyond
6 the permitted two. And for an eight feet high ground
7 sign. Six feet high maximum allowed by code. This
8 property is zoned Office Service Technology, OST. This
9 case was postponed from cancelled 3-17-2020 meeting.

10 If the applicant is there, please?

11 MR. FIELDS: Yes. Jim Fields with Allied
12 Signs, 33650 Giftos Drive in Clinton Township.

13 CHAIRPERSON KRIEGER: Okay. All set. Our
14 secretary, if you can take a vote, please.

15 MS. OPPERMAN: Um, you would like me to swear
16 in the applicant?

17 CHAIRPERSON PEDDIBOYINA: Yeah.

18 MS. OPPERMAN: Certainly.

19 Mr. Fields, do you swear or affirm to tell
20 the truth in this matter before you?

21 MR. FIELDS: Yes, I do.

22 MS. OPPERMAN: Thank you.

23 CHAIRPERSON PEDDIBOYINA: Thank you. And you

1 can proceed. What do you want to say about your case?

2 MR. FIELDS: Well, we're approaching the
3 board to see if we can get an extra two feet behind the
4 monument sign ...

5 (No clear audio to report.)

6 CHAIRPERSON PEDDIBOYINA: I'm sorry. Your
7 voice is breaking.

8 MR. FIELDS: Hello?

9 Oh, sorry. Of the modified -- hello.

10 CHAIRPERSON PEDDIBOYINA: No. Your network
11 is very poor.

12 (No clear audio to report.)

13 CHAIRPERSON PEDDIBOYINA: Hello?

14 MR. FIELDS: Do you want try this some other
15 route? I'm limited on what I can do.

16 MS. OPPERMAN: The audio sounded a bit better
17 at that moment. Could you perhaps repeat from the
18 beginning?

19 CHAIRPERSON PEDDIBOYINA: Sir, are you on the
20 speaker phone?

21 MR. FIELDS: Yeah. Let me try to make a
22 little adjustment.

23 Is this any better at all?

1 (No clear audio to report.)

2 MR. FIELDS: Yes? No?

3 CHAIRPERSON PEDDIBOYINA: No.

4 MR. FIELDS: Yeah. I have my audio on, my
5 audio is on. I spoke -- I have bars through my network
6 so I don't know.

7 HOST PARNELL: Mr. Fields, I disabled your
8 video.

9 MEMBER SANKER: Perhaps, calling in with just
10 your phone might be a better way to do it

11 MR. FIELDS: All right. Well, is this going
12 to come through any more with no video? You've got
13 audio.

14 CHAIRPERSON PEDDIBOYINA: A little bit
15 better.

16 MR. FIELDS: I'm trying to find where the
17 number will be.

18 CHAIRPERSON PEDDIBOYINA: I'm sorry. What do
19 you want to do?

20 MR. FIELDS: Is this a little bit better, for
21 just audio?

22 CHAIRPERSON PEDDIBOYINA: No. Very poor
23 connection, please.

1 Okay. Want to fix your phone and we'll give
2 you a couple of minutes time.

3 MR. FIELDS: Anything? Nothing?

4 CHAIRPERSON PEDDIBOYINA: No. It's a poor
5 connection.

6 MR. FIELDS: That's fine.

7 If that'll work, I'll call back. I will call
8 in.

9 CHAIRPERSON PEDDIBOYINA: Okay. You want to
10 fix your line and then call back in.

11 MR. FIELDS: Okay. I'll be back.

12 CHAIRPERSON PEDDIBOYINA: Kathy?

13 MR. FIELDS: I'll call in on a different
14 line. I have to find the information on my phone.

15 CHAIRPERSON PEDDIBOYINA: Kathy, can you hear
16 me?

17 MS. OPPERMAN: Yes. I can hear you,
18 Chairperson.

19 CHAIRPERSON PEDDIBOYINA: Okay. Do you want
20 to move or put this off on this case. Can you call and
21 fix his phone? What do you want to do on that?

22 MS. OPPERMAN: I'm happy to put it wherever.
23 You would like to postpone it to later on the agenda?

1 CHAIRPERSON PEDDIBOYINA: Yeah. Maybe we can
2 put it at the end of the day.

3 Is everybody okay, board members?

4 (Affirmative responses.)

5 CHAIRPERSON PEDDIBOYINA: Okay. Do you want
6 to make a motion, Kathy, for this one?

7 MS. OPPERMAN: I'm not a member. So I would
8 not be able to make a motion, but you would be able to
9 open it up to any of the other board members.

10 MEMBER KRIEGER: Joe?

11 CHAIRPERSON PEDDIBOYINA: Yeah.

12 MEMBER KRIEGER: I'm here. We will call it
13 at the end of the meeting or we can table it until the
14 next month's meeting.

15 CHAIRPERSON PEDDIBOYINA: Linda, please do
16 one thing and table it until the end of this meeting.

17 MEMBER KRIEGER: Okay. I move.

18 MEMBER VERMA: Second.

19 CHAIRPERSON PEDDIBOYINA: Thank you. Say
20 "Aye" in favor.

21 THE BOARD: Aye.

22 CHAIRPERSON PEDDIBOYINA: Thank you. Okay.

23 And let's go to case number five: PZ20-0008, Michael

1 Noonan, 1019 South Lake Drive, west of Novi Road and
2 north of Thirteen Mile Road, parcel number
3 50-22-03-330-006. The applicant is requesting a
4 variance from the City of Novi Zoning Code Section
5 3.32-10.ii.a for a proposed 180 square feet lake front
6 shed, 100 square feet allowed by code. This property
7 is zoned single family residential, R-4.

8 CHAIRPERSON PEDDIBOYINA: Okay. If the
9 applicant is there, please?

10 (No response.)

11 CHAIRPERSON PEDDIBOYINA: Linda?

12 MEMBER KRIEGER: Yes. Is the petitioner
13 there for Michael Noonan? Are you there?

14 MR. NOONAN: Can you hear me?

15 MEMBER KRIEGER: Are you Michael Noonan?

16 MR. NOONAN: Yes.

17 MEMBER KRIEGER: Okay. Do you swear or
18 affirm to tell the truth in this case?

19 (No response.)

20 MEMBER KRIEGER: Mr. Noonan?

21 MR. NOONAN: Yes. I'm here.

22 CHAIRPERSON PEDDIBOYINA: Can you spell your
23 first and last name for my secretary for reporting.

1 MR. NOONAN: Sure. It's Michael Noonan,
2 M-i-c-h-a-e-l, Noonan, N-o-o-n-a-n.

3 MEMBER KRIEGER: All right. In this case do
4 you swear or affirm to tell the truth in this case?

5 MR. NOONAN: I do.

6 MEMBER KRIEGER: Very good. Proceed.

7 CHAIRPERSON PEDDIBOYINA: Yeah. You can
8 proceed.

9 MR. NOONAN: Okay. So, yeah, we're trying
10 to -- so we had issues with storing stuff in -- in
11 anywhere around here. We're looking to get a, what, a
12 16 by 20 structure. For instance, two paddle boards
13 each are 12 foot long by three foot wide.

14 We have four kayaks for us and our kids. Two
15 of them are eight foot. Two of them are 13 foot and
16 both are about three feet long. We've been trying to
17 store, like, life vests, flotation devices, toys,
18 outdoor chairs, tables. They get ruined every year.

19 Keeping them in there would be a great
20 benefit out of the elements. Our -- we currently have
21 a one-car garage. So keeping one car in that garage
22 and then trying to keep those, the paddle boards, it's
23 very difficult. There's been issues with theft. We

1 actually got some of our kayaks that were stolen off of
2 our property because we can't keep them locked up.

3 South Lake Drive is kind of a busy street.
4 People go much faster than the posted speed of 25.
5 Each year we get more and more traffic. Additional
6 storage would allow us to keep all those items over
7 there and from moving back and forth.

8 I don't feel like we're asking for much. The
9 additional 80 square foot. There's a hundred square
10 allowed now. We're only asking for 80 square foot.
11 And if you look at our lot coverage, that's only 16
12 percent lot coverage. So we're hoping we can get the
13 additional 80 square foot. And that will help us out a
14 lot and we hope you will consider our appeal.

15 MEMBER KRIEGER: What's your anticipated
16 height of the building?

17 MR. NOONAN: Ten foot to the very peak.

18 MEMBER KRIEGER: Okay. Thank you.

19 CHAIRPERSON PEDDIBOYINA: Okay. You want to
20 say anything, Michael?

21 MR. NOONAN: The only thing I would like to
22 say is it's not going to be an eyesore. It's not going
23 to be just like an ordinary storage shed. We're going

1 to make it a storage. We're going to make it match our
2 house. We're going to have like a stone on the
3 outside. So it's going to be a feature -- it's going
4 to look very presentable. It's not going to look like
5 just a storage shed with wood. It will match our
6 house. It'll go nice with the neighborhood.

7 CHAIRPERSON PEDDIBOYINA: Okay. Thank you.

8 Is there any in the audience that would like
9 to speak on this case, please?

10 Okay. Seeing none.

11 From the City?

12 MEMBER KRIEGER: Katherine, any
13 correspondence?

14 MS. OPPERMAN: Yes. For this case there were
15 28 letters mailed out. There were three responses
16 received. We received one simple approval from Heath
17 at 905 South Lake.

18 We received an objection. The objection
19 reads that: "There are reasons for the zoning codes
20 requiring maximum building size of 100 square feet.
21 This variance request is almost double that size and
22 will redefine the look and use of our lakefront. This
23 would also set a precedence for others to construct

1 similar size buildings near the lake. If the request
2 was for a small variance of 10 percent accompanied by a
3 good reason, maybe. This is far too extreme and would
4 hinder the view and enjoyment by adjacent property
5 owners. For this reason, I object to the variance
6 requested." And that is from Mr. William Berringer at
7 109 South Lake.

8 Then there is another approval from Tamara
9 Murphy asking that we please note their approval to the
10 requested variance. They believe the Noonan's plans
11 for the shed on the lake lot looks like a nice
12 improvement for the property and will enhance property
13 values.

14 CHAIRPERSON PEDDIBOYINA: Thank you. Kathy.

15 And the City? From the City, anything?

16 MR. BUTLER: No comments from the City.

17 CHAIRPERSON PEDDIBOYINA: Okay. Thank you.

18 And any other on the board like to speak on
19 this case, please?

20 MEMBER THOMPSON: Do you have any drawings on
21 the building for people that are viewing could see?

22 MR. NOONAN: So I have a layout of what it
23 would -- like, what the lot is going to look like with

1 the structure being here. This would be like a patio
2 within a fire pit. Can you see that?

3 MEMBER THOMPSON: I can. Are the bushes the
4 lot line?

5 MR. NOONAN: The bushes would be the lot
6 line, yes.

7 Currently, we have a fence that's pretty beat
8 up. So we were going to try to make it look better
9 with some arborvitaes.

10 MEMBER THOMPSON: Is that the reason you need
11 the variance is because it goes right to the lot line
12 or is it the size of the building?

13 MR. NOONAN: The size of the building.

14 MEMBER THOMPSON: Okay.

15 CHAIRPERSON PEDDIBOYINA: Okay. Any other
16 board member would like to speak on this case, please?

17 MEMBER SANKER: Yes. Was the lake on the top
18 part of your drawing there?

19 MR. NOONAN: Yes. The lake was like the blue
20 part here. This would be the lake. So the lake would
21 be here. This is just going to be, like, a paver, a
22 fire pit and then this is going to be our structure to
23 keep all of our kayaks in.

1 MEMBER SANKER: And I'm intended to share the
2 concern of one of the people who objected just about
3 the size. So why do you have to be almost double the
4 square footage of what is recommended?

5 MR. NOONAN: Because you have a 10 by 10 --
6 if you have a 10 by 10 structure and you're trying to
7 put a 13-foot paddle board in there, it just doesn't
8 fit. We had a kayak stolen this year. We actually had
9 a dock section stolen this year. So we're just trying
10 to keep the stuff inside of it. They don't fit as well
11 as -- like I said, lawn furniture, something you keep
12 out there, it just gets deteriorized over the years.

13 So if we keep them inside, I think
14 aesthetically it would look better and it would keep
15 our stuff from getting stolen.

16 MEMBER SANKER: If it was just 10 by 10 could
17 you still use it for most of the things that you wanted
18 to use it for?

19 MR. NOONAN: No. I had a 10 by 10 up until
20 last year there. We can barely utilize it at all.
21 Nothing would fit inside of it.

22 Yeah, like life vests and stuff would fit in
23 it, but our kayaks and our paddle boards would not fit

1 inside a 10 by 10.

2 MEMBER SANKER: And, lastly, about the
3 obstruction. I mean, I guess, could you just speak to
4 that a little bit about the obstruction and what one of
5 the homeowner's most concerned about?

6 MR. NOONAN: Yeah. I don't know how you have
7 any obstructed views. I mean, everybody that -- I
8 mean, 109, that's got to be way down the street.
9 That's not even in the vicinity of my house. Right?
10 We're 1019. That was 109. So I don't know -- I
11 don't -- I mean, the people in our area, you know, we
12 know them all. Nobody's ever said anything about it.
13 We kind of mentioned to them we were going to put one
14 up. Nobody of my knowledge disapproved it.

15 There's several -- I mean, mine is going to
16 be 180 square feet. There's several of them on the
17 lake that are 24 by 24 that are actually two-car
18 garages that are on the lake. So I don't think by
19 asking for 180 square foot is that far off. I think
20 there are a lot of the ones going up are twice the size
21 of that one.

22 I mean, I'm not -- is it the height or the
23 width that's posing the obstruction?

1 MEMBER SANKER: Well, I don't know what
2 they're talking about and what their concerns are,
3 specifically. I was just asking you to speak to it, to
4 their concern there.

5 So the variance itself is only for the square
6 footage of the building. You're within the height. So
7 that's the only thing we're approving.

8 MR. NOONAN: Right. So before I had a 10 by
9 10. So if you're going -- so if it's obstruction, the
10 16 foot is going lengthwise. So it would have very
11 less -- it would be the same. So the obstruction from
12 the road would only be two feet. Because we're only
13 going 12 and we used to have 10. So it's only two
14 foot. So the obstruction would be almost the same.
15 Actually, from their point of view we would only be
16 going two foot more.

17 MEMBER SANKER: Okay. I feel like I wouldn't
18 have an issue for the variance. I appreciate that.

19 CHAIRPERSON PEDDIBOYINA: Thank you. And
20 anybody in the board, please?

21 MEMBER KRIEGER: Yes. I have a question
22 through the chair.

23 CHAIRPERSON PEDDIBOYINA: Okay. Yes, please,

1 go ahead.

2 MEMBER KRIEGER: For the variance for the
3 shed is it still eight by eight, to the City?

4 Is that the minimum for any variance request?

5 MR. BUTLER: The height is 12 foot.

6 MS. OPPERMAN: The height would be the
7 maximum allowable for the code for the lakefront
8 properties.

9 MEMBER KRIEGER: In my -- his request is
10 reasonable. Aesthetically, it's matching the
11 neighborhood and the needs of that area around the
12 lake, so I would be able to approve this request
13 because he's minimizing his height and then he's making
14 it the length. So the obstruction of the view would be
15 minimal. So I would be able to approve it.

16 CHAIRPERSON PEDDIBOYINA: Thank you, Linda.
17 Any other board member who would like to speak on this
18 case, please?

19 Okay. Michael, I have a question. You
20 mentioned that you would like to make it match your
21 current house, am I right?

22 MR. NOONAN: Yes. We're going to make it
23 match the house, correct.

1 CHAIRPERSON PEDDIBOYINA: Okay. I have no
2 objection.

3 Thank you. Anybody wants to make a motion on
4 the board, please?

5 Linda, would you like to make a motion?

6 MEMBER KRIEGER: Sure. In case number --
7 where is it.

8 CHAIRPERSON PEDDIBOYINA: PZ20-0008, number
9 five.

10 MEMBER KRIEGER: For Michael Noonan for
11 1019 South Lake Drive, west of Novi Road and north of
12 Thirteen Mile Road, parcel 50-22-03-330-006, I move to
13 approve the petitioner's request.

14 Without the variance the petitioner will be
15 unreasonably prevented or limited with respect to the
16 use of his property because of the current needs of
17 residents along the lake. The property is unique
18 because it is a lakefront and the petitioner did not
19 create the condition. Because everyone going to the
20 water has needs that need to be put away and made to
21 look neat in the wintertime.

22 The relief granted will not unreasonably
23 interfere with adjacent or surrounding properties.

1 He's minimizing to the best of his ability with size
2 and the way it's placed on the property with the longer
3 side of stretching down to the water and the shorter
4 side along the roadside and then the height will be
5 minimized as well.

6 And the relief is consistent with the spirit
7 and intent of the ordinance because he said he's going
8 to match what his house is like and this will add to
9 the area.

10 CHAIRPERSON PEDDIBOYINA: Thank you, Linda.
11 And Katherine, can you call the roll?

12 MEMBER KRIEGER: I need a second.

13 MEMBER SANKER: Second.

14 CHAIRPERSON PEDDIBOYINA: Thank you.

15 Katherine, can you call for the roll, please?

16 MS. OPPERMAN: Yes.

17 Member Verma?

18 MEMBER VERMA: Yes.

19 MS. OPPERMAN: Member Thompson?

20 MEMBER THOMPSON: Approved.

21 MS. OPPERMAN: Member Sanker?

22 MEMBER SANKER: Yes.

23 MS. OPPERMAN: Chairperson Peddiboyina?

1 CHAIRPERSON PEDDIBOYINA: Yes, please.

2 MS. OPPERMAN: Member Montague?

3 MEMBER MONTAGUE: Yes.

4 MS. OPPERMAN: And Member Longo?

5 MEMBER LONG: Yes.

6 MS. OPPERMAN: And Member Krieger?

7 MEMBER KRIEGER: Yes.

8 MS. OPPERMAN: Motion passes.

9 CHAIRPERSON PEDDIBOYINA: Thank you.

10 And congratulations, Michael.

11 MEMBER KRIEGER: Congratulations.

12 MR. NOONAN: Thank you.

13 CHAIRPERSON PEDDIBOYINA: Let's move to case
14 number six PZ20-0010, Grissim Metz Andriese Associates,
15 Catholic Central High School, 27225 Wixom Road, west of
16 Wixom Road and south of Grand River Avenue. Parcel
17 number 50-22-18-200-027.

18 The applicant is requesting a variance from
19 the City of Novi Code of Ordinance, Section 28-5(a) to
20 allow four proposed ground signs exceeding the number
21 of signs and the height of signs allowed. One ground
22 sign is permitted at a maximum height of six feet. The
23 property is zoned single family residential, R-1.

1 Is the applicant present, please, Kathy?

2 MR. TUREK: Good evening. I'm Edward Turek,
3 president of the Catholic Central High School.

4 CHAIRPERSON PEDDIBOYINA: Oh. How are you,
5 sir?

6 MR. TUREK: Good. Thank you.

7 CHAIRPERSON PEDDIBOYINA: Spell the first and
8 last name. Spell it for CHAIRPERSON PEDDIBOYINA record
9 and for my secretary and proceed.

10 MR. TUREK: Sure. Edward Turek, E-d-w-a-r-d
11 T-u-r-e-k, president of Detroit Catholic Central High
12 School, 27225 Wixom Road, Novi, Michigan.

13 MEMBER KRIEGER: Are you an attorney?

14 MR. TUREK: No, I'm not, but our attorney
15 will speak shortly.

16 MEMBER KRIEGER: All right. For you, would
17 you swear or affirm to tell the truth in this case?

18 MR. TUREK: Yes.

19 MEMBER KRIEGER: Thank you.

20 CHAIRPERSON PEDDIBOYINA: Linda, I have a
21 question. There's one more person joining you in this
22 case?

23 MEMBER KRIEGER: The attorney. He doesn't

1 need to be sworn in.

2 CHAIRPERSON KRIEGER: Okay. Thank you.

3 Yeah. You may proceed, sir.

4 MR. TUREK: Thank you. I would like to take
5 a quick moment and introduce everyone that's on the
6 call our team to answer any questions. The first
7 person is our president emeritus, Father Richard Elmer,
8 who was the gentleman who led our move from Redford to
9 Novi 20 years ago.

10 FATHER ELMER: Good evening, ladies and
11 gentlemen. Catholic Central appreciates all that the
12 city of Novi has done and is doing to support our
13 educational efforts. And we hope that we are making --

14 CHAIRPERSON PEDDIBOYINA: Sir, can you spell
15 your first and last name.

16 FATHER ELMER: Father Richard Elmer,
17 E-l-m-e-r.

18 CHAIRPERSON PEDDIBOYINA: Okay. Thank you.

19 FATHER ELMER: You're welcome. I'll start
20 over. Catholic Central appreciates all that the City
21 of Novi has done and is doing to support our
22 educational efforts. We hope that we are making a
23 contribution to the city. That contribution includes

1 maintaining the beauty of our campus. We are here
2 tonight with an opportunity to enhance that beauty in a
3 very stunning way. Mr. Turek and the team will now
4 explain that.

5 CHAIRPERSON PEDDIBOYINA: Thank you.

6 MR. TUREK: Thank you, Father.

7 Ladies and gentlemen, also on the line with
8 us is our landscape architects, Steve Endres and Rich
9 Houdek from Grissim Metz; Andy Wozniak, our civil
10 engineer; and Joe Vig, our assistant manager and legal
11 representation, Tom Ryan. Who I'm going to ask Tom now
12 why we need the variance.

13 CHAIRPERSON PEDDIBOYINA: Who all is speaking
14 on this call, you need to tell first and last name for
15 spelling for my court record, please.

16 MR. TUREK: Okay. The only other person who
17 is going to talk is Tom Ryan, so I'll let Tom do that.

18 So Steve Endres, S-t-e-v-e, E-n-d-r-e-s and
19 Rich, R-i-c-h, Houdek, H-o-u-d-e-k, from Grissim Metz.

20 Andy Wozniak, A-n-d-y, W-o-z-n-i-a-k, from
21 Zeimet Wozniak. And Joe Vig, J-o-e, V-i-g, from Vig
22 Construction.

23 CHAIRPERSON PEDDIBOYINA: Thank you. You may

1 proceed, sir.

2 MR. RYAN: Very good. Thank you. My name is
3 Tom Ryan. I am an attorney with offices at 2055
4 Orchard Lake Road in Sylvan Lake, Michigan 48320.
5 Thank you for this evening's opportunity to meet with
6 you in this new world we have. So I hope everybody's
7 safe and healthy.

8 As you know, the Zoning Board is to look at
9 each property as unique regarding its particular
10 individual characteristics.

11 Catholic Central believes that when the
12 Zoning Board looks at our property in our variance
13 request, you will find that the scope and size of this
14 request are appropriate for the frontage on Wixom Road.
15 The extraordinary circumstances or conditions for
16 practical difficulties of our property is its natural
17 features. And, in essence, its greatest advantages are
18 its natural features in this case the natural features
19 are its greatest challenge.

20 What I mean by that is there's an existent
21 distance since the Catholic Central was able to have
22 the three homes removed on the west side of Wixom Road,
23 south of Grand River. Now we have -- with the Planning

1 Commission's approval we have an 1100 square foot vista
2 of natural features of landscape material and trees
3 that are going to beautify the area. And this is
4 consistent with Catholic Central and the City of Novi's
5 use of this property and how it's been treated since we
6 came here some 20 years ago.

7 So the point is is that with this vista --
8 and Mr. Endres, who did the technical work in
9 explaining it to you, provides a fact that it is
10 difficult because of the setback for the signs in the
11 roadway to actually see what the -- see what is behind
12 these beautiful trees. Because it looks like just a
13 beautiful vista, but there's an educational community
14 right behind it.

15 Unlike other non-residential uses, which our
16 school is, similar to an institutional use, normally on
17 the street you would be able to see the use, the
18 building or whatnot and you would be able to see the
19 sign. In this case the use of the school cannot be
20 seen as it's 700 feet back or west of Wixom Road. So
21 we need to have a balance in how we can notify people
22 of our destination -- and we're truly a regional
23 destination -- and how we can meet with the natural

1 features and the beautiful landscaping that we provided
2 along Wixom Road.

3 So the variance requests are to -- the City
4 allows one six foot ground sign and we are asking to
5 have four ground signs.

6 The reason for that is is that the signs
7 that -- our signs requested in our packet are two,
8 three, four and five. Two and five are the Catholic
9 Central logo, which historically and traditionally with
10 Catholic Central -- with what they've identified
11 themselves with since they have been started in 1928.

12 And the other number three request is for a
13 cross. Which is a structure, but it would denote a
14 religious institution, which is a customary accessory
15 to a religious institution, as we are a Catholic school
16 and we have a religious affiliation.

17 So we are asking to cluster several of
18 the signs at our north entrance, which will make
19 that -- which is where the entrance is now. Which will
20 make that the focal point of the entrance.

21 We have anecdotal information, which we have
22 shown in our papers that delivery drivers and people
23 somehow can't find our school because, in fact, it's

1 hidden from -- behind Wixom Road. So we would like to
2 cluster those signs in the front of the school with the
3 cross in the median to show where the main entrance and
4 egress is for the school.

5 The height's requirement, the three height
6 requirement requests are for the two signs for Catholic
7 Central, the CC at the north and south entrance, and
8 for the cross, which will be in the median.

9 The other is for the number of signs. And
10 again, we have stated that we're asking for -- the
11 Catholic Central High School sign is already allowed,
12 but we're asking for a sign that indicates what the
13 address of the property is, which you can see is sign
14 application four or five.

15 And it also contains historical and
16 traditional information relative to the Basilian
17 Fathers when the first Catholic Central was founded.
18 And the traditional support given by many of our alums
19 who is recognized by Mr. Nesmith (ph).

20 So that is what we are requesting today that
21 along this 1100 foot distance, we're clustering three
22 of the signs and the cross up in the front where the
23 current north entrance is. But we need the variance

1 for the number of signs and then the height variance
2 for the cross and for the Catholic Central logo, which
3 is about a two-foot variance request, and then for the
4 south entrance.

5 Now, we don't believe this is -- we're asking
6 for too much. In view of the fact that the signs are
7 all clustered as a designated entrance for the school
8 at the north entrance, to clear up any issues. There's
9 a long stretch of just natural features until you get
10 to the south entrance. And in this way our school will
11 be identified and we believe the public, health, safety
12 and welfare will be protected.

13 This is not a self-created hardship. The
14 school's been there for many years, but when the
15 opportunity came from generous alumni to finish the
16 front of the streetscape on Wixom Road by removing the
17 houses, this provided a great opportunity. And so it's
18 not like we have a bermishing (ph) sign every 50 feet.
19 We're keeping most of the signs up at the front
20 entrance in the north and the one sign on the south
21 entrance.

22 So we believe that this is not self-created.
23 That we will not adversely impact anybody in the area

1 relative to these signs. That we're only asking for
2 the minimal amount of variance request to utilize our
3 property to allow people to actually see where the
4 entrance for the school is as opposed to people maybe
5 not understanding where the school is. And in
6 conclusion, I hope you will find these requests to be
7 appropriate with the scope and size. And because of
8 the unique characteristics of this property and its use
9 we believe the request is reasonable and appropriate
10 and we respectfully would request your positive
11 consideration this evening. Thank you.

12 CHAIRPERSON PEDDIBOYINA: Thank you, sir.

13 Anybody wants to speak on this case?

14 Anybody, please?

15 Okay. Seeing none.

16 Okay, is there anyone in the audience who
17 would like to speak on this case?

18 Anybody in the audience?

19 MR. ENDRES: I would like to add a couple of
20 things, if I might. This is Steve Endres, the designer
21 on the project. Just to be brief to add to what Tom
22 had to say.

23 Our goal with the design was to create a

1 unified appearance along the frontage because you can't
2 see the school, all the trees block the view. So
3 through a mixture of different design elements, walls,
4 landscape berming, we're creating a unified expression
5 across the front. The desire is to then integrate
6 signage into this expression, punctuating the entry
7 points.

8 But the request for the additional number of
9 signs is not so that we can broadcast the name of the
10 school five additional times. All signs work together
11 to present a narrative of not just identifying that the
12 school is here, but also to provide information about
13 the heritage, the legacy, the important character of
14 the institution that it is. Really, all five pieces
15 work together to communicate that and I think you'll
16 see from the documents that were presented how these
17 elements work together.

18 Now, the reason why some of those fit into
19 different pieces rather than all clustered on the one
20 sign speaks to the hierarchy of the messaging such that
21 the larger signs are going to identify the property.
22 You're going to see them from further away.

23 The secondary messaging is smaller text that

1 you see as you turn into the site. So there is a
2 different level of how the messaging is received. And,
3 really, the scale of the signs, speaking to the height
4 variance, has to do with the fact that the frontage of
5 the property is 1100 linear feet. Again, solid trees
6 behind it. So it's a long link. Between 70 and
7 hundred feet from the center line of the road. And
8 we've got this tall backdrop of trees. So we can't
9 count on the architecture of the building being a
10 public expression of the institution.

11 So through these landscape elements and the
12 signage elements, we're trying to make up for some of
13 those challenges. I hope that you guys see that. And
14 thank you for the opportunity to present this.

15 CHAIRPERSON PEDDIBOYINA: Thank you very
16 much.

17 Anybody in the audience, please?

18 MEMBER KRIEGER: Nope.

19 CHAIRPERSON PEDDIBOYINA: Seeing none.

20 Is anybody there?

21 Okay. Seeing none.

22 Correspondence, secretary? Kathy?

23 MS. OPPERMAN: For this case there were

1 122 letters sent. We received 14 approvals through the
2 mail. I believe that the applicants have been in
3 contact with some of the surrounding properties. Most
4 of them sent in similar support message for the
5 meeting. There were no objections.

6 CHAIRPERSON PEDDIBOYINA: Thank you very
7 much. And from the City?

8 MEMBER KRIEGER: Larry?

9 MR. BUTLER: Yes. I'm here. Can you hear
10 me?

11 CHAIRPERSON PEDDIBOYINA: Anything from the
12 City, please?

13 MR. BUTLER: Yes. I want to say the design
14 of the sign and the height and with the background and
15 the foliage, the design would complement the safety of
16 the congregation of guests coming to that location
17 because they would see it from a further distance.
18 They would not have to abruptly brake to try to get in
19 the place. So it is an added safety factor. So, yes,
20 I think it was designed very well.

21 CHAIRPERSON PEDDIBOYINA: Thank you.

22 I don't have any questions. And I know this
23 school. And my friend's kids also studying in the same

1 school. The presentation is excellent and I have no
2 question and I'll put it on the board.

3 Anybody who would like to speak on the board,
4 please?

5 MEMBER MONTAGUE: Yes. I would like to say I
6 go by there every night going home. And I think the
7 scale and setting justifies the scale and the number of
8 signs. It is a good safety issue, that people can see
9 it from a long ways away and not get that braking as
10 they're seeing where they are.

11 Especially, the south entrance, it's very
12 hard to see when you're going down the road. So
13 enhancing those signs, I think, is another excellent
14 idea.

15 CHAIRPERSON PEDDIBOYINA: Thank you very
16 much. Any other board members who would like to speak
17 on this?

18 MEMBER LONGO: Yeah. I went to the property
19 and I think that -- just to launch off of what Cliff
20 said. It's a lot of property there. The signs are not
21 really that high. If you look at what they submitted
22 as to the design, I think it's a huge improvement. I
23 think they're attractive and I absolutely have no

1 problem with this.

2 CHAIRPERSON PEDDIBOYINA: Thank you very
3 much. Anybody in the board, please?

4 MEMBER LONGO: I would like to make a ...

5 CHAIRPERSON PEDDIBOYINA: You would like to
6 make a motion?

7 MEMBER LONGO: Yes. I would like to make a
8 motion. Does anybody else wish to speak?

9 CHAIRPERSON PEDDIBOYINA: Go ahead and make a
10 motion.

11 MEMBER LONGO: I move that we grant the
12 variance in case PZ20-0010 sought by Catholic Central
13 High School for -- because the petitioner has shown
14 practical difficulty requiring additional -- requiring
15 exposure and information for the size of the property.

16 Without the variance the petitioner will be
17 unreasonably prevented or limited with respect to use
18 of the property because of the size of the property,
19 the setback of the facility and the trees that are
20 right on the street.

21 The property is unique because the school is
22 not visible from the street.

23 The petitioner did not create the condition

1 because the property is, as I mentioned, treed, and the
2 location of the school complex is behind all those
3 trees.

4 The relief granted will not unreasonably
5 interfere with the adjacent or surrounding properties
6 because the signs are not extremely large and are
7 attractive.

8 The relief -- I'm sorry. The relief is
9 consistent with the spirit and intent of the ordinance
10 because the property permits additional signage plus
11 the additional landscape, actually, makes it much more
12 attractive than it's been for the last few years.

13 CHAIRPERSON PEDDIBOYINA: Thank you very
14 much.

15 MS. SAARELA: Did we do public comment and
16 correspondence?

17 MEMBER KRIEGER: Yes. Katherine did already.

18 MS. SAARELA: Okay.

19 CHAIRPERSON PEDDIBOYINA: Yeah. We did that
20 one. Thank you.

21 And anybody make a second?

22 MEMBER KRIEGER: Second.

23 CHAIRPERSON PEDDIBOYINA: Thank you, Linda.

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All say in favor, "Aye."

MEMBER KRIEGER: We have to call the roll.

CHAIRPERSON PEDDIBOYINA: Yeah, roll call,
Katherine?

MS. OPPERMAN: Yes. Member Krieger?

MEMBER KRIEGER: Yes.

MS. OPPERMAN: Member Longo?

MEMBER LONGO: Yes.

MS. OPPERMAN: Member Montague?

MEMBER MONTAGUE: Yes.

MS. OPPERMAN: Chairperson Peddiboyina?

CHAIRPERSON PEDDIBOYINA: Yes, please.

MS. OPPERMAN: Member Sanker?

MEMBER SANKER: Yes.

MS. OPPERMAN: Member Thompson?

MEMBER THOMPSON: Yes.

MS. OPPERMAN: And Member Verma?

MEMBER VERMA: Yes.

MS. OPPERMAN: Motion passes.

MEMBER KRIEGER: Congratulations. Beautiful
job.

CHAIRPERSON PEDDIBOYINA: Thank you.

MR. RYAN: Thank you very much. Be healthy

1 and safe.

2 CHAIRPERSON PEDDIBOYINA: Okay. Let's move
3 it along to our next case. PZ20-0011 Michael Thompson
4 Design, 1310 East Lake Drive, west of Novi Road and
5 north of Thirteen Mile Road, parcel number
6 50-22-02-151-033 the applicant is requesting the
7 variance from the City of Novi Zoning Code, Section
8 3.1.5 for a proposed lot coverage of 26.8 percent, 25
9 percent maximum coverage allowed by code; and a
10 proposed side yard setback of five feet and 5.65 feet,
11 and 10 feet minimum required by code.

12 And an aggregate side yard setback of 10.56
13 feet, 25 feet required by code. The property is zoned
14 single family residence, R-4.

15 Is the applicant present, please?

16 Michael Thompson, is it?

17 MR. THOMPSON: Hello. This is Michael
18 Thompson. Can you hear me?

19 CHAIRPERSON PEDDIBOYINA: Again, if you can
20 spell your first and last name for the record and for
21 my secretary.

22 MR. THOMPSON: Okay. It's Michael Thompson,
23 M-i-c-h-a-e-l, T-h-o-m-p-s-o-n.

1 MEMBER KRIEGER: Do you swear or affirm to
2 tell the truth in this case?

3 MR. THOMPSON: I do.

4 MEMBER KRIEGER: Thank you. You may proceed.

5 MR. THOMPSON: Okay. I am the architect as
6 well as the applicant. We would like to have the
7 owner, Robert and Chey Varto, to speak first and
8 describe the project and then I would like to speak to
9 address the design and the variances, if this is
10 possible.

11 MEMBER KRIEGER: Yup. Go ahead.

12 MR. VARTO: Can you hear me?

13 CHAIRPERSON PEDDIBOYINA: Yes. Hello.

14 MR. VARTO: Hello.

15 CHAIRPERSON PEDDIBOYINA: Yeah. You can
16 spell your first and last name, please.

17 MR. VARTO: Robert Varto, R-o-b-e-r-t.
18 Varto, V, as in Victor, A-r-t-o.

19 MEMBER KRIEGER: Do you swear or affirm to
20 tell the truth in this case?

21 MR. VARTO: Yes.

22 MEMBER KRIEGER: Thanks.

23 CHAIRPERSON PEDDIBOYINA: Thank you. You may

1 proceed.

2 MR. VARTO: Yes. So thank you for your time
3 this evening. I have a presentation. I can show -- I
4 can bring it up on the screen to show the designs or I
5 can flash some pictures of some printouts that I have.
6 What is easier? Would that be okay?

7 CHAIRPERSON PEDDIBOYINA: Yes, please. Go
8 ahead.

9 MR. VARTO: So I can flash pictures up as we
10 go along.

11 So my wife and I are looking for these
12 deviations approved in order to grow the back of our
13 house back roughly 15 feet. There were a number of
14 issues with the home when we moved in. The house is,
15 basically -- it's down into the side of a hill. So
16 that our first floor, essentially, is the basement.
17 And in the basement we have our family room, our
18 kitchen and our storage, including utility room. The
19 utility room is a six foot by 11 foot room that houses
20 our HVAC unit, our water heater, washer and dryer, our
21 water treatment system as well as a utility tub. So a
22 lot of things in a very, very small area.

23 I'll show you a picture of our utility room

1 to give you an idea.

2 CHAIRPERSON PEDDIBOYINA: You can hold it up
3 to your phone or something. You can show it like that.

4 (Document displayed.)

5 MR. VARTO: Can you see that?

6 CHAIRPERSON PEDDIBOYINA: Yeah.

7 MR. VARTO: So that's just looking straight
8 in from outside the utility room. But please take note
9 of this. This is our HVAC and hot water heater, which
10 is literally wall to wall.

11 And then a little bit up close you can see
12 right here is the hot water heater, which is literally
13 pinned back by the HVAC unit. So certainly these
14 things are not serviceable. I'm worried about in the
15 future there's going be an issue I have to remove
16 everything if I have to service my water heater.

17 I can't service it to deseal it right now.
18 And as a matter of fact, when I was putting together
19 this presentation, I had a leak from one of my water
20 treatments and it was a bear to just go in there and
21 figure out what the root cause was.

22 So first and foremost, we're looking to -- if
23 we grew the house back, we could improve the situation

1 by having a separate utility room and creating a
2 separate washer and dryer room keeping everything clean
3 and neat and tidy.

4 Secondly, on the second level is where our
5 bedroom is. And we have a very tiny master bath and a
6 small closet for a home that I consider to be really
7 nice and more upscale, a certainly beautiful home on
8 the lake.

9 When we grow the home back 15 feet, not only
10 will we improve the utility situation on the first
11 floor, but we're looking to have a master bath added.
12 Our master bath is very small and our walk-in closet is
13 teeny-tiny as well. So both of those things will be
14 rectified by this.

15 In addition, we're going to blow out all of
16 the deck that was existing when we moved in off the
17 back of home. It must be about 2,500 square feet of
18 deck that is dilapidated and falling apart. We plan on
19 removing all that, simplifying everything and adding
20 over 1800 square feet of green space, grass and sod,
21 plants and some small trees up close to the home.

22 In a nutshell, I think this is a major
23 improvement for the home, for the community and it'll

1 actually make the house look stunning from the back,
2 wall-to-wall window, first floor and a sliding glass
3 out the second floor on to a deck.

4 From there I'll turn it over to Mike and he
5 can take you through the variance request.

6 CHAIRPERSON PEDDIBOYINA: Thank you.

7 Michael?

8 Michael, are you there?

9 MR. THOMPSON: Hello.

10 CHAIRPERSON PEDDIBOYINA: You would like to
11 speak on this case, anything?

12 MR. THOMPSON: Yes, please.

13 CHAIRPERSON PEDDIBOYINA: Go ahead.

14 MR. THOMPSON: To reiterate the shortcomings
15 of the house, the house was built back in the '40s.
16 And it is a slab on grade and pushed back away from the
17 lake further back than the two neighbors.

18 We need -- or requesting three variances to
19 make this possible, the shortcomings of this house
20 functional shortcomings. One is the minimal side yard
21 setback of 10 feet required. We only have five feet on
22 one side and close to five or six feet on the other
23 side. These are pre-existing conditions that pre-date

1 even a modern ordinance with kind of a lot of odd lake
2 front houses in that area. So this addition is an
3 extrusion in line with the same house that is only
4 20 foot six inches wide. So we consider this
5 pre-existing. There's no way to get out of this
6 setback.

7 And then the second variance we're requesting
8 is the aggregate. The total of both with an attached
9 garage in Novi must be 25 feet. And, again, we only
10 have the five or close to five or six on the other
11 side. Again, these are back from the '40s. These are
12 pre-existing conditions. So it's, again, we're saying
13 to you that this is an oddball area and these are
14 existing conditions and there's nothing we can do with
15 these. This is a true hardship.

16 Now, the third is the maximum, the 25 percent
17 allowable lot coverage. Now, on this, we'd like to
18 increase up to 26.8. We'd like to go 1.8 percent over
19 and we made this as small as we could to fix the
20 problems with the functions of this house. And that's
21 based on the following things: Three points, I'll go
22 through these quickly.

23 We have a practical difficulty and this is

1 why we need to go 1.8 over the 25 percent. It's a
2 hardship. It's -- as Robert said, the first floor is
3 actually built into the side of a rise in the hill and
4 his first floor with his common family functions are
5 compromised. He has tiny windows. He has an obscured
6 view of the lake. And it's a very narrow house. It's
7 only 20 foot, six wide. So we consider this a
8 practical difficulty.

9 It's all pre-existing environmental
10 conditions because of the topography and existing
11 building. And it's unique with this property.

12 The second point is that there's no adverse
13 impact on the neighbors. I would like to show you a
14 sketch of this area.

15 (Document displayed.)

16 MR. THOMPSON: So the existing house of the
17 Vartos is in -- the house and the Varto property are
18 both in yellow and the proposed addition is in blue.
19 Now, the Vartos' house is set back about 27 feet away
20 from the lake deep in the shadows of the house to the
21 south and it has limited sight lines because of that.

22 And it's also further back from the house on
23 the north. So by doing this addition, this proposed

1 addition of 14 feet out and the full length or width of
2 house the same height, we're just extruding this
3 gable-style house further out to the lake. We're still
4 13 feet back from the neighbor on the south and we're
5 still nine foot back from the neighbor on the north.

6 So we feel this is a sensitive and respectful
7 addition to the two sides that will still be quite a
8 ways back from a sensitive sight line with the
9 lakefront property.

10 Finally, it's designed to minimize the
11 requested variance. So as small as we could make it,
12 if we stayed on the maximum 25 percent, we would be
13 limited with that width of the 20 foot six, of an
14 addition of seven foot six. And as Bob went through
15 his list of shortcomings with the utility room and the
16 living room and the problems with the master suite and
17 the bath, everything's too compact. And a house in
18 this area of that size shouldn't have these
19 limitations.

20 We're asking the board to consider these
21 three variances to allow us to build this addition.
22 And we appreciate your time.

23 CHAIRPERSON PEDDIBOYINA: Thank you very

1 much.

2 Anybody that would like to speak on this
3 case?

4 Is there anyone in the audience that would
5 like to speak on this case?

6 Okay. Seeing none.

7 MS. OPPERMAN: Joe?

8 CHAIRPERSON PEDDIBOYINA: Yeah?

9 MS. OPPERMAN: I do believe that there's some
10 audience participation from the Bryda family. It does
11 look like they're in the attendee list. I'm not sure
12 if they've raised their hand yet for Damon to put them
13 into the meeting.

14 CHAIRPERSON PEDDIBOYINA: Okay. We'll pause
15 for 30 seconds.

16 (Pause.)

17 MR. BRYDA: Hello, this is Bruce Bryda.

18 Testing, one, two, three. I was having some
19 functional problems. Is it working now?

20 CHAIRPERSON PEDDIBOYINA: Yeah. Please go
21 ahead.

22 MR. BRYDA: Okay.

23 CHAIRPERSON PEDDIBOYINA: Your first and last

1 name and the spelling.

2 MR. BRYDA: Yes. It's Bruce Bryda,
3 B-r-y-d-a.

4 CHAIRPERSON KRIEGER: Okay. Go ahead.

5 MR. BRYDA: Yeah. I have this thing that
6 I'll just go ahead and read into the record. I did
7 file an objection via mail and I believe it was
8 received.

9 "Good evening to the board members and
10 Mr. Varto. I'm Bruce Bryda, the adjoining lot owner to
11 the south. My wife and I have owned a --"

12 (Pause in record by reporter.)

13 CHAIRPERSON PEDDIBOYINA: Please go slow.
14 Thank you.

15 MR. BRYDA: "I'm Bruce Bryda, the adjoining
16 lot owner to the south. My wife and I have owned the
17 property for almost 10 years, since July 10th, 2010. I
18 believe our property will be the one mostly adversely
19 affected by the proposed addition if allowed to be
20 constructed as proposed. I would like to note that we
21 did not receive any notification from the applicant
22 that he was proceeding with this project. We did not
23 have an opportunity to review the plans until Tuesday,

1 April 7th when they were first made available online by
2 the City.

3 "Our first notification that an addition was
4 being made by the applicant was by the ZBA board's
5 mailing when we received it on April 3rd, 2020. Our
6 questions, concerns, objections and observations have
7 never been discussed or addressed by the applicant or
8 architect. I believe we are hampered in using our time
9 wisely to areas that might have been agreed to,
10 compromised or worked out and explained.

11 "I believe both of us have suffered because
12 of the lack of discussion and straightforwardness about
13 the project. In short, as the project is presented, we
14 object to any variance being granted that would allow
15 construction of an addition in the area that is
16 protected under the current 10 foot setback from the
17 property line.

18 "The additional 14-foot extension of the
19 three story, 35-foot high structure with an extending
20 deck that follows an outdated property setback, creates
21 problems so close to the property line between our
22 existing residences. The increased closeness of the
23 new structure would directly face our kitchen, dining

1 room, living room areas, reducing, blocking natural
2 sunlight. Possibly reducing air flow and blocking
3 views. We will lose a substantial amount of natural
4 light. This will change our main level from bright and
5 cheery to dull and dreary.

6 "Presently, we have an open sunlight
7 atmosphere on our main floor. Having an almost 35-foot
8 house, five feet closer, will be detrimental to our
9 existing feeling of comfort and well-being."

10 And I just might want to add that the
11 previous owner made additions to the property by going
12 upward and maintaining on the original foundation and
13 was granted a variance which created about a 15-foot
14 separation, which is much too close for two houses that
15 are that high.

16 "With the addition, the higher the
17 residences, three-stories, a steep peak, pitched roof
18 and the choice of a metal roof with no gutters and the
19 closeness of the residences cause increased water
20 runoff and erosion of soil and drainage problems that
21 are evident, when the water is directed toward an
22 already close in property line to the applicant's
23 residence. The runoff is directed to our 10-foot

1 offset without what would be absorbed by the
2 applicant's property."

3 Basically, if we only had five feet and
4 another probably half foot roof hangover to our
5 driveway to a four-foot distance that it rolls over on
6 to our property.

7 "It would appear the applicant contributed to
8 create the situation he finds himself in to expand the
9 current residence by purchasing a smaller residence
10 than they require.

11 "Obviously, persons can purchase any property
12 they want but I believe it is unrealistic for the
13 applicant to expect that neighboring property owners
14 must accommodate to reduce established setbacks just to
15 fill the applicant's perception of a resident. I would
16 think that there are other expansion options available
17 where the desired square footage can be gained without
18 reducing the current 10-foot setback. We're asking the
19 applicant's request for a variance be denied."

20 I would also like to add that this home was
21 built in 1997. And when we purchased the house in
22 2010, and we spoke to the original owner, Judy Raith
23 (ph), at that time, who was explaining that she did not

1 want to have the houses any closer than what the
2 setbacks allowed.

3 If you look at the drawing of our residences,
4 which was --

5 MEMBER KRIEGER: Sir, I'm sorry. Could you
6 sum up? Because it's going past three minutes.

7 MR. BRYDA: Oh, okay. If you look at the
8 diagram of our residents, you'll see the south wall,
9 the north wall for us, jogged in two feet to
10 accommodate, maintaining that original setback. I
11 would think that the applicant who has a 60-foot lot
12 could do the same thing.

13 I'll stop now.

14 MEMBER KRIEGER: Thank you.

15 CHAIRPERSON PEDDIBOYINA: In this case, the
16 audience?

17 MR. VARTO: If I could address a couple of
18 Mr. Bryda's comments.

19 First, we're not going to get any closer to
20 their property lines. We're more than five foot from
21 their home.

22 Secondly, we don't have gutters on our home
23 because of the metal roof design, which is a more

1 modern design and more efficient and effective. And we
2 have a French drain instead. So that system puts the
3 runoff on both sides. It doesn't go on to his
4 property.

5 Third, with respect to sunlight, I went out
6 and I measured the sun at four different times of the
7 day on a sunny day over the past week. The sun -- our
8 houses face directly east and west. The sun always
9 shines on the back of our homes. At no point will my
10 home be blocking his from getting sunlight, and I have
11 pictures to prove that.

12 CHAIRPERSON PEDDIBOYINA: Thank you.

13 Okay. Anyone in the audience, please, last
14 call?

15 MR. BRYDA: Yes. Can I respond to a couple
16 of those comments?

17 MEMBER KRIEGER: You had your opportunity.

18 Is there anyone else out there?

19 MR. THOMPSON: Can I speak as well?

20 CHAIRPERSON PEDDIBOYINA: Yes, proceed. Go
21 ahead.

22 MR. THOMPSON: You see this diagram?

23 CHAIRPERSON PEDDIBOYINA: Yeah.

1 MR. THOMPSON: Okay. So Robert, with
2 Mr. Bruce Bryda, explained the addition -- by the
3 way the Bryda residence is enormous and it sticks out
4 27 feet further to the lake and casts a strong shadow
5 on the Varto property.

6 His views are from a side window. So we
7 calculated the views on this diagram from the same
8 window, which still gives a great view of the lake.
9 Because we're not going out as far to the lake as the
10 Bryda residence. And also we're going to have a
11 balcony or a deck with a glass railing. So we feel
12 that this is very sympathetic and we're kind of
13 surprised at someone who has such an enormous house
14 further past all the other houses would object to this.

15 So thank you.

16 CHAIRPERSON PEDDIBOYINA: Thank you.

17 MEMBER KRIEGER: From the City.

18 CHAIRPERSON PEDDIBOYINA: From the City,
19 correspondence?

20 MS. OPPERMAN: For the correspondence for
21 this case, there were 39 letters sent out. We received
22 one objection, which was from Mr. Bryda. So he's
23 already spoken his peace on that. It will also be

1 entered into the permanent record file. There was also
2 an approval submitted by Mark and Isley (ph) Szetela,
3 S-z-e-t-e-l-a.

4 They note they would like to approve the
5 dimensional variance of the proposed lot coverage but
6 would recommend splitting the side difference of the
7 side yard setback to 7.5 feet and aggregate side yard
8 setback of 18 feet. Again, splitting the difference
9 between the request and the single family residential
10 code. A suggestion may be to use the newly constructed
11 garage for any necessary needs to stay within the
12 footprint of the property.

13 CHAIRPERSON PEDDIBOYINA: Thank you,
14 Katherine.

15 From the City, Larry?

16 MR. BUTLER: No comments from the City.

17 CHAIRPERSON PEDDIBOYINA: Thank you very
18 much. Before I speak, I would like to put it on the
19 Board. Board members can you speak on this case,
20 please?

21 Anybody that would like to speak?

22 Board members?

23 MEMBER KRIEGER: From the presentation, it

1 looks like a reasonable request and they've paid
2 attention to the sight lines on the lake being east to
3 west as they have described. So his request is minimal
4 so I can support the request.

5 CHAIRPERSON PEDDIBOYINA: Thank you, Linda.
6 Anybody on the board, please?

7 MEMBER SANKER: Yeah. I tend to agree with
8 Member Krieger.

9 But if you could reduce your current
10 construction, would it make -- would it still be a
11 liveable addition or is this the least you can do,
12 given the situation?

13 MR. VARTO: I can answer that.
14 Well, go ahead, Mike.

15 MR. THOMPSON: With the floor plans that --
16 hopefully you have them. The way the first floor is
17 set up it's a shared mechanical room and laundry and a
18 tiny living room. So this creates a separate
19 mechanical, separate laundry room and a separate
20 living -- or a workable living room with a fireplace
21 and it makes the suite upstairs actually useable with a
22 generous master bath and that.

23 So any compression it would really be a

1 sacrifice. If we did compress it, we would still need
2 the same three variances because of the -- the side
3 yard setbacks are intact. They're almost impossible to
4 get away with lining that house up with the gable
5 extrusion 20 foot, six wide. So you really can't get
6 any more narrow than that to make a useful floor plate.

7 And then, Robert, can you add anything to
8 that?

9 MR. RYAN: Yeah. Mike, I think you kind of
10 nailed it. I don't think it's an unreasonable request.
11 We love the area. We love the lake. We love it.

12 CHAIRPERSON PEDDIBOYINA: Thank you.

13 Member Sanker?

14 MEMBER SANKER: Yeah, I think you guys did an
15 excellent job on your presentation and also considering
16 and doing your homework in how it would affect the
17 other properties. So most people don't do that and I
18 think you were really considerate with respect to that.

19 So I don't see a reason why I would deny
20 this.

21 MEMBER KRIEGER: Is that a motion?

22 CHAIRPERSON PEDDIBOYINA: Okay. Before going
23 to the motion, I have no objections. And anybody would

1 like to speak on the board, please?

2 MEMBER THOMPSON: Yes. This is Michael
3 Thompson also.

4 CHAIRPERSON PEDDIBOYINA: Yes, please go
5 ahead.

6 MEMBER THOMPSON: I'm all for progress, but I
7 don't see the hardship. Is the hardship the house that
8 you bought not big enough?

9 MR. VARTO: No. I think it goes back to the
10 functional of the mechanicals. It's actually kind of
11 scary when you go in there to have the HVAC pinned into
12 that tiny room and it pins the hot water heater against
13 the wall.

14 With the laundry in there, three water
15 treatment devices, as well as the sump tank and the
16 utility tub, it's a mess. When I had a leak, I thought
17 about what would have happened to my entire first floor
18 on that leak. Let alone, you are supposed to maintain
19 your hot water heater from the back. I don't know how
20 I would actually do that. I had a professional come
21 out and assess it and his recommendation was to blow
22 out that wall. I can't move my wall back. If I do,
23 I'll have, literally, a seven by 20 foot family room.

1 It'll become, you know, from 14 feet or 15 feet to this
2 tiny little narrow.

3 So for that purpose, functionally, that's
4 what I'm trying to fix. Long-term I'm trying to just
5 make it a beautiful home for my family. And just nail
6 everything down for what we would ...

7 MR. THOMPSON: Can I add to that, please?

8 MEMBER KRIEGER: Sure.

9 MR. THOMPSON: I like your name, by the way.

10 MEMBER THOMPSON: Yeah. Right.

11 MR. THOMPSON: The practical difficulty,
12 is my interpretation is all the buildable area cannot
13 exceed 25 percent of the total rite area. So we're
14 asking for 26.8.

15 Now, this is unique and an odd condition
16 because of the slab on grade, the 1940s, the original
17 foundation, the way this house has been built, the
18 first floor, the main floor, the living spaces share
19 typical basement spaces where laundry and mechanical
20 would be and it also -- the sides that are coming up,
21 it's a walkout on the lake side. So it's kind of a
22 hybrid first floor that the Vartos are not using as
23 its true liveable space and it's counting against the

1 25 percent. So we see that as a hardship.

2 We see that they should be allowed to get
3 more living area because of that because they're being
4 penalized for carrying utility space on the first floor
5 because of the slab on grade and the hilltop
6 construction that they have.

7 CHAIRPERSON PEDDIBOYINA: Okay. Thank you.

8 Michael, do you want to continue, anything?
9 Michael Thompson.

10 MEMBER THOMPSON: No.

11 CHAIRPERSON PEDDIBOYINA: Okay. Anybody in
12 the board, last call?

13 Okay. Thank you. And there's no objection
14 from my side and you did a very good presentation and a
15 beautiful house.

16 Okay. And I would like request one of the
17 board member to move the motion.

18 Kevin?

19 MEMBER SANKER: I can make a motion.

20 CHAIRPERSON PEDDIBOYINA: Yeah. Can you
21 move, please? Thank you, Kevin.

22 MEMBER SANKER: I move that we grant the
23 variance in case number PZ20-0011 sought by the

1 petitioner for the additional lot coverage side and
2 aggregate side setbacks. Because the petitioner has
3 shown practical difficulty requiring these variances.

4 Without the variance, the petitioner will be
5 unreasonably prevented or limited with respect to the
6 use of the property because they would not be able to
7 add to and improve their existing home in any
8 meaningful way.

9 The property is unique because it was
10 constructed of narrow block foundation and built into
11 the rise of a hill on the land.

12 The petitioner did not create the condition
13 because they purchased the property with the original
14 foundation and the current topography.

15 The relief granted will not unreasonably
16 interfere with the adjacent or surrounding properties.
17 Because of the way they constructed the roof it will
18 present water runoff and because of the way the sun
19 rotates around the houses there they will not have any
20 obstructions to the neighboring houses from the sun or
21 the lake.

22 The relief is consistent with the spirit and
23 intent of the ordinance because it allows the

1 petitioners to build a larger house while maintaining
2 adequate distance between the houses.

3 MEMBER KRIEGER: Second.

4 CHAIRPERSON PEDDIBOYINA: Thank you.

5 And, Kathy, can you call for the roll,
6 please?

7 MS. OPPERMAN: Yes.

8 CHAIRPERSON PEDDIBOYINA: Thank you.

9 MS. OPPERMAN: Hold on just a moment.

10 CHAIRPERSON PEDDIBOYINA: Yes. You can take
11 your time.

12 MS. OPPERMAN: Member Verma?

13 (No response.)

14 CHAIRPERSON PEDDIBOYINA: Mr. Verma?

15 MEMBER KRIEGER: I see you.

16 MEMBER VERMA: Yes.

17 CHAIRPERSON PEDDIBOYINA: Okay.

18 MEMBER VERMA: Can you hear me?

19 MS. OPPERMAN: We can now.

20 MEMBER VERMA: Okay. Yes.

21 MS. OPPERMAN: Member Thompson?

22 MEMBER THOMPSON: Can I pass and not vote yes
23 or no?

1 MS. OPPERMAN: You have to either approve the
2 motion or object to the motion.

3 MS. SAARELA: You cannot abstain from voting.

4 MEMBER THOMPSON: I'm sorry. What was that?

5 MS. SAARELA: You cannot abstain from voting.

6 You must vote. You are required to vote. The only
7 reasoning you can abstain from voting is a legal
8 conflict under the charter and you mentioned that you
9 have any financial interest in the property ...

10 MEMBER THOMPSON: Okay. I'm going to vote
11 no.

12 MS. OPPERMAN: All right. Member Sanker?

13 MEMBER SANKER: Yes.

14 MS. OPPERMAN: Chairperson Peddiboyina?

15 CHAIRPERSON PEDDIBOYINA: Yes, please.

16 MS. OPPERMAN: Member Montague?

17 MEMBER MONTAGUE: Yes.

18 MS. OPPERMAN: Member Longo?

19 MEMBER LONGO: Yes.

20 MS. OPPERMAN: And Member Krieger?

21 MEMBER KRIEGER: Yes.

22 MS. OPPERMAN: Motion passes six to one.

23 CHAIRPERSON PEDDIBOYINA: Thank you.

1 MEMBER KRIEGER: Congratulations.

2 MR. THOMPSON: Thank you.

3 CHAIRPERSON PEDDIBOYINA: And moving to the
4 next case PZ20-0012, Daniel O'Connor 48315 Nine Mile
5 Road, west of Beck Road and south of Ten Mile Road,
6 parcel number 50-22-29-376-011.

7 The applicant is requesting a variance from
8 the City of Novi Zoning Code, Section 4.19.J to allow
9 for a proposed third detached building, resulting in a
10 total of 3902 square foot increased by 1502 square
11 feet. Two detached buildings with a total of 2400
12 square foot are allowed by code. This property is
13 zoned residential acreage, RA.

14 Is the applicant is there?

15 (No response.)

16 CHAIRPERSON PEDDIBOYINA: Can you see,
17 Katherine?

18 MS. OPPERMAN: Hold on. Just a moment. I
19 have to switch screens.

20 Yes, Mr. O'Connor.

21 CHAIRPERSON PEDDIBOYINA: Mr. O'Connor is
22 there.

23 MR. O'CONNOR: I'm there.

1 CHAIRPERSON PEDDIBOYINA: Okay. Good. Can
2 you spell your first and last name for my court record
3 and be sworn in by my secretary, please.

4 MR. O'CONNOR: Daniel, D-a-n-i-e-l, O'Connor,
5 O-c-o-n-n-o-r.

6 MEMBER KRIEGER: Are you an attorney?

7 MR. O'CONNOR: My attorney recommended that
8 we postpone this, but due to these circumstances with
9 the coronavirus, I think I'm going to just go ahead and
10 do this, because I think you people are going to be
11 doing this for quite some time.

12 MEMBER KRIEGER: So do you swear or affirm to
13 tell the truth in this case?

14 MR. O'CONNOR: I do.

15 CHAIRPERSON PEDDIBOYINA: Thank you. You may
16 proceed.

17 MR. O'CONNOR: Thank you. First of all, I
18 would like to thank the board for showing up for this
19 meeting. I know this is some unprecedented times.

20 But anyways, my name is Daniel O'Connor. I'm
21 70 years old. I'm a U.S. Army veteran. I'm
22 respectfully requesting a dimensional variance for my
23 property located at 48315 West Nine Mile Road.

1 I purchased the property on September 13th,
2 2005 ...

3 (Rustling papers.)

4 MR. O'CONNOR: My name is Daniel O'Connor.
5 I'm a 70-year-old U.S. Army veteran. I'm requesting a
6 dimensional variance for my property located at 48315
7 West Nine Mile Road. I purchased the property on
8 September 13th, 2005. When I purchased the property,
9 it was in much needed repairs.

10 My property is also unique. Just like the
11 Catholic Central property. The land is on three acres,
12 total of 148,000 square feet. The south side of the
13 property is an easement, which is owned by Consumers
14 Power.

15 There's a major gas line there and I
16 actually maintain the property. I cut grass. I remove
17 dead fall. To the north and the west side of the
18 property, there is vacant property which has not been
19 maintained for the last 15 years -- the buildings
20 consist of three garages and one steel building. Two
21 of the structures are not very appealing to the eye.

22 Therefore, I took it upon myself to remove
23 the garage, which was approximately 350 square foot;

1 and the metal building, which was approximately 2480
2 square foot. I believed at the time I was improving
3 the property and the neighborhood by removing these
4 buildings.

5 Due to their -- their age and everything.
6 The house was built probably in the '50s. Now although
7 I miss having the storage space and I thought that some
8 day I could afford to replace those structures with a
9 much more desirable and appealing building. The plans
10 are to construct the pole barn at the rear of the
11 property, which would be approximately 900 feet from
12 Nine Mile Road.

13 I would provide green space so as not to have
14 any issues from any neighbors. The property is
15 located, basically, on a rural dirt road. There are
16 several neighbors that have similar pole buildings. I
17 will provide pictures and addresses at the pleasure of
18 the board. I would like to assure the development
19 department that I will construct a professionally built
20 structure that will abide by all of the City of Novi
21 codes and specifications.

22 There are three City of Novi standards that
23 pertain to my request for variance. They are as

1 follows: My property consists of three acres located
2 on a natural, beauty road in a highly wooded area of
3 requiring lots of regular maintenance. The equipment
4 required to do this maintenance needs to be housed to
5 get it out of the weather and enclosed for security.

6 In addition, I need a building to house my
7 small RV. The amount of personal equipment that I plan
8 to house in this new building and the height of my RV
9 requires a larger footprint in a slightly higher mean.

10 A 14-foot restriction causes the walls to be
11 too short for my RV and square footage of 1,500 square
12 foot is not enough to accommodate my equipment.
13 Therefore, I am requesting a variance of 14 foot to
14 16'4", as indicated in my attached drawings. And a
15 variance of the requirement for limiting square footage
16 from 1,500 to allow for my new 2,400 square foot
17 building. My existing house takes up 440 square foot.
18 My house garage I should say.

19 And, obviously, only leaves 1,060 square foot
20 of storage for my entire three acre parcel. This means
21 I need a slight variance to the building footprint that
22 I'm requesting for specific housing of my equipment and
23 my RV.

1 This size building is consistent with many of
2 the other buildings in the area. Please see the
3 building attachments, which I provided to the board.
4 In keeping my equipment secured inside and out of sight
5 is much more environmentally conscious and neighbor
6 friendly. Restricting my building size so much in a
7 property of this size seems unnecessarily burdensome.

8 Again, storing personal property. Please
9 take into consideration the fact that I have owned this
10 property for 15 years. At that time I have already
11 made many improvements including taking down a
12 deteriorating 2,400 square foot metal building. I was
13 hoping to replace it with a newer building that is
14 comparable to neighborhood buildings and would look
15 much better for property appreciation in viewing by the
16 neighbors.

17 In addition, the existing second building is
18 used for partial storage of the existing equipment and
19 will not be necessary going forward with the new
20 building. So if the board would recommend for me to
21 take the one building down, that would not be a
22 problem.

23 Now, standard number four is the minimum

1 variance necessary. The dimensional variance that I'm
2 requesting is the minimum I can request because of the
3 height of my RV and the amount of equipment to be
4 stored.

5 Keeping the seasonal equipment protected and
6 out of site is much more appealing -- and aesthetically
7 appealing to the community and neighbors.

8 Now, going on to my final issue was the City
9 of Novi standard for number five, which was the adverse
10 impact on surrounding area. This building that I am
11 requesting is a sizeable investment for my property. I
12 have already removed -- removed two previous buildings
13 from my property that were old and a bit worn down and
14 created a berm with green space. This new building
15 will certainly enhance the view of the property and the
16 overall community view as a whole.

17 Also given the size of the property, three
18 acres, this new building is sized proportionate and in
19 good taste for viewing by the people in this
20 country-setting neighborhood.

21 Now, also included in the image of my
22 property, prior to dismantling the 2,400 square foot
23 building, I sent that to the board.

1 So those are my issues and I appreciate your
2 concern and I thank you for your time.

3 CHAIRPERSON PEDDIBOYINA: Thank you very
4 much, Mr. Daniel, and appreciate for your service for
5 the country and thank you for that. And would you like
6 to add anymore?

7 MR. O'CONNOR: No, sir.

8 CHAIRPERSON PEDDIBOYINA: Thank you so much.
9 And anybody in the audience would like to
10 speak on this case, please?

11 Kathy, can you see anybody in the audience?
12 I think, seeing none.

13 Correspondence, Katherine, can you see any
14 correspondence?

15 MS. OPPERMAN: Yes. For correspondence we
16 sent out 20 letters. There were no approvals. No
17 returns. There was one objection from the Falks
18 F-a-l-k-s, at 48371 Nine Mile Road.

19 They say they are opposed to adding fourth or
20 third detached building on this residential property.
21 They note that several times of the week the back
22 portion of the land has been used for the running and
23 storing of industrial equipment. They're concerned

1 about the duration this equipment is run. They say
2 it's very loud at times and often lasting for long
3 periods.

4 They'd like there to be less noise not more
5 noise, which they're concerned may be the case if this
6 additional building is permitted. They say the fact of
7 the matter is this is a residentially zoned property
8 which is likely to be used for commercial or industrial
9 processing repair and storage purposes. Which is
10 likely the motive of the need for a third building.

11 They say while they're a hundred percent
12 supportive of area small businesses, they feel that
13 this is turning into a commercial construction zone and
14 there should be a limit. They understand the
15 inconvenience cause and believe that the applicant
16 should follow the commercial requirements for these
17 types of activities.

18 CHAIRPERSON PEDDIBOYINA: Thank you so much,
19 Katherine, for that. And I'd like to give the
20 opportunity to the board who would like to speak on
21 this case. Any others?

22 MEMBER KRIEGER: Does Larry have anything
23 from the City?

1 CHAIRPERSON PEDDIBOYINA: Oh. Yes, Larry?

2 MR. BUTLER: Yes. I have one comment. Due
3 to the fact that the gentleman has stated that he was
4 willing to remove one of the buildings to put that new
5 building down to possibly ease the conscience of the
6 persons that were complaining, because it would be one
7 less building. That would be something you might want
8 to take into consideration.

9 CHAIRPERSON PEDDIBOYINA: Thank you.

10 Okay. Anybody would like to speak to this
11 case on the board, please?

12 MEMBER KRIEGER: Could the applicant speak to
13 the neighbor's concern?

14 MR. O'CONNOR: I believe -- can you hear me?

15 CHAIRPERSON PEDDIBOYINA: Yeah.

16 MEMBER KRIEGER: Yes.

17 MR. O'CONNOR: I believe the neighbor's
18 concern is a bit justified because the equipment that I
19 use to cut the grass on the gas line, I use a tractor
20 and I use it just for the mowing of the gas line. Plus
21 I use a riding mower on my property. I have three
22 acres. I have to use a riding mower. And, actually,
23 the building where I want to position the building is

1 at least -- at least 2000 feet away from the residence
2 of the neighbor.

3 MEMBER KRIEGER: So it would just be a
4 building for storage?

5 MR. O'CONNOR: It's a storage building,
6 correct. It's just a storage building. It's not
7 commercial.

8 MEMBER KRIEGER: And then would you have any
9 lighting on it for nighttime?

10 MR. O'CONNOR: If the City wants me to, I
11 would have it. If not, I probably would not.

12 MEMBER KRIEGER: Okay. And then the
13 neighbors, do they have any buildings in the area where
14 you want to place this addition?

15 MR. O'CONNOR: Not at all. They're not
16 even -- the property, my property on the west end, it
17 is not even adjacent to their property. It's an
18 entirely different portion of land.

19 There's four acres behind me. There's
20 wetlands behind me and the property where they are at,
21 it is actually, like I said, at least 2000 feet away
22 and they're not even adjacent to my property, as far as
23 the back of the property. I go back a thousand feet

1 where I would put the building. Their property is not
2 even back a thousand foot.

3 MEMBER KRIEGER: So wouldn't that impact you
4 as well, then? Would water get into that storage area?

5 MR. O'CONNOR: Oh, no, no. I was just saying
6 behind me is four acres and behind the four acres is
7 wetlands. It's the City of Novi wetlands. You guys
8 use that property there to make it a rural -- it's not
9 a wetlands. It's -- you use the that property there to
10 build the ballparks on Napier and Eight Mile. So you
11 actually traded that property.

12 MEMBER KRIEGER: Okay. And then as Larry was
13 talking about, would you be willing to consider moving
14 this other building?

15 MR. O'CONNOR: I'm sorry. You broke up a
16 little bit.

17 MEMBER KRIEGER: Larry's request about the
18 building, that you would be willing to remove. So you
19 would be willing to remove it?

20 MR. O'CONNOR: If it's possible, I can
21 utilize the building until the new building was
22 completed, yes, I have no problem taking that building
23 down. And that building is actually closer to where

1 the people that made the complaint is. I would be
2 nowhere near them.

3 MEMBER KRIEGER: All right. Thank you very
4 much.

5 MR. O'CONNOR: Thank you.

6 CHAIRPERSON PEDDIBOYINA: Anybody in the
7 board, please?

8 Thank you, Linda.

9 MEMBER SANKER: Yes. I just have one comment
10 related to what Mr. Larry just said as well and to
11 Mr. O'Connor's comment about taking down the building.
12 There are two buildings currently, right, that are used
13 for storage?

14 MR. O'CONNOR: There's one -- there's one
15 two-car attached garage for the house and only one
16 building used for storage, currently. It's only 18 by
17 19.

18 MEMBER SANKER: Okay. So it says here that
19 there's a proposed third detached building. I guess
20 what I'm wondering is do you know which building you're
21 going to -- of the two currently detached buildings
22 which one are you going to take down?

23 MR. O'CONNOR: The one that's -- the two and

1 a half car garage, which is by the house, that stays.
2 The one behind it to the west of the garage, I would
3 take that down.

4 MEMBER SANKER: Okay.

5 MR. O'CONNOR: And then I would only have two
6 existing buildings other than the house.

7 MEMBER SANKER: Which would be within the
8 zoning requirements --

9 MR. O'CONNOR: Yes, sir.

10 MEMBER SANKER: -- from a number of building
11 perspective. I don't know about the square footage.

12 But I would be okay to approve that with the
13 condition of taking down that building that's to the
14 west of the two and a half car garage.

15 MR. O'CONNOR: That's not a problem.

16 MEMBER SANKER: And that's it for me.

17 CHAIRPERSON PEDDIBOYINA: Okay. Thank you.
18 Anybody in the board, please?

19 Seeing none, do I have somebody who would
20 like to make a motion?

21 MEMBER LONGO: I would like to make a motion.

22 CHAIRPERSON PEDDIBOYINA: Go ahead, Mike.

23 MEMBER LONGO: First of all, Daniel, thank

1 you for your service.

2 I move that we permit the variance in case
3 number PZ20-0012 sought by Daniel O'Connor because the
4 petitioner has established that not replacing the
5 buildings causes a principal difficulty related to the
6 property and the maintenance and so forth. The
7 petitioner has established that the property is unique
8 because of the size of the trees, the gas line that
9 runs through there. And the physical condition of the
10 property creates the need for a variance because he
11 needs to house his equipment to take care of the
12 property.

13 The need for the variance is not self-created
14 because the property existed before he purchased it
15 with all the trees and so forth. Strict compliance to
16 the dimensional regulation of the Zoning Board -- the
17 zoning ordinance, excuse me, would be unreasonable in
18 case for the petitioner from using the property for
19 what he intended do with it.

20 The petitioner has established that the
21 variance is a minimum variance necessary because the
22 lesser variance would not permit enough space for him
23 to maintain that equipment.

1 The request of the variance will not cause
2 adverse impact to the surrounding property. The
3 property values, the enjoyment of the property and the
4 neighborhood or zoning district because the
5 buildings -- there are buildings in other places
6 surrounding him and this is way, way off the street and
7 really doesn't seem in bother any tangent properties.

8 The variance is granted subject to the
9 condition that the takedown of the existing storage
10 building after he completes the construction of the new
11 building.

12 MEMBER KRIEGER: Second.

13 CHAIRPERSON PEDDIBOYINA: Thank you. Thank
14 you.

15 And, Katherine, can you call for the roll,
16 please?

17 MS. OPPERMAN: Yes. Hold on just a moment,
18 please.

19 Member Verma.

20 (No response.)

21 CHAIRPERSON PEDDIBOYINA: Mr. Verma?

22 MEMBER VERMA: Yes.

23 MS. OPPERMAN: Member Thompson?

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MEMBER THOMPSON: Yes.

MS. OPPERMAN: Member Sanker?

MEMBER SANKER: Yes.

MS. OPPERMAN: Chairperson Peddiboyina?

CHAIRPERSON PEDDIBOYINA: Yes, please.

MS. OPPERMAN: Member Montague?

MEMBER MONTAGUE: Yes.

CHAIRPERSON PEDDIBOYINA: Member Longo?

MEMBER LONGO: Yes.

MS. OPPERMAN: And Member Krieger?

MEMBER KRIEGER: Yes.

MS. OPPERMAN: Motion passes.

MEMBER KRIEGER: Congratulations.

CHAIRPERSON PEDDIBOYINA: Thank you.

MR. O'CONNOR: Thank you.

CHAIRPERSON PEDDIBOYINA: Next case. Moving to the next case: PZ20-0013, Eric Lewandoswki, 24326 Wixom Road, east of Wixom Road and north of Ten Mile Road, parcel number 50-22-20-301-042.

The applicant is requesting variance from the City of Novi Zoning Code Section 5.11 to install a front yard fence and driveway gate. By code a fence shall not extend toward the front of the lot nearer

1 than the minimum front yard setback. The property is
2 zoned residential acreage, RA.

3 Is the applicant present?

4 MR. LEWANDOWSKI: Yes, I'm here.

5 CHAIRPERSON PEDDIBOYINA: You can spell your
6 first and last name for our court record and be sworn
7 in by the secretary.

8 MR. LEWANDOWSKI: So first name E-r-i-c.
9 Last name Lewandowski, L-e-w-a-n-d-o-w-s-k-i.

10 CHAIRPERSON KRIEGER: Secretary, Linda, can
11 you take the vote, please.

12 MEMBER KRIEGER: Are you an attorney?

13 MR. LEWANDOWSKI: I'm not.

14 MEMBER KRIEGER: Do you swear or affirm to
15 tell the truth in this case?

16 MR. LEWANDOWSKI: Yes.

17 MEMBER KRIEGER: Thank you. Proceed.

18 CHAIRPERSON PEDDIBOYINA: Thank you.
19 Proceed, please.

20 MR. LEWANDOWSKI: Sure. So requesting a
21 variance, exactly as you said, for a front fence and a
22 front gate. I have two small children. So two
23 children under two as well as a dog. And really want

1 to protect them from running into Wixom Road. As well
2 as a very busy intersection to Wixom and Ten Mile as
3 well as a lake, which is directly across the street
4 from the property.

5 CHAIRPERSON KRIEGER: Okay. Do you have
6 anymore?

7 MR. LEWANDOWSKI: The only other thing I
8 would add is the property frontage is just under that
9 200 feet. So if it had hit that 200 feet mark, it
10 would have been exempt from this process. It's at 178
11 feet. So it's very close to that exemption, if that
12 helps at all.

13 CHAIRPERSON PEDDIBOYINA: Okay.

14 Anybody in the audience? Katherine, do you
15 have any participating in the audience to speak on this
16 case?

17 MS. OPPERMAN: It does appear there are two
18 individuals with hands raised in the attendants.

19 CHAIRPERSON PEDDIBOYINA: Okay. Let's wait
20 for 30 seconds.

21 Okay. Seeing none.

22 Correspondence? Katherine, do you have any
23 correspondence on this case, please?

1 MS. OPPERMAN: Yes. There were 26 letters
2 sent out. I do believe I received one via E-mail just
3 a minute ago. Just give me just a moment so I can pull
4 that up to read.

5 Hmm.

6 CHAIRPERSON PEDDIBOYINA: You don't find it?

7 MS. OPPERMAN: I thought I saw it a minute
8 ago, but now it's not pulling up. My apologies. It
9 came in after the typical deadline, but I wanted to
10 still read it off.

11 There it is.

12 This is from Arul, A-r-u-l, forgive me for
13 this pronunciation. Thirumoorthi,
14 T-h-i-r-u-m-o-o-r-t-h-i.

15 They say they had several questions and
16 concerns: How tall the fence will be and what
17 materials will it be constructed of? Will it extend to
18 sides and, if so, how far back on the property and how
19 far from Wixom will the entrance be?

20 Their concern is that the driveway is between
21 the fire station -- (Unintelligible) -- Wixom.

22 "If cars entering the property do not pull
23 easily and safely on to the driveway waiting for the

1 gate to open, then it will obstruct traffic and be a
2 safety hazard. The gate must be recessed further from
3 the street than the minimum distance of the city code.
4 Even if remaining fence not on driveway is minimal
5 distance by the code."

6 CHAIRPERSON PEDDIBOYINA: Okay. Any other
7 correspondence?

8 MS. BASHI: I'm on the line. The line where
9 we speak.

10 MS. OPPERMAN: You are.

11 MS. BASHI: This is Adele Bashi. So, yeah, I
12 had a second and agree with what Arul's comments are.

13 You know, we are in the two homes that are
14 going to be backing up to the side of the home.

15 So, hello, neighbor.

16 MR. LEWANDOWSKI: Hello neighbor.

17 MS. BASHI: My name is Adele. I'm the second
18 house in and Arul's the first house in. My concerns
19 are, because there's a sidewalk there and a pathway --

20 CHAIRPERSON PEDDIBOYINA: Ma'am, can you hear
21 me? Can you spell your first and last name slowly,
22 please.

23 MS. BASHI: Sure. Adele, A-d-e-l-e. Last

1 name Bashi, B-a-s-h-i.

2 CHAIRPERSON PEDDIBOYINA: Thank you. You may
3 proceed.

4 MS. BASHI: So my concern is, as Arul was
5 indicating, how far is the gate? If the gate opens in
6 versus out -- so let's say you're pulling in, you and
7 your wife or visitors or UPS, FedEx, you know,
8 delivery, is there going to be enough room for the car
9 to go into the driveway with the gate -- waiting for
10 the gate to open without it interfering with the
11 walkway and the road?

12 MR. LEWANDOWSKI: Absolutely. So if you look
13 at the document I submitted on page seven, we can start
14 there. Does everyone have a copy of that? It's also
15 posted online, if not.

16 But you can see that my property line -- and
17 it might even be easier to see this on page six. My
18 property line is 28.5 feet away from the sidewalk.

19 MS. BASHI: Okay.

20 MR. LEWANDOWSKI: I'm sorry. From the
21 street. So just my line at the starting point is
22 already nearly 30 feet away from the street. The gate
23 itself will then be placed even further back from that.

1 And so there'll be plenty of room, as you can see, in
2 this document, for a car, for UPS, moving truck,
3 whatever, to not be on the street or the sidewalk in
4 this matter and be in front of the gate. And the gate
5 does open towards the house. So just getting that much
6 more room, if that helps.

7 MS. BASHI: Oh, perfect. So is that gate --
8 because I saw the photo. I have everything there.

9 The fence and the gate, is that going to come
10 around the entire house or is it just going to be
11 towards the front along with the privacy trees?

12 MR. LEWANDOWSKI: Yeah, sure. So the fence
13 will go on three sides of the house. So the focus of
14 today is really the front of the house. The side is
15 already approved just based on City code, but they will
16 extend to the side of the house as well.

17 MS. BASHI: Perfect. Thank you.

18 CHAIRPERSON PEDDIBOYINA: Anybody who would
19 like to speak on this case from the audience?

20 MR. THIRUMOORTHY: Can you hear me?

21 CHAIRPERSON PEDDIBOYINA: Yes. If you can
22 spell your first and last name, please, for CHAIRPERSON
23 PEDDIBOYINA record.

1 MR. THIRUMOORTHY: Yes. My name is Arul,
2 A-r-u-l. Last name is Thirumoorthi, T, as in Tom,
3 H-i-r-u-m, as in Mary, O-o-r-t-h-i.

4 CHAIRPERSON PEDDIBOYINA: Okay. You may
5 proceed.

6 MR. THIRUMOORTHY: Thank you for reading my
7 questions.

8 And, Eric, thank you for answering them.

9 That addresses our major and primary concern.
10 So it sounds like it will be about 30 feet, as I
11 gather, from the sidewalk -- or from Wixom Road?

12 MR. LEWANDOWSKI: From Wixom Road.

13 MR. THIRUMOORTHY: Okay. That was my primary
14 concern. That just with the setback from the fence
15 there going to be enough distance so there's no
16 obstruction to Wixom Road from the sidewalk.

17 MR. LEWANDOWSKI: Yeah, absolutely. And the
18 fence is -- just to be clear. The fence will be even
19 further back from the property lines. So that quote
20 for the 28.5 feet is just the property lines. The
21 fence will be further back from the property line and
22 the gate will be further back from that. So there's
23 even more than that 30 feet, if that helps.

1 MR. THIRUMOORTHY: It does. You've answered
2 the question. I couldn't get the dimensions when
3 looking at the drawings so I wanted to have that
4 addressed on the record. So thank you, Eric.

5 MR. LEWANDOWSKI: Yeah. Sure.

6 And just for everyone's information as well,
7 the driveway does curve. Which means that even though
8 from the street to the line it's 28.5 feet, you do gain
9 extra feet just because the driveway curves, if that
10 helps at all.

11 CHAIRPERSON PEDDIBOYINA: Thank you, Eric.
12 Anybody in the audience, please?

13 Okay. Thank you. From the City, Larry?

14 MR. BUTLER: No comments from the City at
15 this time.

16 CHAIRPERSON PEDDIBOYINA: Thank you very
17 much. And I'm open for the board. If somebody can
18 speak on this case, anybody would like to speak?

19 MEMBER LONGO: I visited the site. It's
20 going to be a beautiful home, Eric.

21 MR. LEWANDOWSKI: Thank you.

22 MEMBER LONGO: What I don't understand, the
23 front yard really has a pretty severe pretty dropoff

1 and then there's abrupt comes up and you have the
2 sidewalk and then Wixom Road. It's up on top of that
3 hill?

4 MR. LEWANDOWSKI: Yeah. So the house is
5 setback from Wixom, if that helps.

6 MEMBER LONGO: Right.

7 MR. LEWANDOWSKI: And it's a little elevated
8 from Wixom Road.

9 MEMBER LONGO: Right. But then you have to
10 go up. Your property -- well, your lot goes up to
11 where the level for the driveway -- I'm sorry. From
12 the walkway and the street?

13 MR. LEWANDOWSKI: Yeah.

14 MEMBER LONGO: And the fence is up there?

15 MR. LEWANDOWSKI: Yeah. So the fence won't
16 be in the dip, if that's what you're talking about. It
17 will be behind that dip further into the property.

18 MEMBER LONGO: Oh, down by the dip.

19 MR. LEWANDOWSKI: No. It will be a little
20 bit closer to the house. So there's a dip. It won't
21 be in the dip, it will be setback from that, further
22 back closer to the house.

23 MEMBER LONGO: Oh, wow. Okay. I have no

1 further question and no reason not to approve this.

2 CHAIRPERSON PEDDIBOYINA: Okay. Thank you.
3 Anybody in the board, please?

4 Okay. Looks like none. And, Linda, can you
5 make a motion.

6 MEMBER KRIEGER: (No response.)

7 CHAIRPERSON PEDDIBOYINA: Linda, are you
8 there?

9 MEMBER KRIEGER: Yup. Yup. Yup. Sorry.

10 CHAIRPERSON PEDDIBOYINA: Okay. Thank you.

11 MEMBER KRIEGER: For case number PZ20-0013
12 for Eric Lewandowski on 24326 Wixom Road, the applicant
13 is requesting a variance from section 5.11 to install a
14 front yard fence and driveway gate. And move to
15 approve the request for the variance. The petitioner
16 has shown a practical difficulty and will be
17 unreasonably prevented or limited with respect to the
18 use of the property because of having the small
19 children close to major roads where an accident can
20 happen. And it's unique because it's also located near
21 a lake that's got a lot of water -- a larger lake.

22 The petitioner did not create the condition
23 because of the location. The relief granted will not

1 unreasonably interfere with adjacent or surrounding
2 properties because, as he stated, that the gate will be
3 farther back and not interfere with regular traffic
4 flows on Ten Mile and Wixom Road. And the spirit is
5 consistent with -- the relief is consistent with the
6 spirit and intent of the ordinance because of the --
7 its similarity in other neighboring homes.

8 CHAIRPERSON PEDDIBOYINA: Thank you, Linda.
9 And somebody can move on a second?

10 MEMBER VERMA: Second.

11 CHAIRPERSON PEDDIBOYINA: Thank you, Ramesh.
12 Katherine, can you call the roll.

13 MS. OPPERMAN: Yes.

14 Member Krieger?

15 MEMBER KRIEGER: Yes.

16 MS. OPPERMAN: Member Longo?

17 MEMBER LONGO: Yes.

18 MS. OPPERMAN: Member Montague?

19 MEMBER MONTAGUE: Yes.

20 MS. OPPERMAN: Chairperson Peddiboyina?

21 CHAIRPERSON PEDDIBOYINA: Yes, please.

22 MS. OPPERMAN: Member Sanker?

23 MEMBER SANKER: Yes.

1 MS. OPPERMAN: Member Thompson?

2 MEMBER THOMPSON: Yes.

3 MS. OPPERMAN: And Member Verma?

4 MEMBER VERMA: Yes.

5 MS. OPPERMAN: Motion passes.

6 CHAIRPERSON PEDDIBOYINA: Congratulations,
7 sir. Thank you so much.

8 MR. LEWANDOWSKI: Thank you.

9 CHAIRPERSON PEDDIBOYINA: And going back for
10 the other three cases. One case was tabled and the
11 other two cases did not show up.

12 I'm recalling the first for our board. The
13 first case PZ20-0004, M-a-e-n Jabboori, 26181 Mandalay
14 circle, east of Beck Road and north of 11 Mile Road.
15 Parcel number 50-22-16-3000-86.

16 The applicant is requesting a variance from
17 the City of Novi Zoning Code, Section 3.6.2.M.iii to
18 remove vegetation from within the wetland setback.
19 This property is zoned single family residence, R-1.
20 This case was pose postponed from the cancelled
21 3-17-2020.

22 Is the applicant present, please?

23 MR. LEWANDOWSKI: Yes, I'm here.

1 CHAIRPERSON PEDDIBOYINA: Oh, thank you so
2 much, sir.

3 Can you spell your first and last name for
4 CHAIRPERSON PEDDIBOYINA record and the secretary will
5 take this one on the book.

6 MR. JABBOORI: Sure. First name is Maen
7 M-a-e-n. Last name Jabboori, J-a-b-b-o-o-r-i.

8 MEMBER KRIEGER: Are you an attorney?

9 MR. JABBOORI: No.

10 MEMBER KRIEGER: Do you swear or affirm to
11 tell the truth in this case?

12 MR. JABBOORI: Yes, I do.

13 MEMBER KRIEGER: Thank you. Proceed.

14 CHAIRPERSON PEDDIBOYINA: Yes. Proceed.

15 MR. JABBOORI: So I submitted the plans.

16 What we're attempting to do, ultimately, here is build
17 an additional three-car, attached garage. I believe
18 all of you have the plans and pictures and drawings and
19 site plans.

20 What -- I guess what we're here to do today
21 is be able to work within the buffer. So my first step
22 is to remove the vegetation and then go ahead and start
23 with the site plans and pull the proper permits and

1 make the garage, actually, match the home. So it
2 wouldn't, obviously, anything that's not going to be
3 correct.

4 Matter of fact, I've talked to the president
5 of our subdivision. He's real enthusiastic about it.
6 As you know, this is Mandalay Circle. It's an upper
7 end subdivision. All the homes are million plus homes.
8 So it would not be a cheap job to do.

9 The hardship comes from us having seven
10 vehicles in the home. I have four children, we're two
11 adults and all of our cars parked right now in the
12 driveway. We have to maneuver.

13 And I don't know if any of you have passed by
14 at this point, but if you look at our driveway at the
15 end right now, like we're stepping on the grass. We
16 all drive larger vehicles -- Dodge Rams and SUVs. So
17 with our plan we want to extend the driveway as well as
18 build the garage and all this is going to require us to
19 work within the setback.

20 CHAIRPERSON PEDDIBOYINA: Do you want to add
21 anything more, sir?

22 MR. JABBOORI: Just really, it's tough. We
23 cannot really utilize -- we have only one vehicle

1 parked in the three-car garage right now because we
2 cannot park the vehicles in the garage at this point
3 because for us to pull out we would have to move the
4 vehicles around and we're trying really not to park in
5 the street. At this point we have one or two vehicles
6 that park in the street right now. And the subdivision
7 that we're in, we're the only home that parks in the
8 street. Most of the vehicles are all either in the
9 garage where you may find one or two homes that
10 actually park in the driveway. And we just -- we don't
11 want that image in this beautiful subdivision that
12 we're in.

13 And that's pretty much it.

14 CHAIRPERSON PEDDIBOYINA: Thank you very
15 much.

16 Anybody in the audience would like to speak
17 on this case?

18 Katherine, are you able to see anybody
19 raising their hand?

20 MS. OPPERMAN: No. It does not appear that
21 there's any attending audience for this particular
22 case.

23 CHAIRPERSON PEDDIBOYINA: Thank you very

1 much.

2 For the City, Larry, would you like to say
3 anything on this case, please?

4 MR BUTLER: The only comment I would have to
5 make is after they remove that vegetation in that
6 wetland if it's going to serve in the interest of the
7 public. I don't believe he expounded on that.

8 CHAIRPERSON PEDDIBOYINA: Okay. Thank you.
9 Correspondence, secretary. Katherine, can you say the
10 correspondence, please.

11 MS. OPPERMAN: Yes. There were 16 letters
12 sent out for this case. One letter was returned
13 undeliverable and we received one approval from a
14 Balbou (ph) family at 26128 Mandalay Circle. They've
15 only circled approved and no context to the letter
16 beyond that.

17 CHAIRPERSON PEDDIBOYINA: Thank you very
18 much, Kathy. And correspondence is done.

19 Okay. Yeah. I would like to put it on the
20 board, anyone who you would like to speak to any of the
21 board member on this case, please.

22 MEMBER SANKER: I had a question about how
23 far into the wetland setback you're going to go? I

1 couldn't figure that out from the drawings.

2 MR. JABBOORI: We haven't done any drawings
3 right now because I wanted to get this approved with
4 the City to be able to remove the vegetation. Because
5 I don't know if you have driven by the lot right now,
6 but it's full of vegetation. So once we clear that, I
7 was going to have a person come out and just survey the
8 land and draw us a plan of whatever the City would
9 approve for another additional three-car garage.

10 So whatever the setback is required by the
11 City, we were going to make it fit. And I believe
12 it's, what, 15 feet from the setback line?

13 MEMBER SANKER: So my understanding there is
14 a wetlands and wherever those end there's an additional
15 25 feet that you're not allowed to go into, according
16 to the ordinance.

17 MR. JABBOORI: I'm going to move my phone to
18 a site plan that you should have.

19 (Document displayed.)

20 MR. JABBOORI: I don't know if you see that.
21 So this is my home here currently right here now. This
22 is my driveway and this is the proposed removal right
23 here.

1 MEMBER SANKER: Okay.

2 MR. JABBOORI: This is right here, this is
3 the setback. So this is the 25 foot setback that the
4 City requires. This is the only part that we're
5 interested in, the gray shaded area, that we're meeting
6 here today to remove. So this has to be removed. I
7 have to operate in there to build the additional
8 three-car garage.

9 MEMBER SANKER: I got you.

10 MR. JABBOORI: And I believe you should have
11 those plans, the site plans, submitted already.

12 And I believe I provided some sample pictures
13 of ultimately what the goal is to achieve out of
14 this -- out of all the work that we're doing here.

15 MEMBER SANKER: Yeah. So it's just that
16 little -- basically, the etched out or shaded area?

17 MR. JABBOORI: Correct. I'll show you it
18 again here.

19 MEMBER SANKER: Yeah. I brought it up
20 online. On the screen. Or I can see it now.

21 I see.

22 So it seems relatively minimal compared to
23 the amount of wetlands that are there. It's not like

1 you're taking out the entire 25 foot buffer that's
2 required.

3 MR. JABBOORI: No.

4 MEMBER SANKER: You're taking out a
5 relatively small chunk of it.

6 MR. JABBOORI: Yeah. And, honestly,
7 obviously, we're not touching any wetlands or anything
8 out of our property line. I mean, I paid for a site
9 survey. I paid for a wetland survey. I paid for a
10 wetland delineation. So I really spent quite a bit.
11 I, you know, bent over backwards to really get this
12 done and it's going to make a big difference on the
13 neighborhood as well as improve the neighborhood. And
14 I do believe -- I think the City would really benefit
15 from it as well, too, with taxes and permit fees.

16 MEMBER SANKER: Yeah.

17 MR. JABBOORI: That's what it's really about,
18 isn't it?

19 MEMBER SANKER: Yeah, right. Except for that
20 one corner there, you know, you're really not that
21 close to the actual wetlands.

22 MR. JABBOORI: No. Because if you look at
23 the actual wetlands, it's past my property. But

1 because of the buffer, it really encroaches.

2 And really when we had, I believe -- was it
3 Pete Hill, I think?

4 MS. OPPERMAN: Yes.

5 MR. JABBOORI: We had him come out and he
6 actually pushed the lines even further than what my
7 wetland delineation person put in. So your person was
8 even more generous.

9 MEMBER SANKER: Hmm. Okay. And as far as
10 have you considered other alternatives to -- from a
11 building -- or, I guess, design -- no, I guess building
12 the additional space without destroying as much of the
13 buffer? Does that make sense?

14 MR. JABBOORI: Honestly, you know, there's a
15 few large trees in there that are right in the middle
16 of it and with all the vegetation, it just really needs
17 to be cleared. I was going to put all the necessary
18 trees that is going to be required of me to put back
19 again. I believe, it's one to one ratio. I'm going to
20 probably put one and a half to one ratio.

21 So it's going to be well designed. Like I
22 said, we're in an upscale neighborhood. Believe me, I
23 don't want to do anything that's going to make the

1 property value go in reverse.

2 Whatever we're going to do there is going to
3 be positive for the neighborhood. Like I said, you
4 even have one approval and I don't even know the
5 neighbor. So ...

6 MEMBER SANKER: Okay. That's good for me.

7 CHAIRPERSON PEDDIBOYINA: Okay. Thank you,
8 Mr. Sanker.

9 And anybody in the board, please?

10 MEMBER LONGO: Yeah. I would like to expand
11 on Kevin's point. I went by the site and, actually,
12 it's kind of unsightly, the part that he's taking out
13 up against the street. There is still a lot of
14 wetlands behind and the side and all that that he's not
15 messing with. Some of it is on his property. Some of
16 it isn't. So I don't have any problem with this.

17 MR. JABBOORI: Yes.

18 CHAIRPERSON PEDDIBOYINA: Okay. Thank you.
19 Anybody in the board, please?

20 Okay. As long as board members what
21 dimension and what you're saying, the City, is needed
22 for increase, your needing to do what is the one to
23 one, the ratio?

1 MR. JABBOORI: Correct. Whatever is going to
2 be requested of you, I mean, I will put that back.

3 CHAIRPERSON KRIEGER: Okay. And the garage
4 and all the same brick and everything, the color and
5 all.

6 MR. JABBOORI: It is going to definitely
7 match the home. I have a wife that will not have it
8 any other way.

9 CHAIRPERSON PEDDIBOYINA: Okay. I have no
10 issue with that.

11 And Linda, can you make a motion on this
12 case, please?

13 MEMBER KRIEGER: You're picking on me. You
14 got another volunteer?

15 All right. Well, first I'd like to say that
16 Ed, the developer, when he first did it, that buying a
17 house next to vegetation you're paying more. So taking
18 that into consideration. The land where the water is
19 at, I guess you probably have to do fill-in so the
20 garage foundation doesn't have any future breaks in it.
21 And then the trees you said you're going replace. I
22 don't know what the diameters of those trees or if
23 they're over what, but all that in appreciation of

1 those things.

2 I do see, though, that by doing what you're
3 going to do, by building this attached garage or
4 addition to the house, that you're improving the
5 neighborhood and improving the revenue. So I would be
6 in support of this.

7 So now I can continue with my motion.

8 And that would be the -- for PZ20-0004, for
9 Maen Jabboori -- did I say that right?

10 MR. JABBOORI: Maen Jabboori.

11 MEMBER KRIEGER: Maen Jabboori.

12 MR. JABBOORI: Yes.

13 MEMBER KRIEGER: Thank you. That for 26181
14 Mandalay Circle, the applicant is requesting a variance
15 from the City Code 3.6.2.M.iii to remove vegetation
16 from within a wetland setback.

17 I move to grant the request. The petitioner
18 has shown practical difficulty. With a good family
19 size you're going to have vehicles. You need to take
20 care of those vehicles and make the neighborhood more
21 appealing. So your intent is that, which is also with
22 the spirit and intent of the ordinance.

23 And you will be unreasonably prevented or

1 limited with respect to the use of the property because
2 such said vegetation really is not intruding too much
3 on the wetland. It's a minimal and it's unique because
4 of its location. And you did not create the condition
5 because of its already said location.

6 The relief granted will not unreasonably
7 interfere with adjacent or surrounding properties
8 because it will enhance the neighborhood with the
9 addition. And, as I said, the spirit and intent of the
10 ordinance because it's a minimum intrusion into the
11 wetland.

12 CHAIRPERSON PEDDIBOYINA: Thank you, Linda, I
13 appreciate it.

14 And somebody can make a second, please?

15 MEMBER SANKER: I second.

16 CHAIRPERSON PEDDIBOYINA: Thank you.

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

18 MS. OPPERMAN: Yes. Member Verma?

19 MEMBER VERMA: Yes.

20 MS. OPPERMAN: Member Thompson?

21 MEMBER THOMPSON: Yes. Yes.

22 MS. OPPERMAN: Member Sanker?

23 MEMBER SANKER: Yes.

1 MS. OPPERMAN: Chairperson Peddiboyina?

2 CHAIRPERSON PEDDIBOYINA: Yes, please.

3 MS. OPPERMAN: Member Montague?

4 MEMBER MONTAGUE: Yes.

5 MS. OPPERMAN: Member Longo?

6 MEMBER LONGO: Yes.

7 MS. OPPERMAN: And Member Krieger?

8 MEMBER KRIEGER: Yes.

9 MS. OPPERMAN: Motion passes.

10 CHAIRPERSON PEDDIBOYINA: Congratulations.

11 MR. JABBOORI: Thank you.

12 CHAIRPERSON PEDDIBOYINA: And we move to the
13 second case that is before the board, previously, what
14 we discussed in the beginning. We would like to recall
15 for the PZ20-0005, Michael Buca, 1501 Paramount Street,
16 west of Novi Road and north of 13 Mile Road, parcel
17 number 50-22-02-378-005. The applicant is requesting
18 the variance from the City of Novi Code of Ordinance
19 Section 5.1 9 to allow the storage of commercial
20 vehicle on residential lot.

21 This vehicle is intended to be converted into
22 a personal recreational vehicle. This property is
23 zoned single family residential, R-4. This case was

1 postponed from the cancelled 3-17-2020 meeting.

2 Is the applicant is present, please?

3 MR. BUCA: Yes, I am.

4 CHAIRPERSON PEDDIBOYINA: Thank you very
5 much, Michael. You can spell your first and last name
6 for our court records and also sworn by our secretary.

7 Please go ahead.

8 MR. BUCA: Yes. Michael, M-i-c-h-a-e-l,
9 Buca, B-u-c-a.

10 MEMBER KRIEGER: Are you an attorney?

11 MR. BUCA: No.

12 MEMBER KRIEGER: Do you swear or affirm to
13 tell the truth in this case?

14 MR. BUCA: Yes.

15 MEMBER KRIEGER: Thank you. Proceed.

16 CHAIRPERSON PEDDIBOYINA: Yes. You may
17 proceed, please.

18 MR. BUCA: Yes. My wife and I bought E450
19 commercial --

20 CHAIRPERSON PEDDIBOYINA: Michael, if you go
21 slowly, so she can record. If you can go slow, please.
22 Thank you.

23 MR. BUCA: My wife and I bought a

1 noncommercial vehicle, E450, basically, shuttle bus and
2 plan on converting it into a little RV. And my
3 property at the house, the width of the house, I only
4 have about six feet on one side to get through and the
5 other side with the neighbor's fence I maybe have six
6 and a half, seven feet.

7 I just don't have access to my backyard to
8 park it back there. And the little neighborhood that
9 we're in, we're a street behind the lake. So there are
10 a couple of other RVs that are parked in other people's
11 yards, but I guess that's considered their backyard,
12 but it faces the street that I'm currently on. And I
13 just -- I, basically, don't have any access to put this
14 thing in my backyard and I would like to be able to
15 park it in my front.

16 CHAIRPERSON PEDDIBOYINA: Okay. Do you want
17 to add anymore, please?

18 MR. BUCA: No.

19 CHAIRPERSON PEDDIBOYINA: Okay. Anybody in
20 the audience would like to speak?

21 Katherine, can you see anybody raising their
22 hand in the Zoom?

23 MS. OPPERMAN: There is no one raising their

1 hand on this matter.

2 CHAIRPERSON PEDDIBOYINA: Okay. Thank you so
3 much.

4 MS. OPPERMAN: Would you like me to read the
5 correspondence?

6 CHAIRPERSON PEDDIBOYINA: Yes. Please go
7 ahead for the correspondence.

8 MS. OPPERMAN: Certainly. There were 53
9 letters sent out. Three were returned by the Postal
10 Service there were no approvals and no objections to
11 this case.

12 CHAIRPERSON PEDDIBOYINA: Thank you very
13 much.

14 Mr. Larry, City?

15 MR. BUTLER: The only question I have on that
16 was I believe it is stating that the vehicle that is
17 going to be allowed to stored, a commercial vehicle, on
18 the lot is intending to be converted into a personal
19 recreational vehicle. My comment would be how long is
20 that vehicle going to actually be sitting there before
21 they convert it to a recreational vehicle?

22 MR. BUCA: I plan to have the renovations
23 completed by the end of June and then I would submit

1 the permit -- or the title to get converted to RV
2 status.

3 MR. BUTLER: Thank you.

4 CHAIRPERSON PEDDIBOYINA: Thank you very
5 much, Mr. Larry. Appreciate it.

6 Anybody in the board would like to speak on
7 this case?

8 MEMBER KRIEGER: Hmm.

9 CHAIRPERSON PEDDIBOYINA: Linda?

10 MEMBER KRIEGER: I can understand from -- I
11 have drove by and there is no way to put it in the
12 backyard. So it would be in the front yard. So my
13 question would be is if you can get it -- so it's
14 waiting until June and you wanted to do -- get this
15 changed from commercial to RV for it to be parked on
16 your property?

17 MR. BUCA: Correct.

18 MEMBER KRIEGER: So if it's commercial, you
19 would have to move it. So if it's not switched by
20 June, then you have an offsite location where you can
21 move it to?

22 MR. BUCA: Well, I would get it switched
23 sooner, but with the difficulty in getting to the

1 Secretary of State and everything --

2 MEMBER KRIEGER: Right. Yes.

3 MR. BUCA: It's kind of delayed that.

4 Otherwise, I would have had it converted by
5 now.

6 MEMBER KRIEGER: Okay. Thank you.

7 MR. BUCA: Yes.

8 CHAIRPERSON PEDDIBOYINA: Thank you, Linda.

9 Anybody would like to speak on this case?

10 Board members?

11 MEMBER SANKER: I guess my only concern is
12 that, you know, essentially commercial vehicles aren't
13 allowed there and I feel like it would be pretty easy
14 to find a temporary home for this until it was
15 converted. Because if it was converted at this point,
16 you wouldn't even be here; is that right? From what I
17 understand, right?

18 MR. BUCA: That, I'm not sure of. I mean, I
19 can't speak on that. I'm not sure.

20 MEMBER SANKER: So my -- I would prefer to
21 have it stored somewhere else and then once it's
22 converted, that would be fine. Especially, if it's
23 only for three months. I don't think using the Zoning

1 Board of Appeals to fit that, that doesn't make sense
2 to me. So I would be in -- I would deny the motion.

3 CHAIRPERSON PEDDIBOYINA: Okay. Thank you,
4 Member Sanker.

5 Anybody in the board members, please?

6 MEMBER LONGO: Yeah. The conversion, are you
7 planning on doing -- is this the vehicle that was
8 sitting there yesterday at the end of your driveway?

9 MR. BUCA: Yes.

10 MEMBER LONGO: By the way, it doesn't look
11 all that commercial. It is, but it doesn't have signs
12 and it doesn't look real commercial to me. But are you
13 converting it right there at your home?

14 MR. BUCA: It's first going to go over to a
15 diesel mechanic in Wixom and they're going to do an
16 over. They're currently closed. So I'm unable to get
17 it over there. Once that opens up, it's, basically,
18 going to go off my property. And then once I get an
19 okay on all the mechanics, I'm going to bring it to
20 another location to get some of the other conversion
21 work done.

22 MEMBER LONGO: Okay.

23 MR. BUCA: Long-term, I don't plan on keeping

1 the vehicle stored here at this property. But I would
2 like to be able to have it here, you know, for a couple
3 of weeks at a time or a month time to load stuff up or
4 do stuff with it.

5 CHAIRPERSON PEDDIBOYINA: Mr. Longo, anything
6 you want to say?

7 Okay. Anybody else in the board members,
8 please?

9 MEMBER THOMPSON: I am a class B dealer. I
10 can agree to this. The Secretary of State is moving
11 very slow right now. So I feel bad that he is having
12 the problem getting the title converted from one to the
13 other. That's probably he didn't see that coming,
14 right?

15 MR. BUCA: Yeah. I didn't.

16 CHAIRPERSON PEDDIBOYINA: Okay. Any other
17 board members who would like to speak?

18 Seeing none, somebody would like to make a
19 motion on this case, please.

20 MEMBER KRIEGER: I'll go ahead and make a
21 motion.

22 CHAIRPERSON PEDDIBOYINA: Okay. Thank you,
23 Linda.

1 MEMBER KRIEGER: For case number PZ20-0005,
2 for Michael Buca, 1501 Paramount Street, he's applying
3 to allow the storage of a commercial vehicle on a
4 residential lot, but he's converting it to a personal
5 recreational vehicle. So considering the COVID
6 interference with getting anything done, that it would
7 allow him until December for it to be converted to a
8 recreational vehicle. I think it should be over by
9 then.

10 So to grant the request for without the
11 petitioner will be unreasonably prevented or limited
12 with respect to the use of his property. The property
13 is unique because of its location. He's unable to put
14 the vehicle in the back of the property. The
15 petitioner didn't create the condition because of the
16 location of the house on the property.

17 The relief granted will not unreasonably
18 interfere with adjacent or surrounding properties.
19 They're similar and in the neighborhood of the vehicle
20 locations.

21 The relief is consistent with the spirit and
22 intent of the ordinance because he's intending on
23 getting it switched over as soon as possible.

1 CHAIRPERSON PEDDIBOYINA: Thank you. If
2 somebody can make a second, please.
3 MEMBER LONGO: I second it.
4 CHAIRPERSON PEDDIBOYINA: Thank you.
5 Katherine, can you roll call, please.
6 MEMBER LONGO: Katherine, you're muted.
7 MS. OPPERMAN: Yes. Sorry.
8 Member Verma?
9 MEMBER VERMA: Yes.
10 MS. OPPERMAN: Member Thompson?
11 MEMBER THOMPSON: Yes.
12 MS. OPPERMAN: Member Sanker?
13 MEMBER SANKER: No.
14 MS. OPPERMAN: Member Peddiboyina?
15 CHAIRPERSON PEDDIBOYINA: Yes, please.
16 MS. OPPERMAN: Member Montague?
17 MEMBER MONTAGUE: Yes.
18 MS. OPPERMAN: Member Longo?
19 MEMBER LONGO: Yes.
20 MS. OPPERMAN: Member Krieger?
21 MEMBER KRIEGER: Yes.
22 MS. OPPERMAN: Motion passes six to one.
23 CHAIRPERSON PEDDIBOYINA: Thank you.

1 Congratulations.

2 MEMBER KRIEGER: Yes. There you go.

3 CHAIRPERSON PEDDIBOYINA: And I think,
4 Katherine, today with the last case, this is the one, I
5 believe, PZ20-0007.

6 And the board members as well because of the
7 bad network for the applicant. I would like to request
8 the applicant to be ready for this case.

9 I will read the case number. PZ20-0007,
10 Allied Signs, 40255 Thirteen Mile Road, west of
11 Haggerty Road and south of Thirteen Mile Road, parcel
12 number 50-22-12-200-041.

13 The applicant is requesting a variance from
14 the City of Novi Code of Ordinance, Section 28.5 to
15 allow two additional wall signs, 14.2 and 62.6 square
16 feet respectively, beyond the permitted two; and for an
17 eight foot high ground sign, six foot high allowed by
18 code. The property is zoned Office Services
19 Technology, OST.

20 This case was postponed from the cancelled
21 3-17-2020 meeting.

22 Is the applicant ready, please?

23 MR. FIELDS: Yes, I am.

1 CHAIRPERSON PEDDIBOYINA: Thank you. And,
2 again, spell your first and last name very slowly for
3 the secretary of CHAIRPERSON PEDDIBOYINA record and my
4 secretary will swear you in. Please go ahead.

5 MR. FIELDS: It's Jim, J-i-m, Fields,
6 F-i-e-l-d-s. And that's Allied Signs, Clinton
7 Township, Michigan.

8 We're seeking board approval for the new
9 hotel construction at, basically, 13 and Five.

10 MEMBER KRIEGER: Are you an attorney?

11 MR. FIELDS: No.

12 MEMBER KRIEGER: All right. Do you swear or
13 affirm to tell the truth in this case?

14 MR. FIELDS: Yes.

15 MEMBER KRIEGER: All right. Thank you. Go
16 ahead.

17 CHAIRPERSON PEDDIBOYINA: Yeah. Proceed.

18 MR. FIELDS: So what we have is is we
19 have -- the monument sign is on the north side of the
20 property along 13 Mile. There's a double entryway and
21 right there at 13 Mile splits to go across Five. So
22 we're trying to get an extra two feet to get that sign
23 to eight feet in height rather than just the six foot.

1 It's setback off the roadways. The extra
2 couple feet will get their logo to go up. The
3 additional signage we're looking for is on the west
4 elevation, which is along Five.

5 So you want to catch -- you know, the goal
6 here is to try and catch the traffic on Five with their
7 branding with this hotel chain. We're not dealing with
8 a lot of letters or long linear segments. They have a
9 nice, round, clean logo.

10 So, really, square footagewise. Everything
11 is within compliance. The problem that they have is
12 with such a large building and where it is, trying to
13 get the visibility on the different elevations with the
14 size of the hotel itself and its placement.

15 CHAIRPERSON SANGHVI: Okay. And you want to
16 add any more thing, please?

17 MR. FIELDS: That's it.

18 CHAIRPERSON PEDDIBOYINA: Thank you very
19 much.

20 Okay. And, Katherine, correspondence?

21 MS. OPPERMAN: Certainly.

22 Let's see. There were seven letters sent out
23 for this case. One was returned. No objections and no

1 approvals.

2 CHAIRPERSON PEDDIBOYINA: Okay. City, Larry?

3 MR. BUTLER: No comment from the City.

4 CHAIRPERSON PEDDIBOYINA: Thank you very
5 much, Larry.

6 Okay. Board members, anybody would like to
7 speak on -- sorry.

8 Before that, anybody in the audience?

9 Katherine, do you see any in the Zoom raising
10 their hands for the audience?

11 MS. OPPERMAN: No. There's no one raising
12 their hands at this time.

13 CHAIRPERSON PEDDIBOYINA: Okay. Thank you
14 very much. And seeing no correspondence, then.

15 Anybody would like to speak on this case on
16 the board members?

17 MEMBER MONTAGUE: Yeah. I would just like to
18 say for the scale, the building, I think the signage
19 size and number is probably appropriate being as it's
20 on a busy freeway and a pretty large scale building,
21 actually.

22 CHAIRPERSON PEDDIBOYINA: Okay. Thank you.
23 Anybody in the board members?

1 MEMBER SANKER: I agree with Clift's
2 comments.

3 CHAIRPERSON PEDDIBOYINA: Thank you, Sanker.
4 Okay. Anybody?

5 Looks like none. Mr. Sanker, can you make a
6 motion on this, please?

7 MEMBER SANKER: I move that we grant the
8 variance in case number PZ20-0007 sought by the
9 petitioner for the two additional wall signs and the
10 two foot -- extra two foot height ground sign because
11 the petitioner has shown practical difficulty requiring
12 the additional signs.

13 Without the variance, the petitioner will be
14 unreasonably prevented or limited with respect to the
15 property -- to the use of the property because it will
16 not be able to direct the patrons at the property and
17 they won't be able to see the signs as clearly.

18 The property is unique because of the lot
19 size and shape as well as the size of the building. It
20 did not create the condition because they purchased the
21 property as it is.

22 The relief granted will not unreasonably
23 interfere with adjacent or surrounding properties

1 because the signs are scaled so that they fit to the
2 building and they provide direction.

3 They fit discreetly on the building while
4 providing visibility and direction to patrons. The
5 relief is consistent with the spirit and intent of the
6 ordinance because they will promote safety and provide
7 visibility.

8 CHAIRPERSON SANGHVI: Okay. Thank you.

9 Anybody say second, please?

10 MEMBER MONTAGUE: I will second.

11 CHAIRPERSON KRIEGER: Thank you. And please
12 roll call, Katherine.

13 MS. OPPERMAN: Member Verma?

14 MEMBER VERMA: Yes.

15 MS. OPPERMAN: Member Thompson?

16 MEMBER THOMPSON: Yes.

17 MS. OPPERMAN: Member Sanker?

18 MEMBER SANKER: Yes.

19 MS. OPPERMAN: Chairperson Peddiboyina?

20 CHAIRPERSON PEDDIBOYINA: Yes, please.

21 MS. OPPERMAN: Member Montague?

22 MEMBER MONTAGUE: Yes.

23 MS. OPPERMAN: Member Longo?

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MEMBER LONGO: Yes.

MS. OPPERMAN: And Member Krieger?

MEMBER KRIEGER: Yes.

MS. OPPERMAN: Motion passes.

MR. FIELDS: Thank you very much.

CHAIRPERSON PEDDIBOYINA: Congratulations.

MR. FIELDS: Thank you for your patience.

CHAIRPERSON PEDDIBOYINA: I think we have all
the cases for today.

I would like to say to some of them because
of bad connection and I would like to apologize for
that.

And I would like to welcome Michael Thompson
for the new board member.

And thank you, Michael, for showing interest.

And also who the Zoom is created or
operating, I really appreciate any followup for all the
people on how to connect.

And thank you, Kathy, all the board members.
For this COVID-19, we took a longer time today than we
intended. And everybody, I really appreciate about
that.

Apart from that, any other thing you would

1 like to talk on this, board members?

2 MEMBER KRIEGER: Yeah. How are you going to
3 sign your papers, now?

4 MS. OPPERMAN: I'll be sending Chairperson
5 Peddiboyina a copy of all of the pages that he can
6 either print out and sign or he can sign them digitally
7 so we'll have them for the record file.

8 CHAIRPERSON PEDDIBOYINA: Yes. So I can do
9 that tomorrow?

10 MS. OPPERMAN: Yes.

11 CHAIRPERSON PEDDIBOYINA: And thank you,
12 Linda, so much for the reminding of the signing of the
13 documents.

14 Any other board members who would like to
15 recall anything that we've seen?

16 MEMBER KRIEGER: No. This was a good
17 meeting. I'm glad. It seemed to have worked without
18 any -- I mean, there were a couple of glitches, but
19 overall it seemed to have gone okay.

20 CHAIRPERSON PEDDIBOYINA: Thank you so much.
21 And, Mr. Thompson, how are you?

22 MEMBER THOMPSON: I'm well.

23 Hey, I've got a question for you.

1 CHAIRPERSON PEDDIBOYINA: Yes.

2 MEMBER THOMPSON: This is -- I have been in
3 front of these boards before for different cities. If
4 I had a few questions on the thoughts and direction,
5 would this be the time to ask them or is there other
6 people beside the board still on?

7 CHAIRPERSON PEDDIBOYINA: Yeah. Go on.

8 MS. OPPERMAN: You might want to close the
9 meeting so that our court reporter doesn't need to
10 record this section, unless you want it to be on the
11 record.

12 MEMBER THOMPSON: No. It's just a couple of
13 questions. Could we do that? When the meeting's
14 closed, could we sit down for just a minute?

15 CHAIRPERSON KRIEGER: Yes. Mr. Thompson,
16 we'll have an opportunity. As soon as the close of
17 business, then we can go on that.

18 Is it okay?

19 MEMBER THOMPSON: Yeah. That's great.

20 CHAIRPERSON PEDDIBOYINA: Anybody would like
21 to talk any other thing on the business?

22 MEMBER LONGO: Everybody stay safe.

23 CHAIRPERSON PEDDIBOYINA: Thank you. Okay.

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And anybody? Mr. Verma?

MEMBER VERMA: Everything is fine. Stay safe.

CHAIRPERSON PEDDIBOYINA: Thank you, Mr. Verma.

And Mav Sanghvi, I hope he's doing good.

And thank you, everybody. And whoever want to say a motion to adjourn and all in favor.

MEMBER SANKER: Motion to Adjourn.

CHAIRPERSON PEDDIBOYINA: All in favor?

THE BOARD: Aye.

CHAIRPERSON PEDDIBOYINA: Okay. Thank you. The meeting is adjourned.

MEMBER VERMA: Thank you.

(At 9:50 p.m., meeting concluded.)

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C E R T I F I C A T E

STATE OF MICHIGAN)

) ss

COUNTY OF OAKLAND)

I, Darlene K. May, Notary Public within and for the County of Oakland (Acting in Oakland), do hereby certify that I have recorded stenographically the proceedings had and testimony taken in the above-entitled matter at the time and place hereinbefore set forth, and I do further certify that the foregoing transcript, consisting of one hundred and thirty eight (138) typewritten pages, is a true and correct transcript of my said stenographic notes to the best of my ability.

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

April 30, 2020
(Date)