

REGULAR MEETING - ZONING BOARD OF APPEALS

CITY OF NOVI

TUESDAY, MARCH 9, 2021, 7:00 P.M.

VIRTUAL MEETING VIA ZOOM

BOARD MEMBERS:

Joe Peddiboyina, Chairperson

Linda Krieger

Siddharth Mav Sanghvi

Clift Montague

Michael Thompson

ALSO PRESENT:

Beth Saarela, City Attorney

Larry Butler, Dep. Community Development Director

Katherine Opperman, Recording Secretary

Reported by:

Darlene K. May, Certified Shorthand Reporter

1 Tuesday, March 9, 2021

2 7:00 p.m.

3 - - -

4 CHAIRPERSON PEDDIBOYINA: Good
5 evening, everybody. And thank you for joining.
6 Welcome to the Novi Zoning Board of Appeals. And today
7 is Tuesday, March 9, 2021. The time is 7:00 p.m.

8 Okay. And there will be ...

9 Member Longo, can you Pledge of
10 Allegiance, please.

11 MEMBER LONGO: Everybody place your
12 hand over your heart. You don't have to turn your mic
13 on, and we're going to say the Pledge of Allegiance.

14 (Pledge of allegiance recited.)

15 CHAIRPERSON PEDDIBOYINA: Thank you,
16 Member Longo. Everybody participated. Thank you so
17 much.

18 Okay. Katherine, can you call for
19 roll call, please?

20 MS. OPPERMAN: Yes, of course. And
21 this is a reminder. We're still identifying the
22 location from which you're speaking.

23 CHAIRPERSON PEDDIBOYINA: Yes.

24 MS. OPPERMAN: Member Krieger?

25 MEMBER KRIEGER: Present. Linda

1 Krieger, Novi, Michigan, Oakland County.

2 MS. OPPERMAN: Thank you. Member

3 Longo?

4 MEMBER LONGO: Present. City of Novi,
5 County of Oakland County and the state of Michigan.

6 MS. OPPERMAN: Member Montague?

7 MEMBER MONTAGUE: Present. From Novi,
8 Oakland County, Michigan.

9 MS. OPPERMAN: Thank you. Chairperson
10 Peddiboyina?

11 CHAIRPERSON PEDDIBOYINA: Hi. This is
12 Joe Peddiboyina. I live in Novi currently. And Novi,
13 Michigan, Oakland County.

14 MS. OPPERMAN: Member Sanker is
15 absent. Excused.

16 Member Sanghvi?

17 MEMBER SANGHVI: Novi, Michigan,
18 Oakland County.

19 MS. OPPERMAN: Thank you. And Member
20 Thompson?

21 MEMBER THOMPSON: Present, Novi,
22 Oakland County, Michigan.

23 MS. OPPERMAN: Thank you.

24 CHAIRPERSON PEDDIBOYINA: Thank you so
25 much, Katherine, for the roll call. And all right. We

1 have enough for a quorum?

2 MS. OPPERMAN: Yes.

3 CHAIRPERSON PEDDIBOYINA: Okay.

4 Sounds good.

5 Okay. We have enough for a quorum.

6 And public hearing format, rules and conduct you can
7 see on our website. And there's no printing because of
8 the COVID situation we're doing it electronically.

9 Make sure, your phone should be muted, you know, on
10 silent mode.

11 We'll have a public hearing in the
12 case called upon to state your name and remarks and
13 everything. And anybody in the public, you can raise
14 your hand for our acting secretary. Katherine can take
15 care of that one and she can watch you. And there's no
16 podium here due to it's COVID and we're doing it
17 electronically.

18 And we can see on the TV also as well.
19 And when the people come, state your name in full
20 clearly for our court secretary. And she can take the
21 oath.

22 And please allow the people -- when
23 the case comes, please talk slowly and clearly so they
24 can record all the meeting minutes. And if you're an
25 attorney, no need to swear for my secretary. And

1 that's all.

2 And we have total -- today we have six
3 cases, am I right?

4 MS. OPPERMAN: Correct.

5 CHAIRPERSON PEDDIBOYINA: Okay. We
6 have total of six cases. And let's go to the April
7 agenda meetings. Can somebody make a motion.

8 MEMBER KRIEGER: We have approval of
9 the agenda.

10 CHAIRPERSON PEDDIBOYINA: Any changes
11 or modifications or anything, please?

12 No?

13 MEMBER SANGHVI: Second.

14 CHAIRPERSON PEDDIBOYINA: Second.
15 Okay, Member Sanghvi and Member Krieger, thank you so
16 much for the approval of agenda.

17 Say aye, anybody. Any objections or
18 anything please, say.

19 Say, aye, everybody.

20 THE BOARD: Aye.

21 CHAIRPERSON PEDDIBOYINA: Okay. Thank
22 you so much. And approval of agenda of the meeting
23 anonymously approved for February 2021.

24 Coming to the public remarks, anyone
25 having any other public remarks apart from the --

1 MEMBER KRIEGER: Wait a second. Wait.
2 We didn't do the meetings. Sorry. The minutes for
3 February?

4 CHAIRPERSON PEDDIBOYINA: Yeah?

5 MEMBER KRIEGER: I have three changes.

6 CHAIRPERSON PEDDIBOYINA: Okay.

7 MEMBER KRIEGER: Page 53, line 11 is
8 Chair Peddiboyina; page 63, line 17, Chair Peddiboyina;
9 and page 65, line 11, Chair Peddiboyina.

10 CHAIRPERSON PEDDIBOYINA: Thank you.

11 Thank you so much, Member Krieger.

12 MEMBER KRIEGER: And move to approve
13 the February minutes.

14 CHAIRPERSON PEDDIBOYINA: Okay.

15 MS. OPPERMAN: Linda, can you just
16 repeat the page and line for the second two.

17 MEMBER KRIEGER: Page 63, line 17;
18 page 65, line 11.

19 MS. OPPERMAN: Thank you.

20 CHAIRPERSON PEDDIBOYINA: Okay.

21 Somebody can make a motion.

22 MEMBER SANGHVI: I will second the
23 motion for the agenda, thank you.

24 CHAIRPERSON PEDDIBOYINA: Okay. Thank
25 you so much. The approval of the meeting minutes also

1 is -- you know, any questions on the approval of the
2 meeting minutes on February? And no.

3 Thank you, Member Krieger, for the --
4 getting into that question.

5 And anybody have any objections apart
6 from that of the February meeting minutes? And move on
7 that.

8 Next. And thank you for the public
9 remarks, you know. Member Sanghvi, thank you.

10 And we have agenda is approved.

11 And coming to the -- for today's first
12 case. I go to the first case.

13 Okay. Before I go to the first case,
14 any other people, you know, public remarks?

15 Any, Katherine? Anybody is raising
16 their hand? Anybody have any public remarks?

17 MS. OPPERMAN: No one is raising their
18 hand for any comments unrelated to the cases.

19 CHAIRPERSON PEDDIBOYINA: Yeah.
20 Because we don't want to -- in the middle we don't want
21 to move or anything or any changes. Thank you so much.

22 Okay. Coming to the first case today.
23 PZ20-0066 -- no. I'm doing the wrong one. I'm sorry.

24 Okay. I have the right one.
25 PZ21-0002, Patrick Ziarnik, Z-i-a-r-n-i-k, 1601 West

1 Lake Drive, east of West Park Drive and south of West
2 Pontiac Trail, parcel number 50-22-03-131-007. The
3 applicant is requesting variances from the Novi Zoning
4 Ordinance, Section 4.19.1.E(i) for the construction of
5 a 930,25 square feet accessory building, maximum of 850
6 square feet allowed by code; a variance of 80.28 square
7 feet.

8 Section 4.19.1.B to install the
9 accessory structure in the front yard when by code
10 accessory building should not be erected in any
11 required front yard or in any required exterior side
12 yard.

13 Section 4.19.G. for a proposed
14 five-foot side yard setback, six feet required by code;
15 a variance of one foot. This variance will accommodate
16 the building of a new carport. This property is zoned
17 single family residential, R-4.

18 Is the applicant present?

19 MR. ZIARNIK: Yes.

20 CHAIRPERSON PEDDIBOYINA: Are you
21 Patrick, sir?

22 MR. ZIARNIK: Yes, I am.

23 CHAIRPERSON PEDDIBOYINA: Okay, thank
24 you. Please, sir, are you an attorney?

25 MR. ZIARNIK: I'm a retired attorney,

1 yes.

2 CHAIRPERSON PEDDIBOYINA: Oh, you are
3 retired attorney.

4 Katherine, he has to be sworn or no?

5 MS. OPPERMAN: I would have to defer
6 to Beth on that. I'm uncertain.

7 MS. SAARELA: He's not appearing here
8 as counsel. I would swear him in.

9 MS. OPPERMAN: Thank you.

10 CHAIRPERSON PEDDIBOYINA: Okay.

11 Please, Katherine can you take care of
12 sworn by Patrick today, please? Thank you.

13 MS. OPPERMAN: Yes. If you could
14 please state and spell your name for our court reporter
15 and then swear or affirm to tell the truth in the case
16 before you.

17 MR. ZIARNIK: Yes. My name is Patrick
18 Ziarnik, P-a-t-r-i-c-k. Last name is spelled
19 Z-i-a-r-n-i-k. And yes, I -- you know, I affirm that I
20 will tell the truth during this presentation.

21 MS. OPPERMAN: Thank you.

22 CHAIRPERSON PEDDIBOYINA: Patrick, are
23 you the only one person who is handling this case? Any
24 other person would like to join in this case?

25 MR. ZIARNIK: No. I'm here alone.

1 CHAIRPERSON PEDDIBOYINA: Okay.

2 Sounds good. Thank you so much. You can proceed what
3 you want and we can help you on this case, please.

4 Thank you.

5 MR. ZIARNIK: Okay. What I'm asking
6 for is both a garage remodel and a carport
7 construction. The garage remodel is largely just
8 cosmetic. We're replacing some shingles that are
9 cupping and have failed and as a result water is coming
10 in through our garage. The wood siding on the front of
11 the garage is starting to rot and we'd like to replace
12 that with some vinyl siding.

13 And I don't even know that that's
14 required for a building permit, but I mention it only
15 because -- to get a little perspective. Because that
16 was the impetus for the larger project, which is really
17 the carport construction. We figured as long as we had
18 to make these changes to the garage anyway, we might as
19 well do something that we've always anticipated doing
20 and that is to build this carport.

21 And when I use the term "carport,"
22 it's really a shelter for our boat. I didn't know how
23 else to call it. We're not going to house a car there.
24 We're simply going to use it as a shelter for our boat
25 in the winter months when it gets cold and we take the

1 boat out of the water.

2 The carport that we envision
3 constructing would be -- it would be built on to the
4 side of the garage. So part of the carport would lean
5 on the garage itself. It's a concrete wall garage and
6 so, you know, one-half of the carport would be there.
7 The other half would be supported by three six by six
8 treated posts.

9 And, you know, I think a lot of people
10 when you hear the term "carport," they get a little
11 concerned that it's going to be some flimsy structure,
12 and I can assure you that this is not the case. I went
13 to a structural engineer and I had this carport
14 designed. And he's got laminated beams for the ridge
15 beam and from the front and back of the carport I've
16 got doubled up 12 x 12 -- 2 x 12s, rather, that run
17 along the side of the carport. He's proposing
18 hurricane straps to tie down the rafters to the top
19 plates of the structure. So the structure we're
20 proposing is a very, very solid structure.

21 In fact, when I saw laminated beams
22 and all these other hurricane straps and all the other
23 stuff, I saw dollar signs. And I asked the structural
24 engineer, I said, "Do we really need all this bulk?"

25 And the response was, "Well, if I was

1 building it for myself, this is what I would do." So
2 I've gone ahead and I said that's fine.

3 When I showed the blueprints to the
4 builder, he just kind of laughed and he said, "Well,
5 that building's not going to blow away in a storm."

6 So if there is any concerns over the
7 solidness of the structure, I can assure you that this
8 is a very solid structure.

9 In terms of the problems that we face,
10 I think we've got sort of a unique situation. We have
11 several factors that make our particular lot somewhat
12 unique. First of all, we're on a lake lot. We're on
13 Walled Lake. So the lake is way beyond our backyard
14 and that creates some issues.

15 Secondly, our lot is very narrow.
16 It's long. It's 220 yards long, but it's very narrow.
17 It's only 45 feet wide at the widest point and then
18 beyond that it also comes to a point on the western
19 end. So it's kind of shaped like an arrow, if you
20 would, and it literally comes to a point on the far
21 west end of the property. All those things kind of, I
22 think, come together to create kind of an unusual lot
23 situation.

24 And I guess on top of that, is the
25 fact that both our house and the garage were

1 constructed 70 years ago before any ordinances were put
2 in place. So the placement isn't ideal. If you were
3 placing the structures on the lot today, you would
4 probably do it somewhat differently.

5 As was indicated earlier, there is --
6 as I understand it, there's three specific variances
7 that we need to deal with. And the first is the
8 placement of an accessory structure in the front yard.
9 And while I will admit that that requirement makes a
10 great -- that prohibition of putting an accessory
11 structure in the front yard probably makes a great deal
12 of sense in a typical city lot. We don't have the
13 typical city lot. You know, basically, putting an
14 accessory structure in our backyard would amount to
15 putting the garage or the carport between our house and
16 the lake and that's something that you wouldn't want to
17 do, obviously, because you're going to impact your view
18 of the water that way.

19 As a matter of fact, my wife and I
20 walked up and down West Lake Drive, the road we live
21 on, and we counted 25 accessory structures on our
22 lake -- rather, on our road on the lake side of our
23 road. Every one of those accessory structures was,
24 basically, in the front yard and not the backyard. So
25 there wasn't one of those accessory structures that

1 complied with that particular ordinance.

2 So, again, that's one that I think it
3 makes sense for most lots, but it just doesn't make a
4 great deal of sense for our particular lot.

5 The second variance that we're
6 requesting is a six-foot side yard setback. And I
7 think the code -- the ordinance requires a five-yard
8 setback. A five-foot setback from the side yard.

9 And the reason we're asking for that
10 is we'd like to have the front of the carport flush
11 with the front of the garage. I think cosmetically it
12 looks best that way. So if we do that, we need a
13 20-foot carport because our boat is a little over 20
14 feet, actually.

15 If we do that, it only gives us a
16 five-foot setback. So we'd be one foot short of the
17 required setback. But I can assure you, I talked to
18 the owner who is next to us, the one that would be
19 impacted by this, I talked to him at length. He's a
20 very good friend of ours. And he has indicated that he
21 has no problems whatsoever with a five-foot setback as
22 opposed to a six-foot setback on the side yard.

23 And then the last variance we require
24 is, I guess we're exceeding the permitted size of an
25 accessory structure when you add the existing

1 carport -- the existing garage with the carport. And
2 all I can say to that is that we've tried to minimize
3 the size of the carport as much as possible. As I
4 indicated, we're asking for a 20-foot long carport. My
5 boat is actually in excess of that, but it'll provide
6 structure. If I make it much shorter than that,
7 however, it's not going to cover the boat and it's
8 really not going to serve the purpose that it's
9 intended to serve.

10 Furthermore, I think it's important to
11 note that the structure we're asking for is going to
12 have three open sides. It's going to be supported by
13 posts on the west side. So the front and the west side
14 and the back will all be open. And so my feeling is
15 that that kind of a structure is going to look far less
16 imposing, far less formidable than, you know, a
17 four-sided building.

18 So -- and I guess the last thing I can
19 mention is we live in a very small community here.
20 We've lived here for 18 years now in Novi and we're
21 very good friends with all of the neighbors here. We
22 get together with them socially. They've become
23 friends. And most of the people here we -- have lived
24 here longer than we have. The newbies probably have
25 been here seven or eight years. But we're all pretty

1 good friends and we would not do something that we know
2 would cause problems for any of our neighbors. So I
3 personally went and talked to eight or nine of the
4 neighbors, all immediately around here and said, "Hey,
5 this is my plan. This is what I'm looking to do. Does
6 that cause you any concerns?"

7 And to a person they told me, "No, we
8 don't have a problem with that. Go for it. We're
9 behind you a hundred percent."

10 Those people that I didn't have an
11 opportunity to get to, I wrote a one-page sheet
12 detailing everything that we plan to do and I gave them
13 copies of the blueprints and I put it in their
14 mailboxes. Told them to contact me. I gave them my
15 telephone number, my wife's telephone number, our home
16 phone number. I said if you've got any issues
17 whatsoever, please let us know. And nobody has voiced
18 any opposition to what we're proposing.

19 So I feel very strongly that, you
20 know, the neighbors, I think, are in agreement, are all
21 in support of what we're doing. And if anybody did
22 raise an objection, it would be certainly cause for
23 concern and we'd go back and take a look at it.
24 Because the last thing we want to do is upset the
25 harmony that we've got in the neighborhood.

1 You know, if there is any questions,
2 I'll be glad to try to answer them. I'm not an
3 engineer, but I had this done by a structural engineer.
4 And I talked to him and my builder and I think I've got
5 a pretty good sense for what they're suggesting so I
6 can try to answer any questions you might have.

7 CHAIRPERSON PEDDIBOYINA: Thank you so
8 much, Patrick. I appreciate your very good
9 presentation. Do you have any pictures that you can
10 show to the board members?

11 MR. ZIARNIK: I don't have them with
12 me. I included them in my package. I included
13 pictures of the garage, of our blueprints and also the
14 lot itself.

15 Kate, do you have -- was that made
16 available to the members?

17 MS. OPPERMAN: Yes. All the members
18 received the packet including the materials. They're
19 also publicly online.

20 MR. ZIARNIK: I'm sorry I don't have
21 any additional materials to provide.

22 CHAIRPERSON PEDDIBOYINA: Okay.

23 MEMBER KRIEGER: Can you make it show
24 up online?

25 MR. ZIARNIK: Pardon me?

1 MEMBER KRIEGER: Can you make the
2 pictures show up online?

3 MS. OPPERMAN: If anyone wanted to
4 view them, they would be able to go to the website to
5 look at them.

6 MEMBER KRIEGER: We all have them,
7 thank you.

8 MR. ZIARNIK: Okay.

9 CHAIRPERSON PEDDIBOYINA: Thank you so
10 much, Patrick. I appreciate on your presentation and
11 also you already spoke to your neighbors and the way
12 you presented. We really appreciate.

13 And let us see. And I open it to my
14 board members. And before that I would like to talk to
15 my City, Larry, are you there?

16 MR. BUTLER: I'm here.

17 CHAIRPERSON PEDDIBOYINA: Any
18 correspondence on this thing? Do you have any comment
19 on this, Larry?

20 MR. BUTLER: No comment at this time
21 from the City. Standing by for questions.

22 CHAIRPERSON PEDDIBOYINA: Thank you so
23 much.

24 Okay. Our acting secretary, Katherine
25 any correspondence on this case, please?

1 MS. OPPERMAN: Yes. There were 27
2 letters sent. One letter returned. Six approvals and
3 no objections.

4 The first approval is from Tom Harvey
5 who states, "I live next door to the Ziarniks on the
6 south side. There's always been a great need for those
7 of us on the lake for boat storage and off-street
8 parking as streets are very narrow. The space next to
9 the garage has always been used for these purposes
10 without any issues. So I approve the request to
11 construct the roof extension off the garage in order to
12 cover this space and I appreciate the design leaving
13 three sides open so the visibility to the street from
14 my driveway is not obstructed."

15 The next approval is from John Jacob.
16 It says, "Though the code is understood, if you look at
17 this property and what these fine people are trying to
18 accomplish, their plan will affect no one and actually
19 makes it look better and brings value to the
20 neighborhood. Too much oversight is never a good
21 thing. Let these people build what they want."

22 Then from Hitham Semma, That's spelled
23 H-i-t-h-a-m. Last name S-e-m-m-a. They also approve
24 and say, "This garage improvement and carport will not
25 affect anyone's view in the neighborhood."

1 And from Todd Richardson, states a
2 simple approval.

3 From Rob Gardener, "I'm in full
4 support of the requested variances and the building of
5 the carport. It will be a nice addition and it will
6 continue the improvement of the neighborhood."

7 And from Danielle and Justin Weinger,
8 W-e-i-n-g-e-r. "We think it would be a nice addition
9 to the property and an improvement to the streets."

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

12 And thank you so much, Larry, also.

13 Let us see. And it's open to the
14 board members and it's open to the board. Let's
15 discuss on this case.

16 MEMBER KRIEGER: Is there anybody
17 raising their hand, Joe? Or Katherine, for the public
18 to speak?

19 MS. OPPERMAN: No one is raising their
20 hand at this time.

21 MEMBER KRIEGER: Oh, okay.

22 CHAIRPERSON PEDDIBOYINA: No public
23 hearing. Okay. I saw that, too.

24 Board members, it's open to the case.

25 MEMBER SANGHVI: Mr. Chair, may I?

1 CHAIRPERSON PEDDIBOYINA: Yeah, Member
2 Sanghvi, please go ahead, sir.

3 MEMBER SANGHVI: Thank you. I came
4 and visited your place a couple of days ago and I agree
5 with you, you also have a very small lot and it's very
6 difficult to do anything.

7 I also notice that you have a pontoon
8 boat. Looks like a pontoon boat on your yard there
9 next to the garage; is that correct?

10 MR. ZIARNIK: Yes. That's correct.

11 MEMBER SANGHVI: Yeah. And I'm sure
12 you'll need some protection from the weather. So I can
13 wholeheartedly support your application. Thank you.

14 CHAIRPERSON PEDDIBOYINA: Thank you,
15 Member Sanghvi.

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

18 MEMBER MONTAGUE: Could I?

19 CHAIRPERSON PEDDIBOYINA: Okay. Go
20 ahead.

21 MEMBER MONTAGUE: Yes. I was by there
22 as well. The lot is the special condition that we see
23 a lot. A very small lot to fit it on. There's no way
24 you could put it in the so-called backyard. You
25 wouldn't have access to it.

1 MR. ZIARNIK: Right.

2 MEMBER MONTAGUE: And it's a very
3 nicely done job and I appreciate you using the
4 professional engineer to put the structure together.
5 So I can support it as well.

6 MR. ZIARNIK: Thank you.

7 CHAIRPERSON PEDDIBOYINA: Thank you,
8 Member Montague. I appreciate that and that's a good
9 point you raised. Thank you.

10 Any other board member who would make
11 to speak on this case, please?

12 Okay. Looks like none.

13 Yeah, Patrick, I really appreciate one
14 more time for, you know, the way you presented and the
15 way you corresponded before coming to the City and also
16 spoke to the neighbors. And also as my colleague
17 member, Member Montague, mentioned there's no access on
18 that in the backyard. With all those considerations, I
19 have no objection on this case and I am fully
20 supportive for this case.

21 And let's see and how things will go.
22 And I appreciate for that. Somebody can make a motion.

23 Member Krieger, can you make a motion
24 on this case, please?

25 MEMBER KRIEGER: Yes. In case number

1 PZ21-0002 sought by the petitioner, on West Lake Drive,
2 I move to approve the request. Without the variance,
3 the petitioner would be unreasonably prevented or
4 limited with respect to use of the property because of
5 its narrowness and positioning of the structures on the
6 property and the front yard could be regarded as a side
7 yard or even a backyard so -- because of this special
8 area of Walled Lake. The property is unique because of
9 its existence before our ordinances were created for
10 Walled Lake.

11 And the petitioner did not create the
12 condition because the existing structures that are
13 there make it difficult to -- for the variance request
14 to position because of -- the narrowness. And the
15 relief granted will not unreasonably interfere with
16 adjacent or surrounding properties because, as the
17 petitioner stated, structure itself will not be
18 four-sided and appear as a greater structure than it
19 is.

20 And the relief is consistent with the
21 spirit and intent of the ordinance because of it being
22 on water property.

23 MEMBER SANGHVI: Second.

24 CHAIRPERSON PEDDIBOYINA: Thank you,
25 Member Linda. I appreciate your motion and thank you.

1 Somebody could make a second, please?

2 MEMBER SANGHVI: Second.

3 CHAIRPERSON PEDDIBOYINA: Okay, Member
4 Sanghvi. Thank you so much.

5 Before moving on that, any other
6 discussion for this case, please? Any other board
7 member have any other discussion?

8 Seeing none. All right, Katherine,
9 can you please roll call?

10 MS. OPPERMAN: Yes. Member Thompson?

11 MEMBER THOMPSON: (No audio response.)

12 Helps if you unmute it. Approve.

13 MS. OPPERMAN: Thank you. Member
14 Sanker? Oops, he's absent.

15 Member Sanghvi?

16 MEMBER SANGHVI: Yes.

17 MS. OPPERMAN: Chairperson
18 Peddiboyina?

19 CHAIRPERSON PEDDIBOYINA: Yes,
20 please.

21 MS. OPPERMAN: Member Montague?

22 MEMBER MONTAGUE: Yes.

23 MS. OPPERMAN: Member Longo?

24 MEMBER LONGO: Yes.

25 MS. OPPERMAN: Member Krieger?

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MEMBER KRIEGER: Yes.

MS. OPPERMAN: Motion passes.

MR. ZIARNIK: Thank you.

CHAIRPERSON PEDDIBOYINA: Okay. Thank you. Congratulations.

MEMBER KRIEGER: Enjoy.

MR. ZIARNIK: Thank you.

CHAIRPERSON PEDDIBOYINA: Okay. Thank you. Coming to today's business for today's second case. Case PZ21-0005, Venkata Chekka, 25762 Beck Road, east of Beck Road and south of Eleven Mile Road, parcel number 50-22-21-101-026. The applicant is requesting the variances from the Novi Zoning Ordinance, Section 3.1.1 for a proposed front yard setback of 40 feet, 45 feet required by code, a variance of five foot; a proposed aggregate of side yard setback of 30 feet, 50 feet required by code, variance of 20 feet; and a proposed rear yard setback of 40 feet, 50 required by code, a variance of 10 feet. This variance will accommodate the building of a new ranch home. This property is zoned residential acreage, RA.

Is the applicant present?

MR. CHEKKA: I'm present. This is Venkata Chekka.

CHAIRPERSON PEDDIBOYINA: Okay. Good.

1 Are you an attorney?

2 MR. CHEKKA: No. I'm not an attorney.

3 CHAIRPERSON PEDDIBOYINA: Pardon me?

4 MR. CHEKKA: No, I'm not an attorney.
5 I'm the applicant.

6 CHAIRPERSON PEDDIBOYINA: Okay. And
7 my acting secretary, Katherine, can you take this oath,
8 please?

9 MS. OPPERMAN: Of course.

10 Mr. Chekka, if you could please, state
11 and spell your name for the court reporter and then
12 swear or affirm to tell the truth in the case before
13 you.

14 MR. CHEKKA: Yes. I will tell the
15 truth. This is Venkata Chekka here. I'm from Novi
16 city, Oakland County, Michigan state and I tell the
17 truth.

18 MS. OPPERMAN: Thank you.

19 MEMBER SANGHVI: Spell your name,
20 please.

21 CHAIRPERSON PEDDIBOYINA: Thank you,
22 Katherine. I appreciate it.

23 Mr. Venkata, how we can help on you
24 this case and please present your case on this and our
25 board members can hear you?

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MR. CHEKKA: Yeah. Give me a minute.

This particular lot is lot number nine in the subdivision of Pioneer Meadows. This is opposite to the Bosco Fields on Beck Road. Basically, like, this is, you know, already RA zoning classification and the results the lot becomes nonconformed use, if I follow the RA zoning classification of the City of Novi. Because we have to -- like, it is being subject to the one acre size lot setback requirements.

This is a very rural subdivision. If I follow the setbacks, I will not be able to construct any building there. Basically, like all the subdivision lots are similar size and the variances for the Pioneer Meadows layout is what I'm requesting now.

So for the front yard reduction to 40 feet from the 45 feet. And the side yard reduction to aggregate 30 feet from the required 50 feet. And the rear yard reduction 40 feet from the required 50 feet. This allows to put a building of reasonable size, 70 by 40.

And it does not, basically, like create any problem to the existing houses. All the houses have the same kind of setbacks.

And the Novi city -- (audio dropped.)

1 MEMBER KRIEGER: Lost you.

2 MR. CHEKKA: See, basically, like this
3 kind of variance if we build, it will be, like, in sync
4 with the existing surrounding properties. They have
5 the same kind of setbacks. And, basically, like all
6 this is like -- this hardship is not self-created.

7 So I request the board to consider my
8 request and allow the setback variances.

9 CHAIRPERSON PEDDIBOYINA: Okay. Any
10 other things you would like to add, Mr. Chekka?

11 MR. CHEKKA: I think that's it. Like
12 I have submitted the drawings required and all that
13 stuff, like, you know, with my application.

14 CHAIRPERSON PEDDIBOYINA: Okay. Are
15 you the only one person that would like to present this
16 case or any other people that would like to speak on
17 behalf of you on this case?

18 MR. CHEKKA: I'm the only person.

19 CHAIRPERSON PEDDIBOYINA: Okay. Thank
20 you. Thank you so much.

21 And let us see how things will move
22 and let's talk about this with my board and move on to
23 that one.

24 Coming to the City, Larry, are you
25 there?

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MEMBER SANGHVI: Yeah.

CHAIRPERSON PEDDIBOYINA: Any comment on this, Larry?

MR. BUTLER: I just wanted to mention that I did review the drawings and that I appreciate the fact that the gentleman did keep in old coordinates with similar and dissimilar as to the way the rest of the houses are looking on the lot. He pretty much mimics the same type of style, which is good.

CHAIRPERSON PEDDIBOYINA: Okay. Thank you so much, Larry.

Okay. And correspondence. And acting secretary Katherine, can you see any correspondence on this?

MS. OPPERMAN: Certainly. There were 40 letters sent out for this. We returned two. We have one approval, no objections. The approval is from Travis Malott. He states, "I walked over to the listed property. The applicant's request seems very reasonable and I have no objection to his request".

CHAIRPERSON PEDDIBOYINA: Thank you so much, Katherine.

Katherine, can you see anybody raising their hand on the public on this case? Anybody would like to comment on the public people?

1 MS. OPPERMAN: There is no one raising
2 their hand for this case.

3 CHAIRPERSON PEDDIBOYINA: Sounds good.
4 Thank you so much, Kathy.

5 Okay. I really appreciate your
6 presentation, the way you made. And also you're not
7 doing any changes. I drove by your property and I saw
8 that and it's wonderful and I have no objection.

9 And let's put on the board, to see how
10 things shall move.

11 And it's open to the board members.
12 You can speak, anybody.

13 MEMBER SANGHVI: Mr. Chair?

14 CHAIRPERSON PEDDIBOYINA: Yes, Member
15 Sanghvi. Please, go ahead, sir.

16 MEMBER SANGHVI: Thank you. I went
17 and saw this lot. And all the rest of the lots are
18 very similar in size. This subdivision was really
19 fixed long before the new ordinances came and changed
20 the requirements and there is no way they can build
21 anything according to the new requirements. So they
22 all require some kind of variances. And the
23 gentleman's requesting -- those variances are very
24 reasonable and I have no problem supporting his
25 application. Thank you.

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CHAIRPERSON PEDDIBOYINA: Thank you,
Member Mav Sanghvi.

Any other board member would like to
speak on this?

Looks like seeing none. Looks like
it's time for the motion. And I'll move the motion to
Member Longo.

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

CHAIRPERSON PEDDIBOYINA: Yes, please.
Go ahead.

MEMBER LONGO: My motion is to grant
the variance in case PZ210-0005 sought by Venkata
Chekka. It is for a variance in the front yard of 40
feet. A proposed variance of side aggregate yard of
30 feet and a proposed rear yard setback of 4 feet.

This is without -- without the
variance, the petitioner will be unreasonably prevented
or limited with respect to use of the property to build
a substantial -- a significant size ranch home. The
property is unique because of the lot size, dimensions
and the ordinances were done after the subdivision was
created.

The petitioner did not create the
condition because he purchased the property under the

1 aforementioned situation. The relief granted will not
2 unreasonably interfere with adjacent or surrounding
3 properties because the subdivision has these variances
4 pretty consistently.

5 The relief is consistent with the
6 spirit and the intent of the ordinance because it
7 permits the owner to build a nice home on his property.

8 MEMBER SANGHVI: Second.

9 MEMBER KRIEGER: Second.

10 CHAIRPERSON PEDDIBOYINA: Thank you,
11 Member Linda and Member Sanghvi.

12 Before going to the, you know,
13 everybody made a motion, any other discussion for this
14 case, please?

15 Okay. Looks like seeing none.
16 Katherine, can you please roll call?

17 MS. OPPERMAN: Member Krieger?

18 MEMBER KRIEGER: Yes.

19 MS. OPPERMAN: Member Longo?

20 MEMBER LONGO: Yes.

21 MS. OPPERMAN: Member Montague?

22 MEMBER MONTAGUE: Yes.

23 MS. OPPERMAN: Chairperson

24 Peddiboyina?

25 CHAIRPERSON PEDDIBOYINA: Yes, please.

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MS. OPPERMAN: Member Sanghvi?

MEMBER SANGHVI: Yes.

MS. OPPERMAN: And Member Thompson?

MEMBER THOMPSON: Yes.

MS. OPPERMAN: Motion passes.

CHAIRPERSON PEDDIBOYINA: Thank you so much, Katherine. And Mr. Chekka, congratulations. Good luck.

MR. CHEKKA: Thank you. Thank you, all.

CHAIRPERSON PEDDIBOYINA: And coming to today's meeting and the third case, PZ21-0006, Robert Ledbetter, 26510 Taft Road, east of Taft Road and south of Grand River Avenue, parcel number 50-22-15-351-004. The applicant is requesting the variance from the city of Novi Zoning Ordinance Section 5.11 to allow for the installation of a fence in the front yard setback. Fence shall not extend toward the front of the property nearer than the minimum front yard setback distance by code. This property is zoned light industrial, L-I.

Is the applicant present? Mr. Robert, are you there?

(No verbal response.)

CHAIRPERSON PEDDIBOYINA: Robert, can

1 you unmute? Can you speak?

2 MEMBER KRIEGER: There he goes.

3 MR. LEDBETTER: Sorry. Is that
4 better?

5 CHAIRPERSON PEDDIBOYINA: Okay,
6 Robert. I appreciate. Make sure you are unmuted all
7 the time on your case.

8 MR. LEDBETTER: Yes, sir.

9 CHAIRPERSON PEDDIBOYINA: Yeah. You
10 can present your case and what we can help you on this
11 And you can speak slowly. And if you are an
12 attorney -- if you're not an attorney, our secretary
13 Katherine can take care of your oath.

14 Katherine, can you please take it?

15 MS. OPPERMAN: Of course.

16 Mr. Ledbetter, if you can, please,
17 state and spell your name for our court reporter and
18 then swear or affirm to tell the truth in the case
19 before you.

20 MR. LEDBETTER: Yes. My name is
21 Robert Ledbetter. 26510 Taft Road, Novi, Michigan and
22 I do swear to tell the truth.

23 MS. OPPERMAN: Thank you.

24 CHAIRPERSON PEDDIBOYINA: Thank you
25 very much, Katherine.

1 And thank you so much, Robert. And
2 let us see. You can present your case where we can
3 help you. Please, go ahead.

4 MR. LEDBETTER: Yes. I'm wanting to
5 put a fence in my front yard. It's kind of to the left
6 of my driveway and it's to block out the noise from the
7 highway. I'm right off of Taft. I'm the third house
8 off Grand River, south of Grand River. And we get a
9 lot of noise from the highway all through the day and
10 the night, especially during traffic hours. And then
11 also Grand River quite a bit on the weekend from the
12 traffic and the trucks and a lot of the racing.

13 And our house is really close to Taft
14 Road and it helps people -- it keeps people from
15 driving through our front lot because there's quite a
16 bit of people swinging in and turning around quick.
17 And one of our vehicles was hit over last summer. And
18 since then we've installed cameras to kind of detour it
19 and be able to see, you know, who goes through. But
20 it's just been a big problem.

21 We've been there about 22 years and
22 it's been pretty nice. Just to keep the noise down and
23 also keep kind of quiet where our driveway is. So ...

24 CHAIRPERSON PEDDIBOYINA: Any other
25 thing you would like to add, Robert, or that's it?

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MR. LEDBETTER: (No response.)

CHAIRPERSON PEDDIBOYINA: Robert, are you there?

MR. LEDBETTER: Yes, I'm here.

CHAIRPERSON PEDDIBOYINA: Would you like to add any other thing? Or no?

MEMBER KRIEGER: All set?

MR. LEDBETTER: I'm sorry. I'm not a speaker all the time. So it would just help out to have the fence and mainly those two things.

And I've talked with the neighbor next door on my left. We have three houses that are -- I have two houses to my left and the first neighbor, she was fine with it. And I talked to the father on the left of me over the weekend. He had come over to my house in the garage and he said he had no problem with it either.

And the house to the right is Capella, Kim Capella. And they're quite a bit down. So they're really not effected by this fence. And there's nobody across the street from us. There's Delphina's on the corner of Grand River and Taft. There's condos. Andes Hills Condos is down on the right. So it's kind of a ways away from us.

And the structure is nice. It's

1 solid. It's, you know, painted and it's -- we're
2 staying at the house. We've renovated the inside.
3 Like I said, we've been there 22 years. We did the
4 bathroom. So we try to keep the yard clean. The
5 landscape's nice and we're trying to put a new driveway
6 in hopefully this summer.

7 So our intentions are to stay
8 long-term in the house. We like Novi. We both work in
9 Novi. So, you know, structuralwise it will always be
10 taken care of as in, you know, painted, upkeep, nothing
11 where it will be falling down and be an eyesore for the
12 community.

13 CHAIRPERSON PEDDIBOYINA: Okay. Thank
14 you so much. I appreciate for your presentation,
15 Robert, and the way you did and the way you explained
16 and spoke to the neighbors. And let us see.

17 Okay. From the City, Larry?

18 MR. BUTLER: No comment from the City
19 at this time.

20 CHAIRPERSON PEDDIBOYINA: Thank you so
21 much, Larry.

22 And chairperson -- I'm sorry.
23 Correspondence, Secretary Katherine.

24 MS. OPPERMAN: Yes. There were 21
25 letters sent out. No returns. No approvals. No

1 objections.

2 CHAIRPERSON PEDDIBOYINA: Thank you so
3 much, Katherine. I appreciate.

4 And anything for the public remarks?
5 Anybody is raising their hand on this case?

6 MS. OPPERMAN: There is no one raising
7 their hand for this case.

8 CHAIRPERSON PEDDIBOYINA: Okay. Thank
9 you so much.

10 And, yeah, Robert. I drove by your
11 property. The way you presented and the reason why you
12 are asking for this fence, you know, I have nothing
13 to -- you know, any other thing. And let us see how
14 the board members can see on this case. And we'll see.

15 And it's open to the board members.

16 MEMBER KRIEGER: I have a question.

17 MEMBER SANGHVI: Mr. Chair?

18 CHAIRPERSON PEDDIBOYINA: Yes, please.
19 Go ahead, Linda.

20 MEMBER KRIEGER: The last picture that
21 you posted, there's a bit of the fence. There's three
22 boulders in the sign. Is that -- you're replacing it
23 or that's already there or the intent? Because I saw
24 somebody painting when I drove by today.

25 MR. LEDBETTER: Oh, that was my

1 nephew. He was painting my present fence against the
2 house on the left and right.

3 MEMBER KRIEGER: Okay. And then you
4 want to extend out farther with the fence or just go
5 through --

6 MR. LEDBETTER: No. The fence is on
7 the left side of the driveway. And it comes out --
8 it's in between the house on the left and my left side
9 of my garage.

10 MEMBER KRIEGER: So it won't obstruct
11 the view of Taft, though?

12 MR. LEDBETTER: No. The vehicles are
13 able to get out. I talked to the neighbors. And the
14 height of the fence is lower and it goes up and then --
15 it's a little higher setback. So when you're pulling
16 out of the driveways or pulling into the driveways,
17 there's no obstruction when you're going on to Taft
18 Road.

19 MEMBER KRIEGER: Line of sight, yes.

20 MR. LEDBETTER: Yes.

21 MEMBER KRIEGER: And the flowerpots in
22 the summer, are those yours? Because I like those.

23 MR. LEDBETTER: Yes.

24 MEMBER KRIEGER: Okay. Cool. I
25 remember the fence being there and I agree noise -- I

1 mean, you're right next to -- the expressway is right
2 there. Plus Grand River, like you said, with the
3 Suburban Showplace having shows on weekends, that that
4 would also create an issue. So I have no problem with
5 you having the fence.

6 MR. LEDBETTER: All right. Thank you.

7 MEMBER KRIEGER: Yup.

8 CHAIRPERSON PEDDIBOYINA: Thank you,
9 Member Linda.

10 Any other board member would like to
11 speak on this case, please?

12 MEMBER MONTAGUE: Yes. Yes, I would
13 to, if I could.

14 CHAIRPERSON PEDDIBOYINA: Yes, please,
15 Member Montague.

16 MEMBER MONTAGUE: Okay. So the fence
17 is there now, correct?

18 MR. LEDBETTER: Yes, sir.

19 MEMBER MONTAGUE: Okay. Because I
20 went by and looked today and my only concern was that
21 visibility. So I took a look and I agree with you,
22 that step down does leave the visibility good.

23 So I think I can support this
24 variance.

25 MR. LEDBETTER: All right. Thank you.

1 Yeah, that was the biggest thing was we made sure that
2 the neighbors wouldn't have a problem with it and we
3 weren't trying to, like, intimidate them and say, hey,
4 you know, we're going to block this off or anything.
5 That way everybody can come in and out safely.

6 And they're able to, you know, if
7 there's a lot of traffic, use my driveway. You know,
8 the first two houses. That way they can get in and
9 out. We just didn't want everybody that was trying to
10 turn around everywhere, you know, shooting through our
11 driveways.

12 CHAIRPERSON PEDDIBOYINA: Okay. Thank
13 you, Member Montague.

14 Any other board member would like to
15 speak?

16 MEMBER SANGHVI: Yes, Mr. Chair.

17 CHAIRPERSON PEDDIBOYINA: Member
18 Sanghvi, please go ahead, sir.

19 MEMBER SANGHVI: Thank you. I just
20 have one question. How long have you had that fence
21 there?

22 MR. LEDBETTER: It's been about seven
23 weeks. Six, seven weeks.

24 MEMBER SANGHVI: Six, seven weeks.
25 Okay, thank you.

1 CHAIRPERSON PEDDIBOYINA: Thank you so
2 much, Member Sanghvi.

3 MEMBER SANGHVI: So this request is
4 after the fact?

5 MR. LEDBETTER: Yes.

6 MEMBER SANGHVI: Okay.

7 MR. LEDBETTER: And I painted it in
8 the cold. So ...

9 MEMBER SANGHVI: Thank you.

10 MR. LEDBETTER: We're trying to make
11 it look presentable right after we had put it in.

12 MEMBER SANGHVI: Thank you.

13 CHAIRPERSON PEDDIBOYINA: Okay. Any
14 other board member would like to speak on this case
15 before closing?

16 Okay. Looks like seeing none.

17 Okay. It's time for the motion.

18 Member Linda, can you make a motion, please.

19 MEMBER KRIEGER: In case number
20 PZ21-0006 sought by the petitioner, the petitioner has
21 shown practical difficulty. He will be unreasonably
22 prevented or limited with respect to the use of the
23 property because of its location on -- near Grand River
24 on Taft. And the property is unique because of same
25 thing, the distance from the houses to the road is

1 pretty close. And it's been there since I can
2 remember. And those fences have also been there.

3 The petitioner did not create the
4 condition because the homes were already there plus
5 fencing has been there. So it's an improvement.

6 The relief granted will not
7 unreasonably interfere with adjacent or surrounding
8 properties because the neighboring property, four
9 houses together, have fencing so it will match.

10 The relief is consistent with the
11 spirit and intent of the ordinance because it does not
12 interfere with line of sight either.

13 CHAIRPERSON PEDDIBOYINA: Thank you so
14 much, Member Linda.

15 Okay. And somebody can make a second.

16 MEMBER SANGHVI: Second.

17 CHAIRPERSON PEDDIBOYINA: Thank you,
18 Member Sanghvi.

19 Okay. Any other discussions before
20 roll call? Any other board member, any comments on
21 this?

22 Seeing none.

23 Okay. Katherine, can you please roll
24 call, please?

25 MS. OPPERMAN: Yes. Member Thompson?

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MEMBER THOMPSON: Oh, yes.

MS. OPPERMAN: Member Sanker? Sorry.
Member Sanghvi?

MEMBER SANGHVI: Yes.

MS. OPPERMAN: Chairperson
Peddiboyina?

CHAIRPERSON PEDDIBOYINA: Yes, please.

MS. OPPERMAN: Member Montague?

MEMBER MONTAGUE: Yes.

MS. OPPERMAN: Member Longo?

MEMBER LONGO: Yes.

MS. OPPERMAN: And Member Krieger?

MEMBER KRIEGER: Yes.

MS. OPPERMAN: Motion passes.

CHAIRPERSON PEDDIBOYINA: Thank you so
much, Katherine.

And congratulations, Robert, and good
luck.

MR. LEDBETTER: Thank you for your
time, everybody.

CHAIRPERSON PEDDIBOYINA: Coming to
the fourth case of tonight, PZ21-0007, Full Throttle
Adrenaline Park, 44225 Twelve Mile Road, C118, west of
Novi Road and Twelve Mile Road, parcel number
50-22-15-200-112. The applicant is requesting the

1 variance from the Novi Ordinance Code Section
2 28-5(b)(1)a and 28-5(d)(7) for the installation of two
3 165 square foot wall signs. Each sign is 100 square
4 feet larger than allowed by code. This property is
5 zoned Regional Center, RC.

6 Is the applicant present?

7 MR. ECKRICH: Yes, I am.

8 CHAIRPERSON PEDDIBOYINA: Okay, thank
9 you. Please go ahead and spell your first and last
10 name for the court record and secretary.

11 And, Katherine, can you please take
12 here. Thank you.

13 MR. ECKRICH: Good evening, everybody.
14 My name is Tony Eckrich, Tony, T-o-n-y, Eckrich,
15 E-c-k-r-i-c-h. I work with the owners at Full Throttle
16 Adrenaline Park who have taken over the former J.D.
17 Racing indoor go-cart facility there in Twelve Oaks
18 Mall.

19 MS. OPPERMAN: Okay. And could you
20 please swear or affirm to tell the truth in the case
21 before you?

22 MR. ECKRICH: I confirm I will tell
23 the truth this evening about all the issues related.

24 CHAIRPERSON PEDDIBOYINA: Thank you.

25 MR. ECKRICH: But we took over the

1 facility January 1st and purchased the assets, not the
2 business. Had we purchased the business, I think the
3 prior signage request would have stayed. But since we
4 did not purchase the business, the name will actually
5 be changing and after some dialogues with Maureen
6 Underhill there at the office, city code, sign code,
7 learned that I needed to come back and request the
8 larger sign permit for the same facility there at
9 Twelve Oaks 44 -- what was it? 44225 West Twelve Mile.

10 And similar signs that you see in the
11 neighborhood, Powerhouse Gym, Dick's Sporting Goods.
12 Those are my neighbors. Those folks all have the
13 larger sign. We're requesting the variance to go up to
14 165 square feet for the east facing, which faces
15 Donnelson and then the north face is the Twelve Mile
16 access road. And we're, basically, between Dick's
17 Sporting Goods and Chuck E. Cheese.

18 CHAIRPERSON PEDDIBOYINA: Okay. Any
19 other things you would like to add on this tonight?

20 MR. ECKRICH: There was one discovery
21 by my sign contractor that is bidding on the work.
22 Actually, he was the original sign installer and based
23 on the initial install up there on the wall at 25 feet
24 up in the air, the facade is a material called EIFS,
25 E-i-f-s, or dry bit material. It's like a foam board

1 and then they stucco over the top to give it texture
2 and colorization. It looks really good, but it really
3 doesn't have a lot of guts. So the sign installer was
4 discussing with Maureen Underhill about the
5 recommendation of, like, a giant, large pan.

6 If you can imagine a giant cookie
7 sheet. Like a two-inch lip and then the letters would
8 be fastened to the pan that would be painted the same
9 color as the facade, thus, hanging up one giant piece
10 with less wall penetrations to reduce the likelihood of
11 rain. Because it does face east and we already do have
12 some water coming in. Nor'east storms are common in
13 this area. So it's the recommendation of that pan
14 application is another couple of thousand bucks, but
15 it's to insure the integrity of the installation and,
16 bottom line, to reduce the amount of the penetrations.
17 Rather than per letter being fashioned into the wall,
18 you've got this giant sheet that would be hung up and
19 everything is incorporated into one mounting structure.

20 So that was the recommendation by the
21 sign installer who actually did the work. But
22 effectively no change in the building. The signage up
23 there right now I think is right in that 150, 155
24 square foot range. I think the 165 was granted, but
25 their artwork ended up being a little bit less. They

1 were also granted the same permission to do an east
2 sign and a north sign; however, they only put up an
3 east facing sign. We do plan to put up east and north.
4 The amount of traffic that is on Twelve Mile is
5 beneficial to be attractive, too.

6 And that's about.

7 CHAIRPERSON PEDDIBOYINA: Thank you.
8 From the City, Larry?

9 MR. BUTLER: No comments from the City
10 at this time.

11 CHAIRPERSON PEDDIBOYINA: Thank you so
12 much.

13 Correspondence, our acting secretary,
14 Katherine. Any correspondence in this case, please?

15 MS. OPPERMAN: There were 42 letters
16 sent. One returned. One approval. No objections.
17 The approval is from Michael Zimmerman who owns the
18 property and says he supports the sign being put up.

19 CHAIRPERSON PEDDIBOYINA: Thank you so
20 much, Katherine. I appreciate.

21 Any other public people that are
22 raising their hand on this Zoom call?

23 MS. OPPERMAN: There is no one raising
24 their hand for this case.

25 CHAIRPERSON PEDDIBOYINA: Excellent.

1 Thank you so much, Katherine, once again.

2 Okay. Yeah, nice presentation and let
3 us see how the board members react on this case.

4 It's open to the board.

5 MEMBER SANGHVI: Yes, Mr. Chair.

6 CHAIRPERSON PEDDIBOYINA: Mr. Member
7 Mav Sanghvi, please go ahead, sir.

8 MEMBER SANGHVI: Thank you. I went
9 and visited this site here in part of the Fountain Walk
10 and they are quite a ways away from Twelve Mile Road
11 and this site is partially blocked by the trees.

12 And they will be just changing the
13 name of the sign that used to be there before. And I
14 have no difficulty recommending that they can have
15 their variances as requested. Thank you.

16 CHAIRPERSON PEDDIBOYINA: Thank you,
17 Member Sanghvi.

18 Any other board member would like to
19 speak?

20 MEMBER KRIEGER: I have a question.
21 Did the sign company recommend doing a mockup sign?

22 MR. ECKRICH: That was submitted in
23 the paperwork, yeah. There's a mockup in the
24 submission. With the new artwork, you mean, of the
25 name?

1 MEMBER SANGHVI: Yeah, it's there.

2 MEMBER KRIEGER: Okay. And then it'll
3 be the -- if I -- it'll be same size as what was there
4 before?

5 MR. ECKRICH: Asking for up to 165 is
6 the maximum. It's probably going to be 165 or less,
7 I'll guarantee you that.

8 MEMBER KRIEGER: Larry, is that, like,
9 Air Time on the other side or do you know offhand?

10 MR. BUTLER: I think that is Air Time
11 on the other side.

12 MEMBER KRIEGER: Right. Is it the
13 same or bigger?

14 MR. BUTLER: I never compared the
15 signs. It's been there for awhile.

16 MEMBER KRIEGER: I can't remember.

17 MR. ECKRICH: The artwork was framed
18 in. I'm not real good at sharing my information. I
19 can -- I'd be better off holding up a picture.
20 Basically, there's some of the new artwork. That's
21 what the image would be up on the facade and then
22 here's --

23 MEMBER KRIEGER: I'm thinking
24 proportions.

25 MR. ECKRICH: Proportionately, it's on

1 probably the eighth or ninth page. You know, that's
2 going to be more proportional how it would look.

3 The building is quite large. I think
4 it's 270 by 150. So, you know, proportionally it's up
5 there.

6 After they put up lettering. You
7 know, after talking with Maureen, you know, they're
8 going to put lettering and they're going to draw a
9 frame around it and then all the artwork has to stay
10 within that frame, correct?

11 It can't add up to anything more than
12 165. So how the sign man is going to do it, he can't
13 go more than that big. Everything is going to be less
14 than that as far as how it will look on the building.
15 There are some dimensionals in there that gives you
16 square footage. You know, a foot measurements on the
17 facade.

18 The top of the sign would be no more
19 than 39 and a half feet. The bottom of the sign would
20 be 32 and 25 feet from the bottom to the top. Same
21 thing on the east elevation.

22 MEMBER KRIEGER: All right. Thank
23 you. I appreciate it.

24 CHAIRPERSON PEDDIBOYINA: Thank you,
25 Member Linda. Thank you, Tony.

1 Any other board member would like to
2 speak on this before closing?

3 MEMBER MONTAGUE: Yes, I would.

4 CHAIRPERSON PEDDIBOYINA: Member
5 Montague, please go ahead, sir.

6 MEMBER MONTAGUE: In looking at this I
7 think the scale of the sign is appropriate for the
8 building as the gentleman spoke to and, of course, it's
9 in a special area that has those kind of uses around
10 and those kinds of signs. And the setback from Twelve
11 Mile, visibility for his business, I think it's
12 necessary. So, again, I would support this variance.

13 CHAIRPERSON PEDDIBOYINA: Thank you,
14 Member Montague.

15 Tony, I appreciate your presentation
16 and the members what they spoke. It makes sense what
17 you're requesting, the business what you have. The
18 variances and the setbacks what you are all looking.
19 And the board, the size. And I have no objection to
20 move on that. And it's time for the motion by my
21 member.

22 Member Longo, please go ahead and make
23 a motion, please.

24 MEMBER LONGO: Were you doing this
25 one, Linda, or am I?

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MEMBER KRIEGER: No, you are.

MEMBER THOMPSON: I said I was.

MEMBER KRIEGER: Okay, well, then go
for it.

CHAIRPERSON PEDDIBOYINA: Michael,
sorry. Yeah, go ahead.

Member Longo, sorry about that.

Member Michael, please go ahead, sir.

MEMBER LONGO: So the recommendation
of the zoning, I move that we grant the variance in
case number PZ21-0007, sought by Full Throttle
Adrenaline Park for a sign variance because the
petitioner has shown practical difficulty requiring a
sign variance.

Without the variance, the petitioner
will be unreasonably prevented or limited with respect
to the use of the property because of some old sign
zoning sizes. The property is unique being in a
commercial park like that with similar signs, similar
signs of that size in the park.

The petitioner did not create the
condition as they purchased an existing business with
the same size signs that he is asking for.

The relief granted would not
unreasonably interfere with adjacent or surrounding

1 properties because they're a similar size to what he is
2 asking for. The relief is consistent with the spirit
3 and the intent of the ordinance. So customers are able
4 to find and locate the Adrenaline Park.

5 CHAIRPERSON PEDDIBOYINA: Thank you,
6 Michael. Member Michael, thank you so much. And
7 somebody can make a second, please.

8 MEMBER SANGHVI: Second.

9 CHAIRPERSON PEDDIBOYINA: Thank you,
10 Member Sanghvi. Are there any other discussions before
11 moving to the roll call? Any other boards member, any
12 discussion on this case, please?

13 Seeing none. Okay, Katherine, can you
14 please roll call?

15 MS. OPPERMAN: Yes.

16 CHAIRPERSON PEDDIBOYINA: Thank you.

17 MS. OPPERMAN: Member Krieger?

18 MEMBER KRIEGER: Yes.

19 MS. OPPERMAN: Member Longo?

20 MEMBER LONGO: Yes.

21 MS. OPPERMAN: Member Montague?

22 MEMBER MONTAGUE: Yes.

23 MS. OPPERMAN: Chairperson

24 Peddiboyina?

25 CHAIRPERSON PEDDIBOYINA: Yes, please.

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MS. OPPERMAN: Member Sanghvi?

MEMBER SANGHVI: Yes.

MS. OPPERMAN: And Member Thompson?

MEMBER THOMPSON: Yes.

MS. OPPERMAN: Motion passes.

CHAIRPERSON PEDDIBOYINA: Thank you,
so much, Katherine.

And, Tony, congratulations and good
luck for the business.

MR. ECKRICH: Thank you very much.
We'll let you know when we have an open house for the
grand opening.

CHAIRPERSON PEDDIBOYINA: Okay. Thank
you so much.

MR. ECKRICH: All right. Bye-bye.

CHAIRPERSON PEDDIBOYINA: All right.
Coming to today's fifth case. PZ21-0008, Amar Abro,
47133 Nine Mile Road, east of Beck Road and south of
Nine Mile Road, parcel number 50-22-33-100-009. The
applicant is requesting the variance from the Novi
Zoning Ordinance, Section 4.19.E.iii for a proposed
2,400 square foot barn, 1,500 square feet maximum
allowed by code, a variance of 900 square feet.
Section 4.19(I) for a two-story barn
height of 18 feet, one story or 14 feet maximum allowed

1 by code, the variance of four feet. This variance will
2 accommodate the rebuilding of a recently burnt down
3 barn. This property is zoned single family
4 residential, R-1.

5 Is the applicant present, please?

6 MR. ABRO: Yes.

7 CHAIRPERSON PEDDIBOYINA: Okay. You
8 are not on the video call. We don't see that.

9 Okay. Let us see, you can speak your
10 first and last name for the secretary for the court
11 record and she can take the oath.

12 Acting secretary, Katherine, can you
13 please take on this?

14 MR. ABRO: Sure, I'm Amar Abro,
15 A-m-a-r, A-b-r-o.

16 MS. OPPERMAN: And, Mr. Abro, do you
17 swear or affirm to tell the truth in the case before
18 you?

19 MR. ABRO: Yes, I swear to tell the
20 truth in the case.

21 MS. OPPERMAN: Thank you.

22 CHAIRPERSON PEDDIBOYINA: Before
23 going, your name is Amar?

24 MR. ABRO: Yes.

25 CHAIRPERSON PEDDIBOYINA: Okay. If

1 you can speak slowly and present your case the way you
2 want where we can help you on this case, please.

3 MR. ABRO: Sure. So I had a 2,400
4 square foot barn on my property. It's been here for
5 180 years and there was a fire about two months ago on
6 December 30th. I'm just looking for a variance to
7 rebuild the same sized barn and the same shape and same
8 appearance to replace the barn that burned down. The
9 only difference is I would like to move it a little bit
10 to the west of where the last barn was on my property.
11 The property is five acres in size. So the barn is not
12 abnormally large for the property.

13 Um, that's my case.

14 CHAIRPERSON PEDDIBOYINA: Okay. Any
15 other person would like to speak on behalf of your case
16 or you're the only person tonight?

17 MR. ABRO: I'm the only one speaking.

18 CHAIRPERSON PEDDIBOYINA: Okay. Thank
19 you.

20 I appreciate for your presentation and
21 let's see how the board members react on this case and
22 it's open to the board members.

23 MEMBER SANGHVI: Any correspondence?

24 CHAIRPERSON PEDDIBOYINA: I'm sorry.
25 Before that I want -- yeah, thank you Member Sanghvi.

1 And the City.

2 MR. BUTLER: No comments from the City
3 at this time.

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

6 And correspondence, our secretary,
7 Katherine. Can you see any correspondence on this
8 case, please?

9 MS. OPPERMAN: Yes. There were 41
10 letters sent out for this case. Two returned. No
11 approvals. No objections.

12 CHAIRPERSON PEDDIBOYINA: Thank you so
13 much, Katherine. Any public showing their hand on the
14 Zoom call or any comments on the Zoom call tonight?

15 MS. OPPERMAN: Yes. There's a Jason
16 raising his hand.

17 CHAIRPERSON PEDDIBOYINA: Jason, are
18 you there?

19 (No response.)

20 CHAIRPERSON PEDDIBOYINA: Jason.

21 MEMBER SANGHVI: I don't see anybody.

22 MS. OPPERMAN: They may need a moment
23 to connect him.

24 (No response.)

25 CHAIRPERSON PEDDIBOYINA: Okay. Final

1 call for the public? Anybody in the Zoom call can
2 raise their hand and speak up and say anything before
3 we go to business.

4 (No response.)

5 CHAIRPERSON PEDDIBOYINA: Okay. Looks
6 like none.

7 And coming to our board members, we
8 can open to the board. They can speak on this case,
9 please.

10 MEMBER SANGHVI: Yes, Mr. Chair?

11 CHAIRPERSON PEDDIBOYINA: Member
12 Sanghvi, please proceed.

13 MEMBER SANGHVI: I went and visited
14 this site a couple of days ago. It's a pretty large
15 farm and this barn is going to be located quite further
16 back and is not going to obstruct anybody's views or
17 make any difference. And this is really a replacement
18 of a previously granted barn, which has been present
19 for many, many years. And I have no difficulty in
20 supporting his application.

21 CHAIRPERSON PEDDIBOYINA: Thank you so
22 much, Member Sanghvi.

23 Any other board member, please?

24 MEMBER KRIEGER: I have a question.

25 CHAIRPERSON PEDDIBOYINA: Yeah, Member

1 Linda, go ahead.

2 MEMBER KRIEGER: When you purchased
3 the property, did they tell you that the front facade
4 of the house was similar to Abraham Lincoln's?

5 MR. ABRO: Yeah. That's why there was
6 a sign that said "Lincoln Place" that said it was the
7 same model home as Lincoln's home in Springfield,
8 Illinois.

9 MEMBER KRIEGER: Okay.

10 MR. ABRO: There was a sign and during
11 the debris removal of the barn that burned down, the
12 demo company hit my sign so I have to put it back up.

13 MEMBER KRIEGER: All right. Cool. I
14 appreciate that. And then the barn that you're
15 building will be similar to the one that was there
16 before?

17 MR. ABRO: Yeah. Nearly identical.

18 MEMBER KRIEGER: All right. Cool.

19 Appreciate it. Thank you.

20 CHAIRPERSON PEDDIBOYINA: Thank you,
21 Member Linda.

22 Any other board member, please?

23 Okay. Looks like none and it's my
24 time. And, yeah, I saw your property. And also you
25 mentioned, as you said, five acres of property and the

1 barn is no objection for any of the views or anything.
2 And also you're making it identical and no changes
3 hopefully. I have no objection.

4 All right. And it's motion time and I
5 would like to call Member Sanghvi to make a motion.

6 MEMBER SANGHVI: Okay. Thank you.

7 CHAIRPERSON PEDDIBOYINA: You're
8 welcome, sir.

9 MEMBER SANGHVI: All right. I move
10 that we grant the variance in case number PZ21-0008
11 sought by Amar Abro for 47133 Nine Mile Road. The
12 petitioner is requesting to rebuild the burned down
13 barn and he needs the variances to redo this.

14 Previously, this barn was built many
15 years ago and he's trying to reconstruct the same thing
16 at a slightly different sight in the same property,
17 which is a 180-year-old farm and five acres in size.

18 The petitioner -- this property is
19 unique and he did not create the condition for him to
20 need the variance. The relief granted will not
21 unreasonably interfere with any adjacent or surrounding
22 properties and the relief is consistent with the spirit
23 and intent of the ordinance.

24 Thank you.

25 CHAIRPERSON PEDDIBOYINA: Thank you,

1 Member Sanghvi. I appreciate if somebody can make a
2 second, please.

3 MEMBER LONGO: I second.

4 CHAIRPERSON PEDDIBOYINA: Thank you,
5 member Longo.

6 Any other discussion before roll call?

7 Seeing none. I would like to call
8 Katherine, please, roll call.

9 MS. OPPERMAN: Member Krieger?

10 MEMBER KRIEGER: Yes.

11 MS. OPPERMAN: Member Longo?

12 MEMBER LONGO: Yes.

13 MS. OPPERMAN: Member Montague?

14 MEMBER MONTAGUE: Yes.

15 MS. OPPERMAN: Chairperson

16 Peddiboyina?

17 CHAIRPERSON PEDDIBOYINA: Yes,

18 please.

19 MS. OPPERMAN: Member Sanghvi?

20 MEMBER SANGHVI: Yes.

21 MS. OPPERMAN: And Member Thompson?

22 MEMBER THOMPSON: Yes.

23 MS. OPPERMAN: Motion passes.

24 CHAIRPERSON PEDDIBOYINA: Thank you so
25 much, Katherine.

1 Amar, congratulations and good luck
2 for your new project.

3 MR. ABRO: Thank you very much for
4 your time.

5 CHAIRPERSON PEDDIBOYINA: Okay.
6 Moving to the final case for tonight. PZ21-0010,
7 Kensington Family Homes, 24847 Dinser Drive, east of
8 Wixom Road and north of Ten Mile Road, Parcel number
9 50-22-20-301-023. The applicant is requesting the
10 variance from the Novi Zoning Ordinance Section 3.1.1
11 for a proposed aggregate side yard setback of 45 feet,
12 50 feet required, a variance of five feet. The
13 variance will accommodate the building of a new home.

14 This property is zoned residential
15 acreage, RA.

16 Is the applicant present?

17 MS. LONGO: Yes, we are.

18 MR. NOLES: Yes, we are.

19 CHAIRPERSON PEDDIBOYINA: Thank you so
20 much. You can speak slowly and spell your first and
21 last name for my court record and my secretary will
22 take your oath.

23 And, Katherine, could you please take
24 it?

25 MS. OPPERMAN: Yes. If you could each

1 individually spell your names and then, of course,
2 swear or affirm to tell the truth in the case before
3 you.

4 MS. LONGO: My name is Julie Longo,
5 J-u-l-i-e, L-o-n-g-o. And yes, I swear to tell the
6 truth.

7 MR. NOLES: Good evening. My name is
8 Mike Noles, M-i-k-e, N-o-l-e-s. And I swear to tell
9 the truth.

10 MS. OPPERMAN: Thank you.

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

13 Okay. It's your turn and both of you
14 can speak one after one and slowly and clearly and what
15 we can help you on this case. We really appreciate.

16 MR. NOLES: Thank you very much. I
17 have some slides to show you. Some of them are in your
18 packets and there's a little bit of additional
19 information. So I'm going to share my screen now as I
20 go through the five conditions that you consider to
21 grant your variances. So stand by momentarily as I
22 share the screen and start the PowerPoint.

23 CHAIRPERSON PEDDIBOYINA: Thank you so
24 much.

25 (PowerPoint displayed.)

1 MR. NOLES: Again, my name is Mike
2 Noles. I am with the Umlor Group and I am representing
3 Kensington Family Homes tonight. The property that
4 we're looking at -- I have appreciated listening to all
5 the other applicants and you are very thorough in going
6 through your standards. So I'd like to try to make
7 your job as easy as possible tonight by going through
8 those standards and how it applies to this particular
9 lot.

10 First, standard number one, the
11 circumstances or physical conditions. The need for the
12 variance is because of the unique circumstances of this
13 particular property that creates an unnecessary
14 hardship. The existing lot size does not conform to
15 the RA district minimum lot size of one acre. It
16 measures .71 acres.

17 You can see in the upper left-hand
18 corner of this particular size that requirement within
19 this zoning district. The minimum lot width is 150
20 feet yet this lot only measures 100 feet wide.

21 So what that means is that the lot
22 itself is 33 percent smaller in width than normally
23 under a RA lot. But we are not asking for a 33 percent
24 variance in the side yard setback, we're only asking
25 for a 10 percent variance in the side yard setback to

1 request the minimum variance required to make this
2 property work.

3 So the unusual, physical circumstances
4 of this property in that it is smaller than a RA size
5 lot and the surrounding properties also share similar
6 circumstances. If you look at the slide, you'll see
7 there are 21 lots identified in blue along the Delmont
8 and Dinser Drive streets that also don't fit the zoning
9 district lot size. And also, there are 33 of them that
10 have variances in the side yard setbacks.

11 So this creates a unique circumstance
12 for this property because it is surrounded by lots that
13 are similarly impaired from meeting the residential
14 acreage requirements in the city of Novi zoning
15 district.

16 Next slide. Here you see a rendering
17 of a similar house to what is being built. This is --
18 Kensington Family Homes builds beautiful homes and you
19 can see this is one of them. This is the actual floor
20 plan. The elevation may vary somewhat from here.
21 Certainly, the garage handing will vary on this
22 particular lot, but you can see these are handsome
23 houses that will be similar to houses in the
24 neighborhood.

25 Standard number two is that it was not

1 self-created. The applicant's problem is definitely
2 not self-created. The applicant did not have a hand in
3 creating the multiple lots on Delmont and Dinser that
4 are nonconforming in both size and setback. The intent
5 of the ordinance was to create similar lot sizes within
6 the district to ensure compatibility with one another.
7 We are seeking similar treatment to the precedent that
8 has been set on these two streets and the applicant had
9 no hand in creating that situation.

10 Your third standard, of course, is
11 strict compliance. Strict compliance will unreasonably
12 prevent this property owner from using the property,
13 and it's unnecessarily burdensome. So the property
14 owner would be unreasonably prevented from using it for
15 the intended purpose, which is to provide similar homes
16 on similar lot configurations. Strict compliance with
17 the 20-foot side setback requirement would reduce the
18 property to an unusually narrow house or prevent a side
19 entry garage which would be out of character for this
20 area. This would be contrary to the intent of the
21 ordinance.

22 Moving on. Number four: Minimum
23 variance necessary. This slide was created to show you
24 that we are requesting the minimum variance necessary.
25 You can see in the upper left-hand corner the snapshot

1 from your zoning ordinance. Normally, a side yard
2 setback in this RA district requires a 50-foot combined
3 side yard setback; 20 on one side, 30 on the other.

4 What we are requesting is a five-foot
5 variance that will have 20 on one side and 25 on the
6 other.

7 We're going to meet all of the other
8 required setbacks and what I have done is I've created
9 a slide of the actual plan. You can see here's an
10 aerial photograph of the plan. I've created a building
11 box to show you to scale what we're proposing to do.

12 So the 20-foot side yard setback on
13 the left or the south side of the lot will allow the
14 trees that are existing on the lot to be preserved.

15 The side where we're requesting a
16 variance is the opposite side and we're able to add a
17 standard side-entry garage apron of 22 feet so that
18 you're able to make the turn in and out of the garage.
19 And we will also be maintaining the three-foot minimum
20 requirement for the city of Novi from the lot line to
21 the edge of the driveway, very similar to the other
22 homes that you see. That leaves a building envelope of
23 55 by 49, which the plan that I just showed you on the
24 last slide fits comfortably within so we will be able
25 to build a beautiful home on a lot very similar to the

1 neighbors' lots.

2 So this is why standard number four,
3 strict compliance, would restrict the lot in a manner
4 that would not allow these things to happen. And that
5 it is the minimum variance necessary to move this
6 forward.

7 Minimum variance necessary. We're
8 asking for a 10 percent reduction. So from 50 foot
9 side yard combined down to 45 side yard combined when
10 the lot itself is already 33 percent less wide than it
11 should be under the zoning district. So, again, this
12 is the minimum variance necessary to achieve this.

13 And the last one, of course, is does
14 the standard adversely impact the surrounding area?
15 This variance would not alter the character of the
16 area. The residential lots on Delmont and Dinser are
17 smaller than the RA district requires and contain
18 significantly more and significantly greater setback
19 variances than that of being requested by the applicant
20 tonight.

21 Approving the variance would allow a
22 similar home to be built on the parcel providing
23 substantial justice to the petitioner and to the
24 surrounding property owners. The variance will
25 certainly not cause an adverse impact on surrounding

1 parcels.

2 And the last slide. The petitioner
3 has met all five of the requirements set forth in your
4 ordinance to grant the variance. All the elements of
5 practical difficulties exist here. We respectfully
6 request your support.

7 And I will stop the screen share so
8 that you can see mine and Ms. Longo's smiling faces.

9 CHAIRPERSON PEDDIBOYINA: Thank you,
10 Michael. Any other applicant would like to speak on
11 this case or you're the only one?

12 MS. LONGO: I'm the only one.

13 CHAIRPERSON PEDDIBOYINA: Thank you.
14 Thank you so much. I appreciate the way you presented
15 the PowerPoint. And let us see how we can move on
16 this.

17 And from the City, Larry?

18 MR. BUTLER: No comments from the
19 City. Good presentation.

20 CHAIRPERSON PEDDIBOYINA: Thank you,
21 so much. Thank you so much, Larry.

22 Our acting secretary, correspondence?
23 Any other thing, Katherine?

24 MS. OPPERMAN: Yes. There were 26
25 letters sent out for this case. One returned. One

1 approval. One objection.

2 The objection is from Denise Tiso,
3 T-i-s-o, states: "My objection is that the property
4 line adjacent share with our property. This does not
5 appear consistent with the previous JCK measurement
6 that was provided when the Toll Brothers Development
7 was put in. The JCK analysis and middle stakes we put
8 in are just centered of the tree line. We have been
9 maintaining this property for over 20 years based on
10 that valuation."

11 And the approval is from John and
12 Laurel Foley, F-o-l-e-y. They say: "Hello, ZBA
13 members. We approve the requested variance five-foot
14 side yard setback for this parcel." And they will be
15 glad to have a new neighbor.

16 CHAIRPERSON PEDDIBOYINA: Thank you so
17 much, Katherine. Any public is raising in the Zoom
18 call?

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

21 CHAIRPERSON PEDDIBOYINA: Thank you so
22 much and appreciate.

23 Yeah, Mike, the way you presented is
24 very excellent. And thank you so much. I saw your
25 property and let us see how things will go from my

1 board members.

2 And it's open to the board members.

3 You can speak.

4 MEMBER SANGHVI: Okay. You go, Linda.

5 MEMBER KRIEGER: Just real short.

6 Excellent presentation and I approve

7 your request.

8 CHAIRPERSON PEDDIBOYINA: Thank you,

9 Member Linda.

10 And Member Sanghvi, please go ahead.

11 MEMBER SANGHVI: I had one question
12 which you already answered and I'm very happy that you
13 are saving the trees in front there.

14 And the second thing was I was
15 surprised to find that you have a septic tank there. I
16 thought the city should have city sewer by now in that
17 area and hopefully the City will take note of it and do
18 something about it. Because we are now in this new
19 century, we should have city sewer everywhere. It is
20 supposed be one of the best cities in the state of
21 Michigan and we still have city sewers, which is a real
22 surprise to me. Thank you.

23 CHAIRPERSON PEDDIBOYINA: Thank you,

24 Member Sanghvi.

25 Any other board member would like to

1 speak, please?

2 Okay. Looks like none. Member Longo,
3 please, can you make a motion on this case, please?

4 MEMBER LONGO: Yes, I will. First of
5 all, it was a great presentation. And second of all,
6 the young lady named Longo, I've never met, don't know
7 her so there's no conflict here of any kind.

8 MS. LONGO: We look so similar.

9 MEMBER KRIEGER: Yeah.

10 MEMBER LONGO: I'm not that good
11 looking.

12 All right. So I move that we grant
13 the variance in case number PZ21-0010 requested by
14 Kensington Family Homes, 24847 Dinser Drive, for the
15 aggregate side setback of 45 feet, which is five feet
16 less than the ordinance.

17 Without the variance, the petitioner
18 would be unreasonably prevented from the -- limited in
19 respect to building a property that is similar to the
20 rest of the neighborhood and fitting it on that
21 property. The property is unique because it is smaller
22 than was originally designed to have lot sizes and the
23 biggest problem there is how narrow it is.

24 The petitioner did not create the
25 condition because the lot was predesigned when they

1 purchased the lot. The relief granted will not
2 unreasonably interfere with adjacent and surrounding
3 areas because there are a lot of similar situations in
4 homes on lots in that very neighborhood.

5 The relief is consistent with the
6 spirit and intent of the ordinance because it permits
7 the owner to build a home on their lot.

8 MEMBER SANGHVI: Second.

9 CHAIRPERSON PEDDIBOYINA: Thank you,
10 both of you. Thank you so much, Member Longo; and
11 thank you so much, Member Sanghvi.

12 Okay, before roll call any other
13 discussion on this case, please?

14 Looks like none.

15 Katherine, can you please roll call?

16 MS. OPPERMAN: Yes. Member Thompson?

17 MEMBER THOMPSON: Yes.

18 MS. OPPERMAN: Member Sanker?

19 CHAIRPERSON PEDDIBOYINA: No. Member
20 Sanker is absent.

21 MS. OPPERMAN: Member Sanghvi?

22 MEMBER SANGHVI: Yes.

23 MS. OPPERMAN: Chairperson
24 Peddiboyina?

25 CHAIRPERSON PEDDIBOYINA: Yes, please.

1 MS. OPPERMAN: Member Montague?

2 MEMBER MONTAGUE: Yes.

3 MS. OPPERMAN: Member Longo?

4 MEMBER LONGO: Yes.

5 MS. OPPERMAN: And Member Krieger?

6 MEMBER KRIEGER: Yes.

7 MS. OPPERMAN: Motion passes.

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

10 Thank you, both of you, Mike and other
11 person. And appreciate it. And good luck.

12 MR. NOLES: Thank you very much.

13 CHAIRPERSON PEDDIBOYINA: Thank you so
14 much.

15 Okay. And no further case today.

16 Katherine, I have a quick question.

17 Do you know when we are planning to meet in person on
18 the ZBA cases? Do you have any plan on the City?

19 MS. OPPERMAN: So currently there's
20 still some last things being decided on the current
21 Open Meetings Act. I know Beth is keeping abase on
22 that and is informing me of any changes as they come.
23 Right now we are planning on being in person in April
24 most likely, but that still is subject to change for
25 the time being.

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CHAIRPERSON PEDDIBOYINA: Okay.

Sounds good. Thank you so much. I have some folks that had asked me tonight. I said I don't know. Let me ask in the meeting and they said okay.

And I saw your cat. A nice one.

MEMBER SANGHVI: I make a motion to adjourn the meeting.

CHAIRPERSON PEDDIBOYINA: Yeah. Okay. Make a motion to adjourn, Member Sanghvi. Thank you.

And every other person say --

THE BOARD: Aye.

CHAIRPERSON PEDDIBOYINA: Thank you, in favor. Thank you so much.

(At 8:30 p.m., meeting adjourned.)

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C E R T I F I C A T E

STATE OF MICHIGAN)

) ss

COUNTY OF OAKLAND)

I, Darlene K. May, Notary Public

within and for the County of Oakland, do hereby certify
that I have recorded stenographically the proceedings
had and testimony taken in the above-entitled matter at
the time and place hereinbefore set forth, and I do
further certify that the foregoing transcript,
consisting of one hundred seventy-seven (77)
typewritten pages, is a true and correct transcript of
my said stenographic notes.

/s/Darlene K. May
Darlene K. May, Notary Public
Oakland County, Michigan
My commission expires: 01-13-2024

March 31, 2021
(Date)