

**Meeting**  
**12/09/2025**

REGULAR MEETING - ZONING BOARD OF APPEALS

CITY OF NOVI

Tuesday, December 9, 2025

Council Chambers/Novi Civic Center

41725 Novi Road

Novi, Michigan

BOARD MEMBERS:

W. Clift Montague, Chairperson  
Joe Peddiboyina, Member  
Linda Krieger, Member  
Mike Longo, Secretary  
Michael Thompson, Member  
Joe Samona, Member  
Siddharth Mav Sanghvi, Member

ALSO PRESENT:

Elizabeth Saarela, City Attorney  
Alan Hall, Deputy Community Development  
Director  
Megan Nardone, Recording Secretary

REPORTED BY:

Melinda R. Womack  
Certified Shorthand Reporter

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1 CHAIRPERSON MONTAGUE: Call to order  
2 the Zoning Board of Appeals meeting for December  
3 9th. Begin with the Pledge of Allegiance.

4 (Pledge of Allegiance recited)

5 CHAIRPERSON MONTAGUE: Roll call,  
6 please.

7 MS. NARDONE: Member Samona?

8 MEMBER SAMONA: Here.

9 MS. NARDONE: Chairperson Montague?

10 CHAIRPERSON MONTAGUE: Here.

11 MS. NARDONE: Member Sanghvi?

12 MEMBER SANGHVI: Here.

13 MS. NARDONE: Member Thompson?

14 MEMBER THOMPSON: Here.

15 MS. NARDONE: Member Peddiboyina?

16 MEMBER PEDDIBOYINA: Yes, please.

17 MS. NARDONE: Member Longo?

18 MEMBER LONGO: Here.

19 MS. NARDONE: Member Krieger?

20 MEMBER KRIEGER: Here.

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

23 CHAIRPERSON MONTAGUE: The rules of  
24 conduct. Please silence your cell phones if you  
25 would. We have our quorum tonight for the board.

1 Applicants will come to the podium, put their  
2 visuals on the screen and address. They will have  
3 ten minutes. Anyone in the audience that would  
4 like to speak to that case will be given three  
5 minutes. We are going to delay the approval of  
6 the minutes from the last meeting until next  
7 month. We have not had time to review them.  
8 Revision to the agenda.

9 MR. HALL: Yes, Mr. Chairman. There's  
10 a revision of the agenda. We'd like postpone case  
11 PZ25-0065 to the February meeting, February 10 to  
12 that meeting.

13 MEMBER SAMONA: I make a simultaneous  
14 motion to postpone the minutes from last month's  
15 meeting and approve the agenda as amended.

16 MEMBER PEDDIBOYINA: I second.

17 MEMBER SANGHVI: Second.

18 MS. NARDONE: Member Sanghvi?

19 MEMBER SANGHVI: Yes.

20 MS. NARDONE: Member Thompson.

21 MEMBER THOMPSON: Yes.

22 MS. NARDONE: Member Peddiboyina?

23 MEMBER PEDDIBOYINA: Yes, please.

24 MS. NARDONE: Member Longo?

25 MEMBER LONGO: Yes.

1 MS. NARDONE: Member Krieger?

2 MEMBER KRIEGER: Yes.

3 MS. NARDONE: Member Samona?

4 MEMBER SAMONA: Yes.

5 MS. NARDONE: Chairperson Montague?

6 CHAIRPERSON MONTAGUE: Yes.

7 MS. NARDONE: Thank you. Motion  
8 carries.

9 CHAIRPERSON MONTAGUE: All right. This  
10 is the time for public remarks. Would you like to  
11 say something?

12 MEMBER SAMONA: Yeah. Is it all right  
13 if I go to the podium?

14 CHAIRPERSON MONTAGUE: Go for it.

15 MEMBER LONGO: Say your name and spell  
16 it.

17 MEMBER SAMONA: Do I have to raise my  
18 right hand?

19 Good evening, my colleagues, members  
20 here today. Tonight I have the honor and  
21 privilege of recognizing someone whose impact on  
22 this board, this city and me personally is  
23 extraordinary, Dr. Sanghvi. Dr. Sanghvi's story  
24 began in India where he attend the same high  
25 school as Mahatma Gandhi. From there he earned

1 his medical degree, practiced in India and the  
2 United Kingdom and became a fellow of the Royal  
3 College of England and completed orthopaedic  
4 surgery training with the Oxford Group of  
5 Hospitals.

6 Eventually he came to the United States  
7 in 1973 and made Novi his home ever since 1975.  
8 In that time, he became the first medical doctor  
9 to both practice and retire in the City of Novi,  
10 officially retiring from medicine in 1992. But  
11 retirement didn't slow him down. As he once said  
12 in an article that I read, the story of my life is  
13 being involved, and he lived that philosophy every  
14 single day for the betterment of himself, those  
15 around him, and most importantly, his community.

16 His service to this community spans  
17 decades from joining the Novi Rotary Club in the  
18 '70s and serving as its president, to his long  
19 tenure on the Novi Chamber of Commerce Board of  
20 Directors, to his role on the Novi Community  
21 Schools Excellence in Education Committee and, of  
22 course, his remarkable and devoted service to the  
23 Zoning Board of Appeals since 1998.

24 When I first met Dr. Sanghvi earlier  
25 this year, I was still an alternate member. It

1 was a cold day with a little snow falling. As our  
2 meeting wrapped up, I asked if he needed help  
3 getting to his car or carrying his briefcase. I'm  
4 not sure if he answered, but I picked up his  
5 briefcase and walked slowly with him until he got  
6 in safely. For anyone that knows me, I don't do  
7 any of this for recognition. I don't post or take  
8 credit for doing things we should all do as human  
9 beings.

10 After my father, Deacon Farouk Dawood  
11 Samona, passed away June 21st of 2023, a close  
12 friend of mine reminded me to never forget where I  
13 came from, to help those who may need help even if  
14 they don't ask, to assist our elders and to serve  
15 when and where we are able. So that day, I did  
16 what my father taught me to do. At the next  
17 meeting though Dr. Sanghvi went out of his way to  
18 thank me sincerely and warmly. That is exactly  
19 who he is. The appreciation he's showed for  
20 something small, something that should be second  
21 nature to all of us speaks volumes about his  
22 character.

23 In addition to his intelligence and  
24 accomplishments, he is genuine, humble, grateful  
25 and a man who believes deeply in humanity, a

1 belief reflected in one of his guiding principles.  
2 If you take care of people, the numbers will be  
3 okay.

4 Recently I had the pleasure of meeting  
5 Mrs. Sanghvi. Dr. Sanghvi introduced me to her  
6 with a smile and said, this is Jo. Again, a  
7 simple moment filled with warmth and sincerity  
8 that define him.

9 Dr. Sanghvi, I am confident that I  
10 speak not only for myself but the entire board,  
11 the employees, the volunteers in the city, the  
12 residents of the community and everyone in between  
13 when I say thank you. Thank you for your decades  
14 of service, your wisdom, your leadership, your  
15 remarkable example of integrity, truth, honesty  
16 and service above self. Although Dr. Sanghvi,  
17 anything you ever need, I know personally I am  
18 here for you. I am just a phone call away. May  
19 God bless you. May your retirement be filled with  
20 joy, health and the same peace you have brought to  
21 so many others. Thank you.

22 MEMBER SANGHVI: Thank you. Thank you,  
23 Joe.

24 MEMBER SAMONA: You're so welcome.

25 MEMBER SANGHVI: You surprise me.



1 Thank you.

2 CHAIRPERSON MONTAGUE: Thank you, Joe.  
3 That was very nice. Thank you, Dr. Sanghvi, for  
4 your service and your leadership.

5 MEMBER SANGHVI: I'll talk at the end  
6 of the meeting. Thank you.

7 CHAIRPERSON MONTAGUE: You got it.

8 MEMBER SAMONA: Does that mean I get to  
9 be nice?

10 MEMBER LONGO: At least for the rest of  
11 the night.

12 CHAIRPERSON MONTAGUE: Are there any  
13 other public comments that anyone would like to  
14 make? All right. Well seeing none, we will get  
15 into our first case of the night. PZ25-0060 The  
16 applicant is requesting a variance from the City  
17 of Novi Zoning Ordinance Section 3.1.5 for a rear  
18 yard setback of 31.67 feet (35 feet required,  
19 variance of 3.33 feet). This property is zoned  
20 One-Family Residential (R-4). Is the applicant  
21 here to present? Please step to the podium, state  
22 and spell your name.

23 MR. ANUGU: Good evening everyone. My  
24 name is Ganesh Anugu. Novi resident for almost  
25 ten years.

1 MEMBER LONGO: Are you an attorney?

2 MR. ANUGU: No.

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

5 MR. ANUGU: Yes.

6 MEMBER LONGO: Thank you.

7 MR. BLOSS: My name is Robert Bloss.  
8 President of Vinyl Sash, contractor involved in  
9 this.

10 MEMBER LONGO: Are you an attorney?  
11 Are you an attorney?

12 MR. BLOSS: No.

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

15 MR. BLOSS: Yes.

16 CHAIRPERSON MONTAGUE: Could you each  
17 spell your names for the court reporter, please?

18 MR. ANUGU: Ganesh Anugu, G-A-N-E-S-H,  
19 A-N-U-G-U.

20 MR. BLOSS: Robert Bloss, R-O-B-E-R-T  
21 B-L-O-S-S.

22 CHAIRPERSON MONTAGUE: Thank you. How  
23 can we help you this evening?

24 MR. BLOSS: The idea is to get this  
25 variance so we can build a sunroom replacing an

1 existing patio that's there, which is out farther  
2 than what we're going. We're actually going to  
3 have 16-by-12 room. There's an existing patio  
4 that's out a little bit farther. Then it's going  
5 to come out and we're going to set a new sunroom  
6 in that area.

7 CHAIRPERSON MONTAGUE: Do you have a  
8 visual to put on the screen there of the layout.

9 MR. BLOSS: I'll do that.

10 CHAIRPERSON MONTAGUE: I know we have  
11 one in our packet.

12 MR. BLOSS: How do you do that?

13 CHAIRPERSON MONTAGUE: Just set it on  
14 there. There you go. Perfect. Anything else to  
15 add while we're here?

16 MR. BLOSS: Here's a picture of the  
17 sunroom what it will look like in there. An  
18 original picture where that deck is setting there.  
19 Now we're actually going to be within the borders  
20 of that right there. That thing's like 24-by-20,  
21 and we're going to have a room that's going to be  
22 6 feet by 12 feet. And the outer perimeter of  
23 that will remain the same as it is right now.  
24 Everything we do will be inside that area, and we  
25 take the pavers and stuff out of there, put

1 footings and stuff down and build a room there.

2 CHAIRPERSON MONTAGUE: Inside that  
3 stone wall?

4 MR. BLOSS: Yes.

5 CHAIRPERSON MONTAGUE: Anything else  
6 you want to add?

7 MR. BLOSS: We have an approval from  
8 the association as which was sent along with that  
9 was already taken care of. And basically  
10 everything else is taken care of through the  
11 Building Department as far as permits and  
12 everything.

13 CHAIRPERSON MONTAGUE: All right.  
14 City.

15 MR. HALL: Thank you, Mr. Chairman.  
16 Yes. They're asking for a dimensional variance  
17 for a 3.33 feet variance to provide a new covered  
18 14 foot by 12 foot sunroom and a 10 foot by 10  
19 open exterior deck, is that correct.

20 MR. BLOSS: Yes.

21 MR. HALL: I do have a question. On  
22 the graphic that you showed, it showed a glass  
23 knee wall going around the addition. Is that all  
24 open to the air?

25 MR. BLOSS: No. The room is completely

1 enclosed but it's glass instead of solid wall.

2 MR. HALL: I was going to ask if there  
3 was going to be any speakers going to be in there,  
4 but if it's enclosed, it will be completely  
5 contained.

6 MR. BLOSS: Yes. Completely enclose.  
7 Even up in the gable part, that's all glass up  
8 there too.

9 MR. HALL: Great. With that, we don't  
10 have any further questions.

11 CHAIRPERSON MONTAGUE: Correspondence?

12 MEMBER LONGO: Yes. We mailed out 42  
13 notices and got zero returns. There were no  
14 objections, one approval, which you mentioned is  
15 from the Homeowner's Association is approval.

16 CHAIRPERSON MONTAGUE: Thank you.  
17 Comments from the board.

18 MEMBER SANGHVI: Thank you. Thank you,  
19 Mr. Chair. I had a little difficulty in finding  
20 your place, but ultimately I did find it and it is  
21 a beautiful home.

22 MR. ANUGU: Thank you.

23 MEMBER SANGHVI: And I understand why  
24 you need a variance. It's really a minimal  
25 variance for this kind of thing. So I have no

1 problem in supporting your variance request.

2 Thank you.

3 MR. BLOSS: Thank you.

4 MR. ANUGU: Thank you.

5 MEMBER PEDDIBOYINA: Mr. Chair? Are  
6 there any heating, cooling or anything in the  
7 sunroom.

8 MR. ANUGU: There is a unit that will  
9 be isolated to the sunroom that we can use when we  
10 need, but it's not going to be extended from the  
11 house from HVAC. I don't remember the name.

12 MR. BLOSS: It's called PTAC, and it  
13 actually is an air conditioning and a unit that  
14 sits in the lower wall on one side of it for a  
15 little heat this time of year, or as far as the  
16 air conditioning for the heat for the summer as  
17 far as the air conditioning. Again, that has to  
18 be approved by the Building Electrical Department,  
19 which is not a problem as far as doing it.

20 MEMBER PEDDIBOYINA: Okay. I have no  
21 objection. Thank you.

22 MEMBER THOMPSON: What is the hardship?

23 MR. BLOSS: Pardon?

24 MEMBER THOMPSON: What is your  
25 hardship?

1 MR. BLOSS: I don't understand  
2 hardship.

3 MEMBER THOMPSON: Yes. You're asking  
4 for an additional three feet. What is the  
5 hardship?

6 MR. BLOSS: I don't -- I don't  
7 understand what you're trying to get.

8 MEMBER THOMPSON: If the room was made  
9 three feet shorter, it would be --

10 MR. BLOSS: It would be nine feet  
11 instead of -- normally we'd go out a lot of times  
12 farther than the 12 feet, but 12 feet is normally  
13 the minimum as far as doing that basically because  
14 of the materials and stuff that you're using with  
15 it. And just because of the space that you have  
16 in there, nine feet doesn't give you nearly as  
17 much as the 12 feet as far as doing that. The 12  
18 feet just gets you that extra three feet for the  
19 livable part in that to put furniture and stuff  
20 like that in there what you're basically going to  
21 do. And now the nine feet it just shortens that  
22 room up quite a bit on that part but all the way  
23 across the width of that.

24 MEMBER THOMPSON: Okay.

25 MEMBER KRIEGER: I don't remember if

1 there are trees, but I can understand if you've  
2 wanting to enclose it in the summer how hot it  
3 gets in July that you'd want to have an enclosed  
4 space, and you're asking for a variance that is  
5 less than if you had enclosed the entire patio  
6 that you have, so I'm able to approve your  
7 request.

8 MR. BLOSS: Well normally in the  
9 summertime as far as having the windows and stuff  
10 opened, you're not even going use it. I've had  
11 one of these for 20 years and probably had the air  
12 on once or twice in that 20 years. Just having  
13 being able to open these windows, which all these  
14 units do in the middle of this.

15 MEMBER KRIEGER: Sure. I understand.  
16 I'm approving your request. I understand.

17 MEMBER SAMONA: I've got nothing.  
18 Merry Christmas.

19 CHAIRPERSON MONTAGUE: Open to a  
20 motion.

21 MEMBER PEDDIBOYINA: Thank you, Chair.  
22 I move we grant the variance in case PZ25-0060  
23 sought by Ganesh Anugu and Robert Bloss for the  
24 rear yard setback of 31.67 feet, a variance of  
25 3.33 feet. The petitioner has shown practical



1 difficulty, including the ability to construct a  
2 proposed improvement within the buildable lot due  
3 to the lot's configuration and existing site  
4 constraints. Without the variance, the petitioner  
5 will be unreasonably prevented and limited in the  
6 use of the property because the required setback  
7 would restrict reasonable placement of the  
8 proposed addition structure. The property is  
9 unique because of its large depth, and the  
10 existing layout creates a limited buildable area  
11 that does not allow improvement within the area's  
12 setback. The petitioner did not create the  
13 condition, because the lot's dimensional  
14 configuration and zoning requirements existed  
15 prior to the petitioner's request and were not  
16 caused by the applicant. The relief granted will  
17 not unreasonably interfere with the decisions  
18 surrounding the property, because the 3.33 feet  
19 variance is minimal, maintains adequate  
20 separation, and does not impact the neighbor. The  
21 relief is consistent with the spirit and intent of  
22 the ordinance because it will allow for the  
23 reasonable, essential use of the property while  
24 still maintaining the intended setback regulations  
25 to ensure spacing, safety, and neighborhood

1 uniformity in compliance with other applicable  
2 zoning and building regulations. The structure is  
3 being built in accordance with the plan submitted  
4 to the City.

5 MEMBER LONGO: Second.

6 MS. NARDONE: Member Sanghvi?

7 MEMBER SANGHVI: Yes.

8 MS. NARDONE: Member Thompson?

9 MEMBER THOMPSON: No.

10 MS. NARDONE: Member Peddiboyina?

11 MEMBER PEDDIBOYINA: Yes, please.

12 MS. NARDONE: Member Longo?

13 MEMBER LONGO: Yes.

14 MS. NARDONE: Member Krieger?

15 MEMBER KRIEGER: Yes.

16 MS. NARDONE: Member Samona?

17 MEMBER SAMONA: Yes.

18 MS. NARDONE: Chairperson Montague?

19 CHAIRPERSON MONTAGUE: Yes.

20 MS. NARDONE: Thank you. Motion

21 carries.

22 MEMBER PEDDIBOYINA: Congratulations.

23 MR. BLOSS: Thank you. Appreciate it.

24 CHAIRPERSON MONTAGUE: Second case of  
25 the night PZ25-0062 The applicant is requesting a

1 variance from the City of Novi Zoning Ordinance  
2 Section 3.1.5 for a side yard setback of 0 feet  
3 (10 feet required, variance of 10 feet); and a  
4 side yard aggregate of 19.5 feet (25 feet is  
5 required, variance of 5.5 feet). This property is  
6 zoned One-Family Residential (R-4). State your  
7 name and spell it for the record, please.

8 MR. JOHNSTON: Ron Johnston,  
9 J-O-H-N-S-T-O-N.

10 MEMBER LONGO: Ron, are you an  
11 attorney?

12 MR. JOHNSTON: No, I am not.

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

15 MR. JOHNSTON: Yes.

16 MEMBER LONGO: Thank you.

17 MR. JOHNSTON: So my wife and I bought  
18 this property in 2019. We bought it as an  
19 investment property and this property came with  
20 two parcels, lot 23 and lot 24. I got a blown-up  
21 version that might work a little better.

22 A. Is that better for everybody to see? Okay. So as  
23 you can see, there's a house on lot 23 that's  
24 existing that's been there for, gosh, I don't know  
25 how many years. I think it was built back in the

1 '50s. I don't know if you guys are familiar with  
2 any of the lots over by Walled Lake, but none of  
3 them would ever comply to any type of variance in  
4 the City of Novi, which is the reason why we  
5 probably stand in front of you more often than  
6 not, and it is our hardship. This is something  
7 that we have to deal with if we're going to do any  
8 type of improvements on themes properties. And  
9 just take for example, Gary, my next door  
10 neighbor, his house is four feet off my property  
11 line. You know, so the irregularity of these lots  
12 really give a lot of hardship to what we try to do  
13 there.

14           So anyway, what I'm trying to request  
15 today is you can see one of the property lines  
16 that run along the existing house, that's the zero  
17 property line. It's sitting right on the house.  
18 What I would like to do is even the properties  
19 out. As you can see, the house has a 40 foot  
20 frontage, and the open lot or empty lot has a  
21 51.72 frontage. What I'd like to do is to move  
22 the property line over five feet off the house. I  
23 still would like to -- my wife and I thought maybe  
24 in the future that we might retire in that empty  
25 lot or corner lot we would build our retirement

1 home on. So we would like to have that ability to  
2 do that. But to, you know, even the properties  
3 out, we would like to consider, have the board  
4 consider us moving that lot line over five feet  
5 and then we would obviously be back to you to ask  
6 for another variance to build the other house.

7 Does that make sense? Okay.

8 And so I think, the other variance was  
9 the one on the other side. I think we have 20  
10 feet where the driveway is to the property line.  
11 I think that's what that is. I think the  
12 requirement is 25, if I'm not wrong.

13 So right now we are refurbishing this  
14 house. The roof was really in bad shape and so it  
15 actually had to be entirely tore off the house.  
16 And so we were in the process of getting a  
17 contractor in there to fix that and put a new roof  
18 on it. We're putting new siding on it. We're  
19 putting brand new windows in it. So the house  
20 will be essentially brand new on the outside. We  
21 do not plan on adding square footage to the house.  
22 We're just going to make the roof better,  
23 stronger, and up to code.

24 So that's kind of our request to the  
25 board tonight and we certainly appreciate any of

1 your input.

2 CHAIRPERSON MONTAGUE: All right. Is  
3 there anyone in the audience that wants to speak  
4 to this case? All right. Seeing none. City.

5 MR. HALL: Thank you, Mr. Chairman.  
6 Yes, he's asking for two variances tonight. One  
7 is zero lot line which he mentioned in his  
8 presentation, which would be a ten foot variance.  
9 The other is the aggregate variance of 5.5 feet,  
10 25 foot in the aggregate, so that's 5.5 foot, so  
11 it will be two variances requested tonight.

12 The other option that he mentioned in  
13 his presentation of moving a lot line or having  
14 the house on the property wasn't advertised, so we  
15 really can't discuss that in this meeting today.  
16 There is an ordinance that prohibits that activity  
17 because the ordinance, I think intention is trying  
18 to limit the density of the homes. So even if you  
19 move the lot line over five feet, it's not going  
20 to meet the minimum widths of an R4 subdivision.  
21 So the ordinance would not allow the house to be  
22 built on a vacant lot, and he won't even be able  
23 to sell as a house to be put on the vacant lot  
24 because it can't be done based on the ordinance.  
25 So what he's suggesting is that he may come back

1 and ask to move the lot line and ask for a  
2 variance on that zoning ordinance at that time,  
3 but it prohibits that activity. So we can't talk  
4 about that tonight, so I'm just trying to  
5 differentiate what he's saying. There may be  
6 another visit he comes back, but because he has to  
7 do something now because he is building the house  
8 now, he's asking for the zero lot line variance,  
9 you know, so the ten foot variance and then the  
10 aggregate variance now so he can keep continuing  
11 building, otherwise he has a full stop. Does that  
12 make sense?

13 CHAIRPERSON MONTAGUE: Yeah. It's more  
14 of refurbish. It's a rebuild, not a build.

15 MR. HALL: So he's trying to get a  
16 variance based on existing conditions so that he  
17 can continue his build, which I believe is  
18 imminent. They want to get this done for personal  
19 reasons. So that is one, but we really can't  
20 discuss the moving of the lot line or adding a  
21 house to the other. Is that fair?

22 MR. JOHNSTON: Yeah. I've also been to  
23 Assessment to talk to Charles about it. He says  
24 it can be done, but I have to talk to you guys  
25 first before we establish something like that.

1 But I do understand what you're saying. We're not  
2 here for that. I guess we're here just to make  
3 sure I can continue to fix the house with those  
4 variances.

5 MR. HALL: We just want to make it  
6 clear this is what you're doing now. He may come  
7 back for different discussions, but right now  
8 we're talking about the zero lot line and the  
9 aggregate width. Thank you, Mr. Chairman.

10 CHAIRPERSON MONTAGUE: Correspondence?

11 MEMBER LONGO: Yes. We mailed out 55  
12 notices. None were returned. There were two  
13 approvals. Both people said they're very  
14 supportive because actually improving the whole  
15 neighborhood.

16 MR. JOHNSTON: Could I add one more  
17 thing? So I know we're not probably deciding on  
18 this today, but if you were to look at the street  
19 view, the corner leaves kind of an empty space.  
20 There was a house there at one time. And so you  
21 in the future when I do try to come back and talk  
22 to you guys about this, density is a big deal  
23 right here in Novi. They're putting 500  
24 apartments down the street from me so I do  
25 understand that. And but this neighbor the way



1 it's built and set up, you know, these houses are  
2 an average 40 foot lots. I don't think it would  
3 take away from the neighborhood. If anything, it  
4 would add to it and wouldn't leave that empty  
5 space on the corner. Sorry. I just wanted to add  
6 that.

7 CHAIRPERSON MONTAGUE: We're not  
8 talking about that tonight. Comments?

9 MEMBER SANGHVI: I came and visited  
10 your place a couple days ago and it looked like  
11 some kind of construction going on there.

12 MR. JOHNSTON: Yes, sir.

13 MEMBER SANGHVI: What are you doing  
14 now?

15 MR. JOHNSTON: Well the roof was in  
16 really bad shape. Really all we wanted to do was  
17 replace the roof and the siding. But as we looked  
18 into the house more, there was a lot more water  
19 damage than we anticipated. So to kind of give  
20 you an idea what it looked like, this was the  
21 water damage to the roof. That was it's existing  
22 roof. So when we talked to the contractor about  
23 replacing the roof, he says I'm not putting  
24 shingles on that, and we're certainly going to  
25 have to re-sheet it. And of course, there was

1 water damage done to the joists. So we had to fix  
2 those as well. And we didn't do the 2-by-4  
3 construction. We did a 2-by-12 construction.  
4 That's kind of what has been done to this point,  
5 sir. If we get through this part of it, then I  
6 can go ahead and get my building permits and move  
7 forward.

8 MEMBER SANGHVI: Okay. Thank you.

9 MR. JOHNSTON: You're welcome.

10 MEMBER SANGHVI: Thank you, sir.

11 MEMBER SAMONA: I don't have an issue  
12 with this whatsoever, but just curious, just so I  
13 understand, you were going in there probably just  
14 to replace the roof, realized there's more issues,  
15 so you said might as well knock A, B and C out  
16 while we're doing this. I had a similar situation  
17 with a client family member, because I'm real  
18 estate, where they wanted to just redo spot by  
19 spot in the home, noticed some mold and water  
20 damage in the basement, and just decided to do it  
21 all at once. So I can understand the need for  
22 that and appreciate that. So I would have no  
23 issue supporting this.

24 MR. JOHNSTON: Thank you, sir.

25 MEMBER PEDDIBOYINA: Okay. As the city

1 manager said, apart from that, we have no  
2 objection to approval of your case.

3 MR. JOHNSTON: Thank you.

4 CHAIRPERSON MONTAGUE: Anybody else? I  
5 just want to say I'm generally not for the extra  
6 density in the lot line, but in this case, you  
7 have an existing structure and you're simply  
8 trying to bring it to a better condition, which  
9 puts me in a mood to want to support.

10 MR. JOHNSTON: Thank you, sir.

11 CHAIRPERSON MONTAGUE: Motion time.

12 MEMBER LONGO: I move that we grant the  
13 variance in case number PZ25-0062 sought by Ron  
14 Johnston for a side yard variance because  
15 petitioner has shown practical difficulty that  
16 requires this variance for the existing home.  
17 Without the variance, the petitioner will be  
18 unreasonably prevented or limited in the use of  
19 the property because they cannot refurbish the  
20 existing home. The property is unique because it  
21 is so narrow and the home is existing. The  
22 petitioner did not create the condition; they  
23 purchased the property. The relief granted will  
24 not unreasonably interfere with adjacent or  
25 surrounding properties; they actually own the

1 adjacent property. The relief is consistent with  
2 the spirit and the intent of the ordinance because  
3 it is a common variance in this community.

4 MEMBER SAMONA: Support.

5 MS. NARDONE: Member Thompson?

6 MEMBER THOMPSON: Yes.

7 MS. NARDONE: Member Peddiboyina?

8 MEMBER PEDDIBOYINA: Yes, please.

9 MS. NARDONE: Member Longo?

10 MEMBER LONGO: Yes.

11 MS. NARDONE: Member Krieger?

12 MEMBER KRIEGER: Yes.

13 MS. NARDONE: Member Samona?

14 MEMBER SAMONA: Yes.

15 MS. NARDONE: Chairperson Montague?

16 CHAIRPERSON MONTAGUE: Yes.

17 MS. NARDONE: Member Sanghvi?

18 MEMBER SANGHVI: Yes.

19 MS. NARDONE: Thank you. Motion

20 carries.

21 MR. JOHNSTON: Thank you very much. I

22 appreciate it.

23 MEMBER PEDDIBOYINA: Good luck.

24 MEMBER LONGO: Hope you don't find

25 anymore.

1 CHAIRPERSON MONTAGUE: All right.  
2 PZ25-0063 The applicant is requesting a variance  
3 from the City of Novi Zoning Ordinance Section  
4 3.1.5 for a rear yard setback of 6.9 feet (35 feet  
5 required, resulting in a variance of 28.1 feet);  
6 for a side yard setback of .5 feet (10 feet  
7 required, variance of 9.5 feet); for a side yard  
8 aggregate total of 15 feet (40 feet is required,  
9 so it's a variance of 25 feet); for 50% lot  
10 coverage (25% allowed, so it's a variance of 25%);  
11 and a third-floor addition exceeding the maximum  
12 building height of 2.5 stories. This property is  
13 zoned One-Family Residential (R-4). Please state  
14 your name and spell it, please.

15 MR. GIELOW: Zach Gielow. Z-A-C-H,  
16 G-I-E-L-O-W.

17 MEMBER LONGO: Zach, are you an  
18 attorney?

19 MR. GIELOW: No.

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

22 MR. GIELOW: Yes.

23 MEMBER LONGO: Thank you.

24 CHAIRPERSON MONTAGUE: All right.  
25 Present your case, please.

1 MR. GIELOW: So we have this property,  
2 my wife and I have this dilapidated garage that's  
3 kind of falling apart. The walls are buckling out  
4 and the roof is buckling in. You can see a  
5 picture in the back there. We actually just  
6 received an enforcement violation for that  
7 structure, which kind of sparked this project  
8 we've been planning for years now. When we  
9 purchased the property, we were hoping to  
10 eventually tear down the garage and connect it to  
11 the house, same size and then build up for an  
12 extra bedroom or two. As it stands now, the house  
13 is only two bedrooms. So we're looking for more  
14 space just for an expanding family and we both  
15 work at home. So just looking for general bedroom  
16 and office space. So the variances are obviously,  
17 there's a few of them, and it's the same kind of  
18 situation as the gentleman before me. The lots  
19 are very small. This one is only 38 feet wide.  
20 So really anything that we do with the garage is  
21 going to be over the variance. This footprint is  
22 going to stay the same, but the plan for the  
23 footprint would be the same square footage and  
24 moved towards the houses. So at least on one lot  
25 line it's actually a lesser of a variance than

1 what would be in place now. So this is just sort  
2 of a rendition of what we're kind of looking at to  
3 connect the house to the garage or the other way  
4 around. Connect the garage to the house and then  
5 build up from there.

6 And then the survey that we had done,  
7 you can kind of see the existing garage is very  
8 close to our neighboring properties. So the  
9 neighbor to the south here, we would actually be  
10 moving the structure north so it would be further  
11 away from their property. And then the neighbor  
12 to the east here, it would be the same line as it  
13 is now. They did send a letter supporting, if  
14 that has any bearing on the decision. And then  
15 here's sort of the secondary survey showing the  
16 structure being moved towards the house.

17 So we're just looking to eventually  
18 finish off the house and bring that dilapidated  
19 garage closer to and kind of finish it off with  
20 more space.

21 CHAIRPERSON MONTAGUE: Anything else to  
22 add at this point?

23 MR. GIELOW: I guess the only thing to  
24 add is to prove a hardship, our lot is very small.  
25 It's something that we bought into. We didn't

1 create the situation. I know you guys see a lot  
2 of these variance requests for lots in the area  
3 but I would say that is the biggest factor why I  
4 think the variance should be approved.

5 CHAIRPERSON MONTAGUE: Anyone in the  
6 audience would like to speak to this case? Seeing  
7 none. City.

8 MR. HALL: Thank you, Mr. Chairman. I  
9 do have a question for you. Is the existing house  
10 three stories right now?

11 MR. GIELOW: It is not.

12 MR. HALL: So you're going to add a  
13 third story. So how does that third story work  
14 with the existing house?

15 MR. GIELOW: So the initial idea was to  
16 build just a dormer and attic space to add an  
17 extra bedroom, but the house is so narrow, it's  
18 only 18 feet wide. And when we talked to the  
19 architect drawing up the plans, figured it be  
20 almost impossible to get the size of bedroom with  
21 stairs going upstairs without adding a wall there  
22 for like a little sloped roof.

23 MR. HALL: So the access to the third  
24 story is just in the addition.

25 MR. GIELOW: It would be in the



1 addition. Correct.

2 MR. HALL: So the house is two stories,  
3 and this would be a three-story addition.

4 MR. GIELOW: Correct. I guess to  
5 clarify, it would go over a portion of the current  
6 house. So it's hard to explain. If you can see  
7 the narrow area where the house becomes more  
8 narrow in the middle, that's where the stairs  
9 would be coming from into the space above the  
10 garage.

11 MR. HALL: So with that, he is asking  
12 for five variances tonight. One variance is for a  
13 28.1 foot rear yard setback. One is for a 9.5  
14 foot side yard setback. One is for a 25 foot side  
15 yard aggregate variance. One is for a 25% of lot  
16 coverage variance. And the fifth is for the third  
17 floor building height variance exceeding two and a  
18 half stories. Thank you, Mr. Chairman.

19 CHAIRPERSON MONTAGUE: Correspondence?

20 MEMBER LONGO: Yes. We mailed out 28  
21 notices. There were no returns. There were no  
22 objections. There were three approvals, one of  
23 which went into some discussion about beautifying  
24 the community.

25 CHAIRPERSON MONTAGUE: All right.

1 MEMBER PEDDIBOYINA: Zach, do you have  
2 a walk-out basement?

3 MR. GIELOW: It's a crawl space so  
4 there's no space underneath the house for any  
5 extra room or storage.

6 MEMBER PEDDIBOYINA: Thank you.

7 MEMBER SAMONA: What's the lot coverage  
8 right now? What's the percentage right now?

9 MR. HALL: I think it's 50%.

10 MEMBER SAMONA: So we're not changing  
11 the lot coverage percentage.

12 MR. HALL: I think it's getting better  
13 because I think he's pulling the garage.

14 MR. GIELOW: I think the total coverage  
15 would be the same because we're just taking the  
16 current size garage and moving it towards the  
17 house. So the square footage in terms of the  
18 first lot floor would be the same.

19 MEMBER SAMONA: So it's not like you're  
20 connecting them, you're actually like moving the  
21 garage over.

22 MR. GIELOW: Yes.

23 MEMBER SAMONA: So essentially the lot  
24 coverage is not really changing. And if it is,  
25 it's probably for the better. Alan, question for

1 you. Regarding the two and a half story that's  
2 allowed, is it simply two and a half story or does  
3 it say X amount of feet?

4 MR. HALL: It does give the feet, but  
5 the two and a half story, he's over both. So the  
6 three story is what they would be.

7 MEMBER SAMONA: What's the feet and  
8 what's -- how high, do you know?

9 MR. HALL: I don't know off hand.

10 MEMBER SANGHVI: I withdraw that  
11 question. No further questions, Your Honor.

12 MR. HALL: Do you know?

13 MS. KRIEGER: Do you have the height?

14 MR. GIELOW: I don't have the height.

15 MS. KRIEGER: That was my question is  
16 if you know the height, then your third story fits  
17 into the height because there's the height --  
18 there's other areas where the height you can make  
19 it three stories, but the height is appropriate  
20 and it's not necessarily called three stories. So  
21 you have an attic space that you can make a room.

22 MR. GIELOW: I was under the assumption  
23 that it was either two and a half or three. I  
24 didn't know there was a height.

25 MEMBER SANGHVI: I thought Alan said it

1 was two and a half feet and a height.

2 MR. HALL: Well, he's over both.

3 MEMBER SAMONA: So there's a regulation  
4 for the story and a height.

5 MR. HALL: Right, because it's actually  
6 a third story. It's not inside an attic space.  
7 It's actually a story. So that's what's kicking  
8 him into the -- it's not a two-story home with a  
9 room and an attic. It's three stories.

10 MR. GIELOW: So just to add, it is a  
11 pretty short house compared to the neighboring  
12 house. We have shorter stories on each level.  
13 Our foundation is a lot shorter. So even with the  
14 additional, to me it doesn't seem like something  
15 that would be out of place.

16 MEMBER KRIEGER: Is it all open in the  
17 current building, the second story to the roof?

18 MR. GIELOW: The front part of it is,  
19 yes.

20 MEMBER KRIEGER: Okay.

21 MEMBER SAMONA: Just the street  
22 numbers, what were the three houses that sent him  
23 approval for this?

24 MEMBER LONGO: Just a second.

25 MEMBER SANGHVI: Thank you.

1 MEMBER LONGO: One of them was 707  
2 South Lake Drive, one was 621 South Lake Drive,  
3 and one was 233, that's Bernstadt Street.

4 MR. GIELOW: I believe 621 is the one  
5 next to it.

6 MEMBER KRIEGER: So your height is  
7 going to go above the one that's to your east.

8 MR. GIELOW: It's supposed to be pretty  
9 level with it.

10 MEMBER KRIEGER: And then the garage  
11 footprint, you want to keep it where it's at or  
12 you can't move it closer to where the house  
13 footprint is so that it's not on your neighbor's  
14 lot line while you're sharing it?

15 MR. GIELOW: So on the south side, it  
16 would be coming off of the neighbor's property.

17 MS. KRIEGER: Right. I'm talking about  
18 the east side.

19 MR. GIELOW: On the east side it was  
20 intended to stay the same because that was the  
21 minimum that we could get with the vehicles in  
22 there. I'll show you a quick picture here. Our  
23 driveway, it's very hard to get cars in there as  
24 it is just on the driveway, then we take up space  
25 on the street, so we're trying to make it to where

1 we can put the two cars inside.

2 CHAIRPERSON MONTAGUE: I think what  
3 she's asking, which I had the same thought, and I  
4 see your driveway, if you put your cars in the  
5 garage, can you move to have the five foot that's  
6 your house off the lot the same behind the garage.  
7 That's what she's asking. I've got the same  
8 question.

9 MR. GIELOW: So then that would be the  
10 garage further on the street side here?

11 MS. KRIEGER: Yes.

12 MR. GIELOW: And then you wouldn't be  
13 able to fit a car in the driveway at all because  
14 it's already hanging off into that side street  
15 there.

16 CHAIRPERSON MONTAGUE: How many cars do  
17 you --

18 MR. GIELOW: Well just the two, but you  
19 can see just a very small car can't even fit in  
20 our driveway as it is. So if we pulled it five  
21 feet closer to the street, we really wouldn't be  
22 able to fit even a smaller car in there.

23 CHAIRPERSON MONTAGUE: I understand.

24 MR. GIELOW: So it's just hard because  
25 we have really no space, and that's because the

1 lot, like I said, 30 feet both directions there  
2 so.

3 CHAIRPERSON MONTAGUE: Again, I'm  
4 generally opposed to 50% coverage on lots, quite  
5 honestly, even though it's sitting there at that.

6 MEMBER KRIEGER: So your current lot is  
7 50%, so we're maintaining that?

8 CHAIRPERSON MONTAGUE: That's what he's  
9 saying. It's pretty much maintaining.

10 MEMBER SAMONA: That's my  
11 understanding. It's either maintained or better.  
12 It's not worse.

13 MR. GIELOW: The survey shows 36% lot  
14 coverage currently.

15 CHAIRPERSON MONTAGUE: Then it's worse.  
16 It's 36% now, it's going to be 50.

17 MR. GIELOW: Oh, no. It should be the  
18 same, right? It would be the same as this.

19 CHAIRPERSON MONTAGUE: It should be.

20 MR. GIELOW: I'm just looking at what  
21 the surveyor gave to me, so I'm not sure where the  
22 50% came that you're looking at.

23 MR. HALL: So the city calculated 50%.  
24 If the variance is requested at 50%, it's actually  
25 a better variance. If you requested at 30% what

1 he's asking for, it should be a lesser variance,  
2 in which case he may not be able to build the  
3 addition the way he wants it if it is deemed 50%,  
4 you see what I'm saying? So if you approve the  
5 50%, we know he can do what he wants to do. If  
6 you approve 30% or 36%, or whatever he's saying  
7 now, it may be deemed that he can't build what he  
8 wants to because it's lesser than what he thinks.

9 CHAIRPERSON MONTAGUE: Gotcha.

10 MR. HALL: I would go with the bigger  
11 number. Don't restrict yourself.

12 MEMBER THOMPSON: So I would assume the  
13 house is not going to go past where the garage is  
14 now, correct?

15 MR. GIELOW: The addition?

16 MEMBER THOMPSON: Yes, to like the  
17 right side of the garage on that picture.

18 MR. GIELOW: Oh, no. That's all moving  
19 to the left towards the house. There will be more  
20 space there on the right side of the garage  
21 between the neighbor's driveway you can see there  
22 and the new garage.

23 MEMBER THOMPSON: And there's currently  
24 a gap between. You can walk between your garage  
25 and the house now.



1 MR. GIELOW: Yeah. It's very narrow on  
2 both sides.

3 MEMBER THOMPSON: Two feet?

4 MR. GIELOW: On this side you can see  
5 here. On the other side it gets down to around a  
6 foot or so.

7 MEMBER THOMPSON: So that would be  
8 eliminating with the house. It will be all house.  
9 So a minimal amount of feet. The garage coming  
10 forward would probably do that. I have a  
11 question. What is the city's view on the third  
12 story?

13 MR. HALL: So that is a height  
14 increase. We'd have to look at that  
15 architecturally, the building permit, if there's  
16 any complications with the building code. We'd  
17 deal with that at the building permit level. Does  
18 that answer your question?

19 MEMBER THOMPSON: I've seen situations  
20 like this in like other cottage type things where  
21 the person's trying to add up to it, coming up  
22 with circular staircases to get to where, you  
23 know, there's not room for a straight up and down  
24 staircase or an L-shaped or something like that.  
25 But that would all be taken care of through

1 Building?

2 MR. HALL: Yes. Yes.

3 MEMBER THOMPSON: So if we approved a  
4 third floor, Building would be the governing body  
5 that would make sure it's a safe third floor.

6 MR. HALL: That would be correct. Yes.  
7 And then a fourth story would kick it into a  
8 sprinkler system. If you're asking that question,  
9 that would be fourth floor. So there still are  
10 code complications that have to resolved, but  
11 that's resolved at the building permit level.

12 MEMBER THOMPSON: With the rear  
13 setback, the two side yard setbacks and the lot  
14 coverage setbacks all being the same as they  
15 currently are and the third story going through  
16 the city's Building Department, them having to  
17 approve your drawings, I can support what you're  
18 trying to do.

19 MR. GIELOW: Thank you.

20 CHAIRPERSON MONTAGUE: It's motion  
21 time.

22 MEMBER KRIEGER: I move that we grant  
23 the variance in case number PZ25-0063, sought by  
24 Zach Gielow for 623 South Lake Drive because the  
25 petitioner has shown practical difficulty

1 requiring his variances. Without the variance,  
2 the petitioner will unreasonably be prevented or  
3 limited with respect to the use of the property  
4 because all the houses around the lake are narrow  
5 and topography is different. The property is  
6 unique because it is located around the lake. And  
7 so far as approving the rear yard setback at 6.9  
8 feet, the side yard setback of 0.5 feet, the side  
9 yard aggregate total of 15 feet, the 50% lot  
10 coverage, and the third-floor addition, according  
11 to the height recommendations. The petitioner did  
12 not create the condition because of his location  
13 around the lake. The relief granted will not  
14 unreasonably interfere with adjacent or  
15 surrounding properties because it will improve the  
16 area. The relief is consistent with the spirit  
17 and intent of the ordinance because they are  
18 looking for a reasonable living space.

19 MEMBER PEDDIBOYINA: I second.

20 MS. NARDONE: Member Peddiboyina?

21 MEMBER PEDDIBOYINA: Yes, please.

22 MS. NARDONE: Member Longo?

23 MEMBER LONGO: Yes.

24 MS. NARDONE: Member Krieger?

25 MEMBER KRIEGER: Yes.

1 MS. NARDONE: Member Samona?

2 MEMBER SAMONA: Yes.

3 MS. NARDONE: Chairperson Montague?

4 CHAIRPERSON MONTAGUE: No.

5 MS. NARDONE: Member Sanghvi?

6 MEMBER SANGHVI: Yes.

7 MS. NARDONE: Member Thompson?

8 MEMBER THOMPSON: Yes.

9 MS. NARDONE: Thank you. Motion

10 carries.

11 MEMBER PEDDIBOYINA: Can you take a

12 picture for us? Dr. Sanghvi, I want to say a few

13 words with your permission.

14 CHAIRPERSON MONTAGUE: Sure. Go ahead.

15 MEMBER PEDDIBOYINA: Dr. Sanghvi, thank

16 you so much for a wonderful city, such a wonderful

17 person. We are fortunate to be in our city and

18 the board, everybody, including myself, and we

19 need everybody have like your energy to serve this

20 community, and we are grateful to you and the City

21 of Novi. And as Joe mentioned, the entire City of

22 Novi and the staff, we are really missing you and

23 I wish you good luck, and good health, and God

24 bless you. Thank you.

25 CHAIRPERSON MONTAGUE: I second that.

1 MEMBER SAMONA: Motion to approve.

2 MEMBER SANGHVI: First of all, you made  
3 me feel very helpful, both the Joes. But the  
4 reason why I got involved with ZBA, I was right in  
5 my office here and it was in a strip mall where  
6 Hallmark is now, Ten Mile and Meadowbrook. That's  
7 where I started my office. And I applied for a  
8 sign for us, and I wanted a smaller sign than what  
9 they had designated for the strip mall. So I had  
10 to come to ZBA for a smaller sign. I said what  
11 kind of city is this. I want a smaller sign. I  
12 said I can't do your sign because I will lose my  
13 medical license. There are restrictions of the  
14 physicians who are the size of the sign and the  
15 sign connectors and everything. Those days those  
16 physicians were not allowed to advertising or do  
17 anything. So I said I need to find out here  
18 what's going on. And you know what I found out,  
19 that this is one of the toughest cities to do any  
20 business in the old days. So I said, I'm going to  
21 get involved and I'm going to try and do and  
22 change the city that we are fair to business in  
23 this town because we should encourage business to  
24 come here, rather than prevent them from coming  
25 over here. That's how I got involved in ZBA, and

1 its continued there for a along time.

2 And I quite enjoy meeting people. All  
3 these years I have almost always visited the site.  
4 Every site I have gone to and looked at it.  
5 Sometimes I spoke to the people who are there,  
6 owners there if they happen to be around in the  
7 yard and all that, and I have met a lot of very  
8 nice people and a lot of nice things I learned  
9 about why they were applying, and why they have to  
10 do, and why our zoning was a little out of date in  
11 many ways, especially on the north side of the  
12 town around Walled Lake. When they designed  
13 those, they were not designed for residents. The  
14 people just came from City of Detroit and stayed  
15 there in the summertime, kind of vacation,  
16 overnight homes and the casino and all kind of  
17 things in those days. But anyway, to cut the long  
18 story short, I continue. One of the biggest  
19 benefits I got, and I am so grateful for it is  
20 that I met so many wonderful people and made so  
21 many friends, not only the ZBA board but also all  
22 of the staff and the city. The staff was very  
23 different in those days than what they are now  
24 because they thought they are superior authority  
25 and quite authoritative in those days instead of

1 being helpful. I'm especially grateful to Beth  
2 because I have known her for so many years.

3 MS. SAARELA: It's been great working  
4 with you.

5 MEMBER SANGHVI: We became very good  
6 friends personally, also with most of you. So I  
7 just want to take this opportunity for thank you,  
8 and touching our lives and you all help to enrich  
9 my life. Thank you so much for everything.  
10 Kumudini is here today for first time and the last  
11 time she came to a ZBA meeting, my wife. So thank  
12 you for everything. And I think the time has come  
13 now to, so to speak, ride into the sunset and  
14 retire completely. Thank you so much. I  
15 appreciate it.

16 MEMBER SAMONA: One more thing to add.  
17 To all the residents, everyone that celebrates,  
18 wish everyone a Merry Christmas, a Happy New Year,  
19 Happy Hanukkah, Kwanza, whatever it is that you  
20 celebrate. Mr. Chair, I think it would only be  
21 appropriate, if there's nothing else to add, that  
22 Dr. Sanghvi make the final motion of this year and  
23 the final motion on his term on the ZBA.

24 MEMBER SANGHVI: May I make a motion to  
25 adjourn the meeting, Mr. Chairman.

1 MEMBER SAMONA: Second.

2 CHAIRPERSON MONTAGUE: All in favor,  
3 aye?

4 THE BOARD: Aye.

5 (The meeting was adjourned at 7:57 p.m.)

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CERTIFICATE OF NOTARY

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STATE OF MICHIGAN )  
 ) SS  
COUNTY OF OAKLAND )

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



Melinda R. Womack, CSR-3611  
Notary Public, Jackson County

My Commission expires: 06-22-2032

**Meeting  
12/09/2025**

**1**

<b>0</b>	<b>28.1</b> 29:5 33:13	<b>70s</b> 6:18
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