

**Meeting
12/09/2025**

1 REGULAR MEETING - ZONING BOARD OF APPEALS

2 CITY OF NOVI

3 Tuesday, December 9, 2025

4 Council Chambers/Novi Civic Center

5 41725 Novi Road

6 Novi, Michigan

7

8 BOARD MEMBERS:

9

10 W. Clift Montague, Chairperson
11 Joe Peddiboyina, Member
12 Linda Krieger, Member
13 Mike Longo, Secretary
14 Michael Thompson, Member
15 Joe Samona, Member
16 Siddharth Mav Sanghvi, Member

17

18 ALSO PRESENT:

19 Elizabeth Saarela, City Attorney
20 Alan Hall, Deputy Community Development
21 Director
22 Megan Nardone, Recording Secretary

23

24 REPORTED BY:

25

26 Melinda R. Womack
27 Certified Shorthand Reporter

28

29

30

31

32

33

34

35

1	AGENDA	
2		Page
3	Call to Order	3
4	Pledge of Allegiance	3
5	Roll Call	3
6	Public Hearing Format and Rules of Conduct	3
7	Approval of October 2025 minutes	4
8	Approval of Agenda	4
9	Public Remarks	5
10	Public Hearing	5
11	PZ25-0060	8
12	PZ25-0062	18
13	PZ25-0063	28
14	Other Matters	44
15	Adjournment	48
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		

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 torn 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.)

6

7

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

1 CERTIFICATE OF NOTARY

2

3 STATE OF MICHIGAN)

4) SS

5 COUNTY OF OAKLAND)

6

7 I, Melinda R. Womack, Certified

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

21

Melinda R. Womack

22

23 Melinda R. Womack, CSR-3611

24

Notary Public, Jackson County

25

My Commission expires: 06-22-2032

Meeting**12/09/2025****1**

0	28.1 29:5 33:13	70s 6:18
0 19:2	3	7:57 48:5
0.5 43:8	3.1.5 9:17 19:2 29:4	9
1	3.33 9:19 12:17 16:25 17:18	9.5 29:7 33:13
10 4:11 12:18 19:3 29:6	30 39:1	9th 3:3
12 11:22 12:18 15:12,17	30% 39:25 40:6	A
14 12:18	31.67 9:18 16:24	A-N-U-G-U 10:19
15 29:8 43:9	35 9:18 29:4	ability 17:1 21:1
16-by-12 11:3	36% 39:13,16 40:6	access 32:23
18 32:18	38 30:19	accomplishments 7:24
19.5 19:4	4	accordance 18:3
1973 6:7	40 20:19 25:2 29:8	activity 22:16 23:3
1975 6:7	42 13:12	add 11:15 12:6 24:16 25:4,5
1992 6:10	5	31:22,24 32:12,16 36:10
1998 6:23	5 29:6	41:21 47:16,21
2	5.5 19:5 22:9,10	adding 21:21 23:20 32:21
2-by-12 26:3	50 39:16	addition 7:23 12:23 17:8
2-by-4 26:2	50% 29:9 34:9 39:4,7,22,23,24	29:11 32:24 33:1,3 40:3,15
2.5 29:12	40:3,5 43:9	43:10
20 16:11,12 21:9	500 24:23	additional 15:4 36:14
2019 19:18	50s 20:1	address 4:2
2023 7:11	51.72 20:21	adequate 17:19
21st 7:11	55 24:11	adjacent 27:24 28:1 43:14
23 19:20,23	6	adjourn 47:25
233 37:3	6 11:22	adjourned 48:5
24 19:20	6.9 29:4 43:7	advertised 22:14
24-by-20 11:20	621 37:2,4	advertising 45:16
25 19:4 21:12 22:10 29:9	623 42:24	agenda 4:8,10,15
33:14		aggregate 19:4 22:9,10 23:10
25% 29:10 33:15		24:9 29:8 33:15 43:9
28 33:20	7	ahead 26:6 44:14
	707 37:1	air 12:24 14:13,16,17 16:11
		Alan 34:25 35:25
		Allegiance 3:3,4

**Meeting
12/09/2025**

2

allowed 29:10 35:2 45:16
alternate 6:25
amended 4:15
amount 35:3 41:9
anticipated 25:19
Anugu 9:23,24 10:2,5,18
13:22 14:4,8 16:23
anymore 28:25
apartments 24:24
Appeals 3:2 6:23
applicable 18:1
applicant 9:16,20 17:16 18:25
29:2
Applicants 4:1
applied 45:7
applying 46:9
appreciation 7:19
approval 4:5 12:7 13:14,15
27:2 36:23
approvals 24:13 33:22
approve 4:15 16:6 40:4,6
42:17 45:1
approved 14:18 32:4 42:3
approving 16:16 43:7
architect 32:19
architecturally 41:15
area 11:6,24 17:10 32:2 33:7
43:16
areas 35:18
area's 17:11
article 6:12
Assessment 23:23
assist 7:14
association 12:8 13:15
assume 40:12
assumption 35:22

attend 5:24
attic 32:16 35:21 36:6,9
attorney 10:1,10,11 19:11
29:18
audience 4:3 22:3 32:6
authoritative 46:25
authority 46:24
average 25:2
aye 48:3,4

B

B-L-O-S-S 10:21
back 19:25 21:5 22:25 23:6
24:7,21 30:5
bad 21:14 25:16
based 22:24 23:16
basement 26:20 34:2
basically 12:9 15:13,20
bearing 31:14
beautiful 13:21
beautifying 33:23
bedroom 30:12,15 32:17,20
bedrooms 30:13
began 5:24
Begin 3:3
beings 7:9
belief 8:1
believes 7:25
benefits 46:19
Bernstadt 37:3
Beth 47:1
betterment 6:14
big 24:22
bigger 40:10
biggest 32:3 46:18

bit 11:4 15:22
bless 8:19 44:24
Bloss 10:7,12,15,20,24 11:9,
12,16 12:4,7,20,25 13:6 14:3,
12,23 15:1,6,10 16:8,23 18:23
blown-up 19:20
board 3:2,25 5:22 6:19,23
8:10 13:17 21:3,25 44:18
46:21 48:4
body 42:4
borders 11:19
bought 19:17,18 31:25
brand 21:19,20
briefcase 7:3,5
bring 27:8 31:18
brought 8:20
buckling 30:3,4
build 10:25 12:1 20:25 21:6
23:14,17 30:11 31:5 32:16
40:2,7
buildable 17:2,10
building 12:11 14:18 18:2
23:7,11 26:6 29:12 33:17
36:17 41:15,16,17 42:1,4,11,
16
built 18:3 19:25 22:22 25:1
business 45:20,22,23

C

calculated 39:23
call 3:1,5 8:18
called 14:12 35:20
car 7:3 38:13,19,22
care 8:2 12:9,10 41:25
carries 5:8 18:21 28:20 44:10
carrying 7:3
cars 37:23 38:1,4,16

Meeting**12/09/2025**

case 4:4,10 9:15 10:4,14
16:22 18:24 19:14 22:4 27:2,
6,13 29:21,25 32:6 40:2 42:23

casino 46:16

caused 17:16

celebrate 47:20

celebrates 47:17

cell 3:24

Chair 13:19 14:5 16:21 47:20

Chairman 4:9 12:15 22:5 24:9
32:8 33:18 47:25

Chairperson 3:1,5,9,10,23
5:5,6,9,14 9:2,7,12 10:16,22
11:7,10,13 12:2,5,13 13:11,16
16:19 18:18,19,24 22:2 23:13
24:10 25:7 27:4,11 28:15,16
29:1,24 31:21 32:5 33:19,25
38:2,16,23 39:3,8,15,19 40:9
42:20 44:3,4,14,25 48:2

Chamber 6:19

change 45:22

changing 34:10,24

character 7:22

Charles 23:23

Christmas 16:18 47:18

circular 41:22

cities 45:19

city 5:22 6:9 8:11 9:16 12:14
18:4 19:1 20:4 22:4 26:25
29:3 32:7 39:23 44:16,17,20,
21 45:11,22 46:14,22

city's 41:11 42:16

clarify 33:5

clear 24:6

client 26:17

close 7:11 31:8

closer 31:19 37:12 38:21

Club 6:17

code 21:23 41:16 42:10

cold 7:1

colleagues 5:19

College 6:3

comments 9:13 13:17 25:8

Commerce 6:19

Committee 6:21

common 28:3

community 6:15,16,20 8:12
28:3 33:24 44:20

compared 36:11

completed 6:3

completely 12:25 13:4,6 47:14

compliance 18:1

complications 41:16 42:10

comply 20:3

condition 17:13 27:8,22 43:12

conditioning 14:13,16,17

conditions 23:16

conduct 3:24

confident 8:9

configuration 17:3,14

Congratulations 18:22

connect 30:10 31:3,4

connecting 34:20

connectors 45:15

consistent 17:21 28:1 43:16

constraints 17:4

construct 17:1

construction 25:11 26:3

contained 13:5

continue 23:17 24:3 46:18

continued 46:1

continuing 23:10

contractor 10:8 21:17 25:22

cooling 14:6

corner 20:25 24:19 25:5

correct 12:19 33:1,4 40:14
42:6

Correspondence 13:11 24:10
33:19

cottage 41:20

couple 25:10

court 10:17

coverage 29:10 33:16 34:7,11,
14,24 39:4,14 42:14 43:10

covered 12:17

crawl 34:3

create 17:12 27:22 32:1 43:12

creates 17:10

credit 7:8

curious 26:12

current 33:5 34:16 36:17 39:6

cut 46:17

D

damage 25:19,21 26:1,20

date 46:10

Dawood 7:10

day 6:14 7:1,15

days 25:10 45:15,20 46:17,23,
25

Deacon 7:10

deal 20:7 24:22 41:17

decades 6:17 8:13

December 3:2

decided 26:20

deciding 24:17

decision 31:14

decisions 17:17
deck 11:18 12:19
deemed 40:3,7
deeply 7:25
define 8:8
degree 6:1
delay 4:5
density 22:18 24:22 27:6
Department 12:11 14:18
42:16
depth 17:9
designated 45:9
designed 46:12,13
Detroit 46:14
devoted 6:22
differentiate 23:5
difficulty 13:19 17:1 27:15
42:25
dilapidated 30:2 31:18
dimensional 12:16 17:13
directions 39:1
Directors 6:20
discuss 22:15 23:20
discussion 33:23
discussions 24:7
doctor 6:8
door 20:9
dormer 32:16
drawing 32:19
drawings 42:17
Drive 37:2 42:24
driveway 21:10 37:23,24 38:4,
13,20 40:21
due 17:2

E

earlier 6:24
earned 5:25
east 31:12 37:7,18,19
Education 6:21
elders 7:14
Electrical 14:18
eliminating 41:8
employees 8:11
empty 20:20,24 24:19 25:4
enclose 13:6 16:2
enclosed 13:1,4 16:3,5
encourage 45:23
end 9:5
energy 44:19
enforcement 30:6
England 6:3
enjoy 46:2
enrich 47:8
ensure 17:25
entire 8:10 16:5 44:21
essential 17:23
essentially 21:20 34:23
establish 23:25
estate 26:18
evening 5:19 9:23 10:23
eventually 6:6 30:10 31:17
exceeding 29:11 33:17
Excellence 6:21
existed 17:14
existing 11:1,3 17:3,10 19:24
20:16 23:16 25:21 27:7,16,20,
21 31:7 32:9,14
expanding 30:14

explain 33:6
extended 14:10
exterior 12:19
extra 15:18 27:5 30:12 32:17
34:5
extraordinary 5:23

F

factor 32:3
fair 23:21 45:22
falling 7:1 30:3
familiar 20:1
family 26:17 30:14
Farouk 7:10
farther 11:1,4 15:12
father 7:10,16
favor 48:2
February 4:11
feel 45:3
feet 9:18,19 11:22 12:17 15:4,
9,10,12,16,17,18,21 16:24,25
17:18 19:2,3,4,5 20:10,22
21:4,10 22:9,19 29:4,5,6,7,8,9
30:19 32:18 35:3,4,7 36:1
38:21 39:1 41:3,9 43:8,9
fellow 6:2
figured 32:19
filled 8:7,19
final 47:22,23
find 13:20 28:24 45:17
finding 13:19
finish 31:18,19
fit 38:13,19,22
fits 35:16
fix 21:17 24:3 26:1
floor 33:17 34:18 42:4,5,9

**Meeting
12/09/2025**

5

foot 12:18 20:19 22:8,10 23:9
25:2 33:13,14 38:5 41:6
footage 21:21 30:23 34:17
footings 12:1
footprint 30:21,23 37:11,13
forget 7:12
fortunate 44:17
forward 26:7 41:10
found 45:18
foundation 36:13
fourth 42:7,9
friend 7:12
friends 46:21 47:6
front 20:5 36:18
frontage 20:20,21
full 23:11
furniture 15:19
future 20:24 24:21

G

G-A-N-E-S-H 10:18
G-I-E-L-O-W 29:16
gable 13:7
Gandhi 5:25
Ganesh 9:24 10:18 16:23
gap 40:24
garage 30:2,10,20 31:3,4,7,19
33:10 34:13,16,21 37:10 38:5,
6,10 40:13,17,20,22,24 41:9
Gary 20:9
gave 39:21
general 30:15
generally 27:5 39:4
gentleman 30:18
genuine 7:24

Gielow 29:15,19,22 30:1 31:23
32:11,15,25 33:4 34:3,14,22
35:14,22 36:10,18 37:4,8,15,
19 38:9,12,18,24 39:13,17,20
40:15,18 41:1,4 42:19,24

give 15:16 20:12 25:19 35:4
glass 12:22 13:1,7
God 8:19 44:23
good 5:19 9:23 28:23 44:23
47:5
gosh 19:24
Gotcha 40:9
governing 42:4
grant 16:22 27:12 42:22
granted 17:16 27:23 43:13
graphic 12:22
grateful 7:24 44:20 46:19 47:1
great 13:9 47:3
Group 6:4
guess 24:2 31:23 33:4
guiding 8:1
guys 20:1 23:24 24:22 32:1

H

half 33:18 35:1,2,5,23 36:1
HALL 4:9 12:15,21 13:2,9 22:5
23:15 24:5 32:8,12,23 33:2,11
34:9,12 35:4,9,12 36:2,5
39:23 40:10 41:13 42:2,6
Hallmark 45:6
hand 5:18 35:9
hanging 38:14
Hanukkah 47:19
happen 46:6
Happy 47:18,19
hard 33:6 37:23 38:24

hardship 14:22,25 15:2,5
20:6,12 31:24

health 8:20 44:23

heat 14:15,16

heating 14:6

height 29:12 33:17 35:13,14,
16,17,18,19,24 36:1,4 37:6
41:13 43:11

helpful 45:3 47:1

high 5:24 35:8

home 6:7 13:21 21:1 26:19
27:16,20,21 30:15 36:8

Homeowner's 13:15

homes 22:18 46:16

honestly 39:5

honesty 8:15

honor 5:20 35:11

Hope 28:24

hoping 30:9

Hospitals 6:5

hot 16:2

house 14:11 19:23 20:10,16,
17,19,22 21:6,14,15,19,21
22:14,21,23 23:7,21 24:3,20
25:18 30:11,12 31:3,4,16,18
32:9,14,17 33:2,6,7 34:4,17
36:11,12 37:12 38:6 40:13,19,
25 41:8

houses 25:1 30:24 36:22 43:4

human 7:8

humanity 7:25

humble 7:24

HVAC 14:11

I

idea 10:24 25:20 32:15

imminent 23:18

Meeting
12/09/2025

6

impact 5:21 17:20
importantly 6:15
impossible 32:20
improve 43:15
improvement 17:2,11
improvements 20:8
improving 24:14
including 17:1 44:18
increase 41:14
India 5:24 6:1
initial 32:15
input 22:1
inside 11:24 12:2 36:6 38:1
integrity 8:15
intelligence 7:23
intended 17:24 37:20
intent 17:21 28:2 43:17
intention 22:17
interfere 17:17 27:24 43:14
introduced 8:5
investment 19:19
involved 6:13 10:8 45:4,21,25
irregularity 20:11
isolated 14:9
issue 26:11,23
issues 26:14

J

J-O-H-N-S-T-O-N 19:9
Jo 8:6
Joe 8:23 9:2 44:21
Joes 45:3
Johnston 19:8,12,15,17 23:22
24:16 25:12,15 26:9,24 27:3,
10,14 28:21

joining 6:17
joists 26:1
joy 8:20
July 16:3
June 7:11

K

kick 42:7
kicking 36:7
kind 13:25 21:24 24:19 25:11,
19 26:4 30:3,7,17 31:2,7,19
45:11 46:15,16
Kingdom 6:2
knee 12:23
knock 26:15
Krieger 3:19,20 5:1,2 15:25
16:15 18:14,15 28:11,12
35:13,15 36:16,20 37:6,10,17
38:11 39:6 42:22 43:24,25
Kumudini 47:10
Kwanza 47:19

L

L-SHAPED 41:24
lake 20:2 37:2 42:24 43:4,6,13
46:12
large 17:9
layout 11:8 17:10
leadership 8:14 9:4
learned 46:8
leave 25:4
leaves 24:19
left 40:19
lesser 30:25 40:1,8
letter 31:13
level 36:12 37:9 41:17 42:11

license 45:13
life 6:12 47:9
limit 22:18
limited 17:5,10 27:18 43:3
lines 20:15
livable 15:19
lived 6:13
lives 47:8
living 43:18
located 43:6
location 43:12
long 6:18 46:17
Longo 3:17,18 4:24,25 5:15
9:10 10:1,3,6,10,13 13:12
18:5,12,13 19:10,13,16 24:11
27:12 28:9,10,24 29:17,20,23
33:20 36:24 37:1 43:22,23
looked 25:10,17,20 46:4
lose 45:12
lot 15:11 17:2 19:20,23 20:12,
20,25 21:4 22:7,13,19,22,23
23:1,8,20 24:8 25:18 27:6
29:9 30:24 31:24 32:1 33:15
34:7,11,18,23 36:13 37:14
38:6 39:1,6,13 42:13 43:9
46:7,8
lots 20:2,11 25:2 30:18 32:2
39:4
lot's 17:3,13
lower 14:14
luck 28:23 44:23

M

made 6:7 15:8 45:2 46:20
Mahatma 5:25
mailed 13:12 24:11 33:20
maintained 39:11

**Meeting
12/09/2025**

7

maintaining 17:24 39:7,9
maintains 17:19
make 4:13 9:14 21:7,22 23:12
24:2,5 35:18,21 37:25 42:5
47:22,24
mall 45:5,9
man 7:25
manager 27:1
materials 15:14
maximum 29:11
Meadowbrook 45:6
medical 6:1,8 45:13
medicine 6:10
meet 22:20
meeting 3:2 4:6,11,12,15 7:2,
17 8:4 9:6 22:15 46:2 47:11,
25 48:5
member 3:7,8,11,12,13,14,15,
16,17,18,19,20 4:13,16,17,18,
19,20,21,22,23,24,25 5:1,2,3,
4,12,15,17 6:25 8:22,24,25
9:5,8,10 10:1,3,6,10,13 13:12,
18,23 14:5,20,22,24 15:3,8,
24,25 16:15,17,21 18:5,6,7,8,
9,10,11,12,13,14,15,16,17,22
19:10,13,16 24:11 25:9,13
26:8,10,11,17,25 27:12 28:4,
5,6,7,8,9,10,11,12,13,14,17,
18,23,24 29:17,20,23 33:20
34:1,6,7,10,19,23 35:7,10,25
36:3,16,20,21,24,25 37:1,6,10
39:6,10 40:12,16,23 41:3,7,19
42:3,12,22 43:19,20,21,22,23,
24,25 44:1,2,5,6,7,8,11,15
45:1,2 47:5,16,24 48:1
members 5:19
mentioned 13:14 22:7,12
44:21
Merry 16:18 47:18
met 6:24 46:7,20
middle 16:14 33:8

Mile 45:6
mine 7:12
minimal 13:24 17:19 41:9
minimum 15:13 22:20 37:21
minutes 4:3,5,6,14
missing 44:22
mold 26:19
moment 8:7
Montague 3:1,5,9,10,23 5:5,6,
9,14 9:2,7,12 10:16,22 11:7,
10,13 12:2,5,13 13:11,16
16:19 18:18,19,24 22:2 23:13
24:10 25:7 27:4,11 28:15,16
29:1,24 31:21 32:5 33:19,25
38:2,16,23 39:3,8,15,19 40:9
42:20 44:3,4,14,25 48:2
month 4:7
month's 4:14
mood 27:9
motion 4:14 5:7 16:20 18:20
27:11 28:19 42:20 44:9 45:1
47:22,23,24
move 16:22 20:21 22:19 23:1
26:6 27:12 37:12 38:5 42:22
moved 30:24 31:16
moving 21:4 22:13 23:20
31:10 34:16,20 40:18

N

names 10:17
NARDONE 3:7,9,11,13,15,17,
19,21 4:18,20,22,24 5:1,3,5,7
18:6,8,10,12,14,16,18,20
28:5,7,9,11,13,15,17,19
43:20,22,24 44:1,3,5,7,9
narrow 27:21 32:17 33:7,8
41:1 43:4
nature 7:21
necessarily 35:20

needed 7:2
neighbor 17:20 20:10 24:25
31:9,11
neighbor's 37:13,16 40:21
neighborhood 17:25 24:15
25:3
neighboring 31:8 36:11
nice 9:3,9 46:8
night 9:11,15 18:25
north 31:10 46:11
noticed 26:19
notices 13:13 24:12 33:21
Novi 6:7,9,17,19,20 9:17,24
19:1 20:4 24:23 29:3 44:21,22
number 27:13 40:11 42:23
numbers 8:2 36:22

O

objection 14:21 27:2
objections 13:14 33:22
office 30:16 45:5,7
officially 6:10
One-family 9:20 19:6 29:13
open 12:19,24 16:13,19 20:20
36:16
opened 16:10
opportunity 47:7
opposed 39:4
option 22:12
order 3:1
ordinance 9:17 17:22 19:1
22:16,17,21,24 23:2 28:2 29:3
43:17
original 11:18
orthopaedic 6:3
outer 11:22

**Meeting
12/09/2025**

8

overnight 46:16

owners 46:6

Oxford 6:4

P

p.m. 48:5

packet 11:11

parcels 19:20

Pardon 14:23

part 13:7 15:19,22 26:5 36:18

passed 7:11

past 40:13

patio 11:1,3 16:5

pavers 11:25

peace 8:20

Peddiboyina 3:15,16 4:16,22, 23 14:5,20 16:21 18:10,11,22 26:25 28:7,8,23 34:1,6 43:19, 20,21 44:11,15

people 8:2 24:13 46:2,5,8,14, 20

percentage 34:8,11

Perfect 11:14

perimeter 11:22

permission 44:13

permit 41:15,17 42:11

permits 12:11 26:6

person 44:17

person's 41:21

personal 23:18

personally 5:22 8:17 47:6

petitioner 16:25 17:4,12 27:15,17,22 42:25 43:2,11

petitioner's 17:15

philosophy 6:13

phone 8:18

phones 3:24

physicians 45:14,16

picked 7:4

picture 11:16,18 30:5 37:22 40:17 44:12

place 13:20 25:10 31:1 36:15

placement 17:7

plan 18:3 21:21 30:22

planning 30:8

plans 32:19

pleasure 8:4

pledge 3:3,4

podium 4:1 5:13 9:21

point 26:4 31:22

portion 33:5

post 7:7

postpone 4:10,14

practical 16:25 27:15 42:25

practice 6:9

practiced 6:1

present 9:21 29:25

presentation 22:8,13

president 6:18 10:8

pretty 36:11 37:8 39:9

prevent 45:24

prevented 17:5 27:18 43:2

principles 8:1

prior 17:15

privilege 5:21

problem 14:1,19

process 21:16

prohibits 22:16 23:3

project 30:7

promise 10:3,13 19:13 29:20

properties 20:8,18 21:2 27:25 31:8 43:15

property 9:19 17:6,8,18,23 19:5,18,19 20:10,15,17,22 21:10 22:14 27:19,20,23 28:1 29:12 30:1,9 31:11 37:16 43:3,5

proposed 17:2,8

prove 31:24

provide 12:17

PTAC 14:12

public 5:10 9:13

pulled 38:20

pulling 34:13

purchased 27:23 30:9

put 4:1 11:8,25 15:19 21:17 22:23 38:1,4

puts 27:9

putting 21:18,19 24:23 25:23

PZ25-0060 9:15 16:22

PZ25-0062 18:25 27:13

PZ25-0063 29:2 42:23

PZ25-0065 4:11

Q

question 12:21 32:9 34:25 35:11,15 38:8 41:11,18 42:8

questions 13:10 35:11

quick 37:22

quorum 3:22,25

R

R-4 9:20 19:6 29:13

R-O-B-E-R-T 10:20

R4 22:20

raise 5:17

**Meeting
12/09/2025**

9

re-sheet 25:25	20:14 21:24	Rotary 6:17
read 6:12	requested 22:11 39:24,25	Royal 6:2
real 26:17	requesting 9:16 18:25 29:2	rules 3:23
realized 26:14	requests 32:2	run 20:16
rear 9:17 16:24 29:4 33:13 42:12 43:7	required 9:18 17:6 19:3,5 29:5,7,8	
reason 20:4 45:4	requirement 21:12	<hr/>
reasonable 17:7,23 43:18	requirements 17:14	SAARELA 47:3
reasons 23:19	requires 27:16	safe 42:5
rebuild 23:14	requiring 43:1	safely 7:6
received 30:6	resident 9:24	safety 17:25
Recently 8:4	Residential 9:20 19:6 29:13	Samona 3:7,8 4:13 5:3,4,12, 17 7:11 8:24 9:8 16:17 18:16, 17 26:11 28:4,13,14 34:7,10, 19,23 35:7 36:3,21 39:10 44:1,2 45:1 47:16 48:1
recited 3:4	residents 8:12 46:13 47:17	Sanghvi 3:11,12 4:17,18,19 5:23 6:24 7:17 8:5,9,16,22,25 9:3,5 13:18,23 18:6,7 25:9,13 26:8,10 28:17,18 35:10,25 36:25 44:5,6,12,15 45:2 47:5, 22,24
recognition 7:7	resolved 42:10,11	Sanghvi's 5:23
recognizing 5:21	respect 43:3	Sash 10:8
recommendations 43:11	rest 9:10	school 5:25
record 19:7	restrict 17:7 40:11	Schools 6:21
redo 26:18	restrictions 45:13	screen 4:2 11:8
reflected 8:1	resulting 29:5	secondary 31:15
refurbish 23:14 27:19	retire 6:9 20:24 47:14	Section 9:17 19:2 29:3
refurbishing 21:13	retirement 6:11 8:19 20:25	sell 22:23
regulation 36:3	retiring 6:10	send 31:13
regulations 17:24 18:2	returned 24:12	sense 21:7 23:12
relief 17:16,21 27:23 28:1 43:13,16	returns 13:13 33:21	separation 17:20
remain 11:23	review 4:7	serve 7:14 44:19
remarkable 6:22 8:15	revision 4:8,10	service 6:16,22 8:14,16 9:4
remarks 5:10	ride 47:13	serving 6:18
remember 14:11 15:25	Robert 10:7,20 16:23	set 11:5,13 25:1
reminded 7:12	role 6:20	setback 9:18 16:24 17:6,12,24
rendition 31:2	Roll 3:5	
replace 25:17 26:14	Ron 19:8,10 27:13	
replacing 10:25 25:23	roof 21:14,17,22 25:15,17,21, 22,23 26:14 30:4 32:22 36:17	
reporter 10:17	room 11:3,21 12:1,25 15:8,22 34:5 35:21 36:9 41:23	
request 14:1 16:7,16 17:15		

Meeting**12/09/2025**

10

19:2 29:4,6 33:13,14 42:13
43:7,8
setbacks 42:13,14
setting 11:18
shape 21:14 25:16
sharing 37:14
shingles 25:24
short 36:11 46:18
shortens 15:21
shorter 15:9 36:12,13
show 37:22
showed 7:19 12:22
showing 31:15
shown 16:25 27:15 42:25
shows 39:13
side 14:14 19:2,4 21:9 27:14
29:6,7 33:14 37:15,18,19
38:10,14 40:17,20 41:4,5
42:13 43:8 46:11
sides 41:2
siding 21:18 25:17
sign 45:8,10,11,12,14,15
silence 3:24
similar 26:16
simple 8:7
simply 27:7 35:2
simultaneous 4:13
sincerely 7:18
sincerity 8:7
single 6:14
sir 25:12 26:5,10,24 27:10
site 17:3 46:3,4
sits 14:14
sitting 20:17 39:5
situation 26:16 30:18 32:1

situations 41:19
size 30:11 32:20 34:16 45:14
sloped 32:22
slow 6:11
slowly 7:5
small 7:20 30:19 31:24 38:19
smaller 38:22 45:8,10,11
smile 8:6
snow 7:1
solid 13:1
sort 31:1,15
sought 16:23 27:13 42:23
south 31:9 37:2,15 42:24
space 15:15 16:4 24:19 25:5
30:14,16 31:20 32:16 33:9
34:3,4 35:21 36:6 37:24 38:25
40:20 43:18
spacing 17:25
spans 6:16
sparked 30:7
speak 4:4 8:10 22:3 32:6
47:13
speakers 13:3
speaks 7:21
spell 5:15 9:22 10:17 19:7
29:14
spirit 17:21 28:2 43:16
spoke 46:5
spot 26:18,19
sprinkler 42:8
square 21:21 30:23 34:17
staff 44:22 46:22
staircase 41:24
staircases 41:22
stairs 32:21 33:8
stand 20:5

stands 30:12
started 45:7
state 9:21 19:6 29:13
States 6:6
stay 30:22 37:20
stayed 46:14
step 9:21
stone 12:3
stop 23:11
storage 34:5
stories 29:12 32:10 33:2,18
35:19,20 36:9,12
story 5:23 6:12 32:13,24 35:1,
2,5,6,16 36:4,6,7,17 41:12
42:7,15 46:18
straight 41:23
street 24:18,24 36:21 37:3,25
38:10,14,21
strip 45:5,9
stronger 21:23
structure 17:8 18:2 27:7 30:7
31:10,16
stuff 11:25 12:1 15:14,19 16:9
subdivision 22:20
submitted 18:3
suggesting 22:25
summer 14:16 16:2
summertime 16:9 46:15
sunroom 10:25 11:5,17 12:18
14:7,9
sunset 47:13
superior 46:24
support 27:9 28:4 42:17
supporting 14:1 26:23 31:13
supportive 24:14
supposed 37:8

Meeting**12/09/2025****11****surgery** 6:4**surprise** 8:25**surrounding** 17:18 27:25
43:15**survey** 31:6,15 39:13**surveyor** 39:21**system** 42:8**T****taking** 34:15**talk** 9:5 23:3,23,24 24:21**talked** 25:22 32:18**talking** 24:8 25:8 37:17**taught** 7:16**tear** 30:10**ten** 4:3 9:25 22:8 23:9 45:6**tenure** 6:19**term** 47:23**terms** 34:17**themes** 20:8**thing** 13:25 24:17 31:23 47:16**thing's** 11:20**things** 7:8 41:20 46:8,17**thinks** 40:8**third-floor** 29:11 43:10**Thompson** 3:13,14 4:20,21
14:22,24 15:3,8,24 18:8,9
28:5,6 40:12,16,23 41:3,7,19
42:3,12 44:7,8**thought** 20:23 35:25 38:3
46:24**three-story** 33:3**time** 4:7 5:10 6:8 14:15 23:2
24:20 27:11 42:21 46:1 47:10,
11,12**times** 15:11**today** 5:20 20:15 22:15 24:18
47:10**tonight** 3:25 5:20 21:25 22:6,
11 23:4 25:8 33:12**topography** 43:5**tore** 21:15**total** 29:8 34:14 43:9**touching** 47:8**toughest** 45:19**town** 45:23 46:12**training** 6:4**trees** 16:1**truth** 8:15 10:4,14 19:14 29:21**two-story** 36:8**type** 20:3,8 41:20**U****ultimately** 13:20**underneath** 34:4**understand** 13:23 15:1,7 16:1,
15,16 24:1,25 26:13,21 38:23**understanding** 39:11**uniformity** 18:1**unique** 17:9 27:20 43:6**unit** 14:8,13**United** 6:2,6**units** 16:14**unreasonably** 17:5,17 27:18,
24 43:2,14**upstairs** 32:21**V****vacant** 22:22,23**vacation** 46:15**variance** 9:16,19 10:25 12:16,
17 13:24,25 14:1 16:4,22,24**17:4,19 19:1,3,5 20:3 21:6,8
22:8,9 23:2,8,9,10,16 27:13,
14,16,17 28:3 29:2,5,7,9,10
30:21,25 32:2,4 33:12,15,16,
17 39:24,25 40:1 42:23 43:1****variances** 22:6,11 24:4 30:16
33:12 43:1**vehicles** 37:21**version** 19:21**view** 24:19 41:11**Vinyl** 10:8**violation** 30:6**visit** 23:6**visited** 25:9 46:3**visual** 11:8**visuals** 4:2**volumes** 7:21**volunteers** 8:11**W****walk** 40:24**walk-out** 34:2**walked** 7:5**wall** 12:3,23 13:1 14:14 32:21**Walled** 20:2 46:12**walls** 30:3**wanted** 25:5,16 26:18 45:8**wanting** 16:2**warmly** 7:18**warmth** 8:7**water** 25:18,21 26:1,19**ways** 46:11**whatsoever** 26:12**wide** 30:19 32:18**width** 15:23 24:9**widths** 22:20

wife 19:17 20:23 30:2 47:11
windows 16:9,13 21:19
wisdom 8:14
withdraw 35:10
wonderful 44:16 46:20
words 44:13
work 19:21 30:15 32:13
working 47:3
worse 39:12,15
wrapped 7:2
wrong 21:12

Y

yard 9:18 16:24 19:2,4 27:14
29:4,6,7 33:13,14,15 42:13
43:7,8,9 46:7

year 6:25 14:15 47:18,22
years 9:25 16:11,12 19:25
30:8 46:3 47:2

Z

Z-A-C-H 29:15

Zach 29:15,17 34:1 42:24

ZBA 45:4,10,25 46:21 47:11,
23

zoned 9:19 19:6 29:13

zoning 3:2 6:23 9:17 17:14
18:2 19:1 23:2 29:3 46:10