

REGULAR MEETING - ZONING BOARD OF APPEALS

CITY OF NOVI

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

VIRTUAL MEETING VIA ZOOM

BOARD MEMBERS:

Joe Peddiboyina, Chairperson

Linda Krieger

Siddharth Mav Sanghvi

Clift Montague

Michael Thompson

ALSO PRESENT:

Beth Saarela, City Attorney

Larry Butler, Dep. Community Development Director

Katherine Opperman, Recording Secretary

Reported by:

Darlene K. May, Certified Shorthand Reporter

1 Tuesday, March 9, 2021

2 7:00 p.m.

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

8 Okay. And there will be ...

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

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

14 (Pledge of allegiance recited.)

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

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

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

23 CHAIRPERSON PEDDIBOYINA: Yes.

24 MS. OPPERMAN: Member Krieger?

25 MEMBER KRIEGER: Present. Linda

1 Krieger, Novi, Michigan, Oakland County.

2 MS. OPPERMAN: Thank you. Member

3 Longo?

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

6 MS. OPPERMAN: Member Montague?

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

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

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

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

16 Member Sanghvi?

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

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

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

23 MS. OPPERMAN: Thank you.

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

1 have enough for a quorum?

2 MS. OPPERMAN: Yes.

3 CHAIRPERSON PEDDIBOYINA: Okay.

4 Sounds good.

5 Okay. We have enough for a quorum.

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

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

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

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

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

1 that's all.

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

4 MS. OPPERMAN: Correct.

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

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

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

12 No?

13 MEMBER SANGHVI: Second.

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

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

19 Say, aye, everybody.

20 THE BOARD: Aye.

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

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

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

4 CHAIRPERSON PEDDIBOYINA: Yeah?

5 MEMBER KRIEGER: I have three changes.

6 CHAIRPERSON PEDDIBOYINA: Okay.

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

10 CHAIRPERSON PEDDIBOYINA: Thank you.

11 Thank you so much, Member Krieger.

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

14 CHAIRPERSON PEDDIBOYINA: Okay.

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

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

19 MS. OPPERMAN: Thank you.

20 CHAIRPERSON PEDDIBOYINA: Okay.

21 Somebody can make a motion.

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

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

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

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

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

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

10 And we have agenda is approved.

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

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

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

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

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

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

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

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

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

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

18 Is the applicant present?

19 MR. ZIARNIK: Yes.

20 CHAIRPERSON PEDDIBOYINA: Are you  
21 Patrick, sir?

22 MR. ZIARNIK: Yes, I am.

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

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



1 yes.

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

4 Katherine, he has to be sworn or no?

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

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

9 MS. OPPERMAN: Thank you.

10 CHAIRPERSON PEDDIBOYINA: Okay.

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

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

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

21 MS. OPPERMAN: Thank you.

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

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

1 CHAIRPERSON PEDDIBOYINA: Okay.

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

4 Thank you.

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

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

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

1 boat out of the water.

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

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

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

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

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

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

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

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

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

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

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

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

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

1 complied with that particular ordinance.

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

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

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

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

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

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

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

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

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

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

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

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



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

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

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

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

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

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

22                  CHAIRPERSON PEDDIBOYINA: Okay.

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

25                  MR. ZIARNIK: Pardon me?

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

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

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

8 MR. ZIARNIK: Okay.

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

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

16 MR. BUTLER: I'm here.

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

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

22 CHAIRPERSON PEDDIBOYINA: Thank you so  
23 much.

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

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

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

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

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

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

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

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

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

12 And thank you so much, Larry, also.

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

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

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

21 MEMBER KRIEGER: Oh, okay.

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

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

25 MEMBER SANGHVI: Mr. Chair, may I?

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

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

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

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

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

14 CHAIRPERSON PEDDIBOYINA: Thank you,  
15 Member Sanghvi.

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

18 MEMBER MONTAGUE: Could I?

19 CHAIRPERSON PEDDIBOYINA: Okay. Go  
20 ahead.

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

1 MR. ZIARNIK: Right.

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

6 MR. ZIARNIK: Thank you.

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

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

12 Okay. Looks like none.

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

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

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

25 MEMBER KRIEGER: Yes. In case number

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

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

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

23 MEMBER SANGHVI: Second.

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

1                                   Somebody could make a second, please?

2                                   MEMBER SANGHVI:    Second.

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

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

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

10                                  MS. OPPERMAN:   Yes.   Member Thompson?

11                                  MEMBER THOMPSON:   (No audio response.)

12                                  Helps if you unmute it.   Approve.

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

15                                  Member Sanghvi?

16                                  MEMBER SANGHVI:   Yes.

17                                  MS. OPPERMAN:   Chairperson

18 Peddiboyina?

19                                  CHAIRPERSON PEDDIBOYINA:   Yes,  
20 please.

21                                  MS. OPPERMAN:   Member Montague?

22                                  MEMBER MONTAGUE:   Yes.

23                                  MS. OPPERMAN:   Member Longo?

24                                  MEMBER LONGO:   Yes.

25                                  MS. OPPERMAN:   Member Krieger?



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MEMBER KRIEGER: Yes.

MS. OPPERMAN: Motion passes.

MR. ZIARNIK: Thank you.

CHAIRPERSON PEDDIBOYINA: Okay. Thank you. Congratulations.

MEMBER KRIEGER: Enjoy.

MR. ZIARNIK: Thank you.

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

Is the applicant present?

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

CHAIRPERSON PEDDIBOYINA: Okay. Good.

1 Are you an attorney?

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

3 CHAIRPERSON PEDDIBOYINA: Pardon me?

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

5 I'm the applicant.

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

9 MS. OPPERMAN: Of course.

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

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

18 MS. OPPERMAN: Thank you.

19 MEMBER SANGHVI: Spell your name,  
20 please.

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

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

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MR. CHEKKA: Yeah. Give me a minute.

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

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

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

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

And the Novi city -- (audio dropped.)

1 MEMBER KRIEGER: Lost you.

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

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

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

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

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

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

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

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

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

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MEMBER SANGHVI: Yeah.

CHAIRPERSON PEDDIBOYINA: Any comment on this, Larry?

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

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

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

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

CHAIRPERSON PEDDIBOYINA: Thank you so much, Katherine.

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

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

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

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

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

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

13 MEMBER SANGHVI: Mr. Chair?

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

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

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CHAIRPERSON PEDDIBOYINA: Thank you,  
Member Mav Sanghvi.

Any other board member would like to  
speak on this?

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

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

CHAIRPERSON PEDDIBOYINA: Yes, please.  
Go ahead.

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

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

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

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

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

8                           MEMBER SANGHVI: Second.

9                           MEMBER KRIEGER: Second.

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

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

15                          Okay. Looks like seeing none.

16           Katherine, can you please roll call?

17                          MS. OPPERMAN: Member Krieger?

18                          MEMBER KRIEGER: Yes.

19                          MS. OPPERMAN: Member Longo?

20                          MEMBER LONGO: Yes.

21                          MS. OPPERMAN: Member Montague?

22                          MEMBER MONTAGUE: Yes.

23                          MS. OPPERMAN: Chairperson

24           Peddiboyina?

25                          CHAIRPERSON PEDDIBOYINA: Yes, please.



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MS. OPPERMAN: Member Sanghvi?

MEMBER SANGHVI: Yes.

MS. OPPERMAN: And Member Thompson?

MEMBER THOMPSON: Yes.

MS. OPPERMAN: Motion passes.

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

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

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

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

(No verbal response.)

CHAIRPERSON PEDDIBOYINA: Robert, can

1 you unmute? Can you speak?

2 MEMBER KRIEGER: There he goes.

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

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

8 MR. LEDBETTER: Yes, sir.

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

14 Katherine, can you please take it?

15 MS. OPPERMAN: Of course.

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

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

23 MS. OPPERMAN: Thank you.

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



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MR. LEDBETTER: (No response.)

CHAIRPERSON PEDDIBOYINA: Robert, are you there?

MR. LEDBETTER: Yes, I'm here.

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

MEMBER KRIEGER: All set?

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

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

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

And the structure is nice. It's

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

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

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

17 Okay. From the City, Larry?

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

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

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

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

1 objections.

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

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

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

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

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

15 And it's open to the board members.

16 MEMBER KRIEGER: I have a question.

17 MEMBER SANGHVI: Mr. Chair?

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

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

25 MR. LEDBETTER: Oh, that was my

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

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

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

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

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

19 MEMBER KRIEGER: Line of sight, yes.

20 MR. LEDBETTER: Yes.

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

23 MR. LEDBETTER: Yes.

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

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

6 MR. LEDBETTER: All right. Thank you.

7 MEMBER KRIEGER: Yup.

8 CHAIRPERSON PEDDIBOYINA: Thank you,  
9 Member Linda.

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

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

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

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

18 MR. LEDBETTER: Yes, sir.

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

23 So I think I can support this  
24 variance.

25 MR. LEDBETTER: All right. Thank you.



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

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

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

14 Any other board member would like to  
15 speak?

16 MEMBER SANGHVI: Yes, Mr. Chair.

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

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

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

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

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

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

5 MR. LEDBETTER: Yes.

6 MEMBER SANGHVI: Okay.

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

9 MEMBER SANGHVI: Thank you.

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

12 MEMBER SANGHVI: Thank you.

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

16 Okay. Looks like seeing none.

17 Okay. It's time for the motion.

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

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

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

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

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

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

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

15 Okay. And somebody can make a second.

16 MEMBER SANGHVI: Second.

17 CHAIRPERSON PEDDIBOYINA: Thank you,  
18 Member Sanghvi.

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

22 Seeing none.

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

25 MS. OPPERMAN: Yes. Member Thompson?

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MEMBER THOMPSON: Oh, yes.

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

MEMBER SANGHVI: Yes.

MS. OPPERMAN: Chairperson  
Peddiboyina?

CHAIRPERSON PEDDIBOYINA: Yes, please.

MS. OPPERMAN: Member Montague?

MEMBER MONTAGUE: Yes.

MS. OPPERMAN: Member Longo?

MEMBER LONGO: Yes.

MS. OPPERMAN: And Member Krieger?

MEMBER KRIEGER: Yes.

MS. OPPERMAN: Motion passes.

CHAIRPERSON PEDDIBOYINA: Thank you so  
much, Katherine.

And congratulations, Robert, and good  
luck.

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

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

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

6 Is the applicant present?

7 MR. ECKRICH: Yes, I am.

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

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

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

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

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

24 CHAIRPERSON PEDDIBOYINA: Thank you.

25 MR. ECKRICH: But we took over the

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

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

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

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

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

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

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

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

6 And that's about.

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

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

11 CHAIRPERSON PEDDIBOYINA: Thank you so  
12 much.

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

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

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

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

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

25 CHAIRPERSON PEDDIBOYINA: Excellent.



1 Thank you so much, Katherine, once again.

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

4 It's open to the board.

5 MEMBER SANGHVI: Yes, Mr. Chair.

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

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

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

16 CHAIRPERSON PEDDIBOYINA: Thank you,  
17 Member Sanghvi.

18 Any other board member would like to  
19 speak?

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

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

1 MEMBER SANGHVI: Yeah, it's there.

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

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

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

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

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

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

16 MEMBER KRIEGER: I can't remember.

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

23 MEMBER KRIEGER: I'm thinking  
24 proportions.

25 MR. ECKRICH: Proportionately, it's on

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

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

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

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

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

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

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

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

3 MEMBER MONTAGUE: Yes, I would.

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

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

13 CHAIRPERSON PEDDIBOYINA: Thank you,  
14 Member Montague.

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

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

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

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MEMBER KRIEGER: No, you are.

MEMBER THOMPSON: I said I was.

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

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

Member Longo, sorry about that.

Member Michael, please go ahead, sir.

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

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

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

The relief granted would not  
unreasonably interfere with adjacent or surrounding

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

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

8 MEMBER SANGHVI: Second.

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

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

15 MS. OPPERMAN: Yes.

16 CHAIRPERSON PEDDIBOYINA: Thank you.

17 MS. OPPERMAN: Member Krieger?

18 MEMBER KRIEGER: Yes.

19 MS. OPPERMAN: Member Longo?

20 MEMBER LONGO: Yes.

21 MS. OPPERMAN: Member Montague?

22 MEMBER MONTAGUE: Yes.

23 MS. OPPERMAN: Chairperson

24 Peddiboyina?

25 CHAIRPERSON PEDDIBOYINA: Yes, please.

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MS. OPPERMAN: Member Sanghvi?

MEMBER SANGHVI: Yes.

MS. OPPERMAN: And Member Thompson?

MEMBER THOMPSON: Yes.

MS. OPPERMAN: Motion passes.

CHAIRPERSON PEDDIBOYINA: Thank you,  
so much, Katherine.

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

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

CHAIRPERSON PEDDIBOYINA: Okay. Thank  
you so much.

MR. ECKRICH: All right. Bye-bye.

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

Section 4.19(I) for a two-story barn  
height of 18 feet, one story or 14 feet maximum allowed

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

5 Is the applicant present, please?

6 MR. ABRO: Yes.

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

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

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

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

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

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

21 MS. OPPERMAN: Thank you.

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

24 MR. ABRO: Yes.

25 CHAIRPERSON PEDDIBOYINA: Okay. If



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

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

13 Um, that's my case.

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

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

18 CHAIRPERSON PEDDIBOYINA: Okay. Thank  
19 you.

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

23 MEMBER SANGHVI: Any correspondence?

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

1 And the City.

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

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

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

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

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

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

17 CHAIRPERSON PEDDIBOYINA: Jason, are  
18 you there?

19 (No response.)

20 CHAIRPERSON PEDDIBOYINA: Jason.

21 MEMBER SANGHVI: I don't see anybody.

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

24 (No response.)

25 CHAIRPERSON PEDDIBOYINA: Okay. Final

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

4 (No response.)

5 CHAIRPERSON PEDDIBOYINA: Okay. Looks  
6 like none.

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

10 MEMBER SANGHVI: Yes, Mr. Chair?

11 CHAIRPERSON PEDDIBOYINA: Member  
12 Sanghvi, please proceed.

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

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

23 Any other board member, please?

24 MEMBER KRIEGER: I have a question.

25 CHAIRPERSON PEDDIBOYINA: Yeah, Member

1 Linda, go ahead.

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

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

9 MEMBER KRIEGER: Okay.

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

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

17 MR. ABRO: Yeah. Nearly identical.

18 MEMBER KRIEGER: All right. Cool.

19 Appreciate it. Thank you.

20 CHAIRPERSON PEDDIBOYINA: Thank you,  
21 Member Linda.

22 Any other board member, please?

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

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

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

6 MEMBER SANGHVI: Okay. Thank you.

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

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

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

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

24 Thank you.

25 CHAIRPERSON PEDDIBOYINA: Thank you,

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

3 MEMBER LONGO: I second.

4 CHAIRPERSON PEDDIBOYINA: Thank you,  
5 member Longo.

6 Any other discussion before roll call?

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

9 MS. OPPERMAN: Member Krieger?

10 MEMBER KRIEGER: Yes.

11 MS. OPPERMAN: Member Longo?

12 MEMBER LONGO: Yes.

13 MS. OPPERMAN: Member Montague?

14 MEMBER MONTAGUE: Yes.

15 MS. OPPERMAN: Chairperson

16 Peddiboyina?

17 CHAIRPERSON PEDDIBOYINA: Yes,

18 please.

19 MS. OPPERMAN: Member Sanghvi?

20 MEMBER SANGHVI: Yes.

21 MS. OPPERMAN: And Member Thompson?

22 MEMBER THOMPSON: Yes.

23 MS. OPPERMAN: Motion passes.

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

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

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

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

14 This property is zoned residential  
15 acreage, RA.

16 Is the applicant present?

17 MS. LONGO: Yes, we are.

18 MR. NOLES: Yes, we are.

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

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

25 MS. OPPERMAN: Yes. If you could each

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

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

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

10 MS. OPPERMAN: Thank you.

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

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

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

23 CHAIRPERSON PEDDIBOYINA: Thank you so  
24 much.

25 (PowerPoint displayed.)



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

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

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

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

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

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

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

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

25 Standard number two is that it was not

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

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

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

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

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

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

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

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

1 neighbors' lots.

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

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

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

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

1 parcels.

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

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

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

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

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

17 And from the City, Larry?

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

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

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

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

1 approval. One objection.

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

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

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

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

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

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

1 board members.

2 And it's open to the board members.

3 You can speak.

4 MEMBER SANGHVI: Okay. You go, Linda.

5 MEMBER KRIEGER: Just real short.

6 Excellent presentation and I approve  
7 your request.

8 CHAIRPERSON PEDDIBOYINA: Thank you,  
9 Member Linda.

10 And Member Sanghvi, please go ahead.

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

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

23 CHAIRPERSON PEDDIBOYINA: Thank you,  
24 Member Sanghvi.

25 Any other board member would like to



1 speak, please?

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

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

8 MS. LONGO: We look so similar.

9 MEMBER KRIEGER: Yeah.

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

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

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

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

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

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

8 MEMBER SANGHVI: Second.

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

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

14 Looks like none.

15 Katherine, can you please roll call?

16 MS. OPPERMAN: Yes. Member Thompson?

17 MEMBER THOMPSON: Yes.

18 MS. OPPERMAN: Member Sanker?

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

21 MS. OPPERMAN: Member Sanghvi?

22 MEMBER SANGHVI: Yes.

23 MS. OPPERMAN: Chairperson  
24 Peddiboyina?

25 CHAIRPERSON PEDDIBOYINA: Yes, please.

1 MS. OPPERMAN: Member Montague?

2 MEMBER MONTAGUE: Yes.

3 MS. OPPERMAN: Member Longo?

4 MEMBER LONGO: Yes.

5 MS. OPPERMAN: And Member Krieger?

6 MEMBER KRIEGER: Yes.

7 MS. OPPERMAN: Motion passes.

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

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

12 MR. NOLES: Thank you very much.

13 CHAIRPERSON PEDDIBOYINA: Thank you so  
14 much.

15 Okay. And no further case today.

16 Katherine, I have a quick question.

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

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

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CHAIRPERSON PEDDIBOYINA: Okay.

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

And I saw your cat. A nice one.

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

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

And every other person say --

THE BOARD: Aye.

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

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

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C E R T I F I C A T E

STATE OF MICHIGAN)

) ss

COUNTY OF OAKLAND)

I, Darlene K. May, Notary Public

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

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

March 31, 2021  
(Date)