

09/10/2024

1 REGULAR MEETING - ZONING BOARD OF APPEALS

2 CITY OF NOVI

3 TUESDAY, SEPTEMBER 10, 2024

4 Council Chambers/Novi Civic Center

5 41725 Novi Road

6 Novi, Michigan

7

8 BOARD MEMBERS:

9 Joe Peddiboyina, Chairperson

10 Mike Longo, Secretary

11 Siddharth Mav Sanghvi, Member

12 Linda Krieger, Member

13 Jay McLeod, Member

14 W. Clift Montague, Member

15 Michael Thompson, Member

16 ALSO PRESENT:

17 Elizabeth Saarela, City Attorney

18 Alan Hall, Deputy Community Development

19 Director

20 Sarah Fletcher, Recording Secretary

21 REPORTED BY:

22 Melinda R. Womack

23 Certified Shorthand Reporter

24

25

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1 CHAIRPERSON PEDDIBOYINA: Good evening,  
2 and welcome to the Novi Zoning Board of Appeals.  
3 Today is September 10, 7:00. Please, everybody  
4 stand up. Pledge of Allegiance followed by the  
5 Michael Longo.

6 (Pledge of Allegiance recited)

7 CHAIRPERSON PEDDIBOYINA: Thank you.  
8 Please be seated, and the cell phones please  
9 muted. Roll Call.

10 MS. FLETCHER: Chairperson Peddiboyina?

11 CHAIRPERSON PEDDIBOYINA: Yes, please.

12 MS. FLETCHER: Member Sanghvi?

13 MEMBER SANGHVI: Yes.

14 MS. FLETCHER: Member Thompson?

15 MEMBER THOMPSON: Yes.

16 MS. FLETCHER: Member Montague?

17 MEMBER MONTAGUE: Here.

18 MS. FLETCHER: Member Longo?

19 MEMBER LONGO: Here.

20 MS. FLETCHER: Member Krieger?

21 MEMBER KRIEGER: Present.

22 MS. FLETCHER: Member McLeod?

23 MEMBER McLEOD: Here.

24 MS. FLETCHER: Thank you.

25 CHAIRPERSON PEDDIBOYINA: Thank you.

1 And public hearing and format and rules and  
2 conduct. And you can see everything. Approval of  
3 minutes August 2024. Somebody make a motion for  
4 approval for August 2024? Any changes? Any  
5 modifications? Somebody can make a motion,  
6 please.

7 MR. LONGO: I move we accept the  
8 minutes.

9 CHAIRPERSON PEDDIBOYINA: Yeah. Who's  
10 going to second?

11 MEMBER MONTAGUE: I'll second.

12 CHAIRPERSON PEDDIBOYINA: Thank you.  
13 Say all in favor aye.

14 THE BOARD: Aye.

15 CHAIRPERSON PEDDIBOYINA: Any nays?  
16 Thank you. Approval of agenda. Any changes? Any  
17 modifications? This is the time where you can  
18 change and modifications. Somebody make a motion  
19 for the agenda.

20 MEMBER KRIEGER: I move to approve the  
21 agenda as presented tonight.

22 CHAIRPERSON PEDDIBOYINA: Second  
23 somebody?

24 MR. LONGO: Second.

25 CHAIRPERSON PEDDIBOYINA: Okay. Thank

1 you. Say all in favor all.

2 THE BOARD: Aye.

3 CHAIRPERSON PEDDIBOYINA: Any nays?

4 Approved. Thank you. And public remarks. This  
5 is the time where you can speak on anything you  
6 want to say. Public remarks. Looks like none.  
7 Public hearing. Okay. We have today four cases  
8 and let's go to first case. PZ24-0041 (Katherine  
9 To) 21101 Cambridge Drive, north of Eight Mile  
10 Road, east of Meadowbrook Road, Parcel  
11 50-22-36-328-002. The applicant is requesting a  
12 variance from the City of Novi Zoning Ordinance  
13 Section 4.19.1.J to allow a sixth detached  
14 accessory structure (5 existing) for a lot having  
15 more than 21,780 square feet of area (maximum of  
16 two allowed, variance of 4 additional); Section  
17 4.19.2.A to allow an accessory structure in the  
18 front yard (accessory structures are only  
19 permitted in the rear yard). This property is  
20 zoned One-Family Residential Acreage (R-A). Is  
21 applicant present, please? Can you come to the  
22 podium and tell your name and spell first and last  
23 name clearly for our secretary. If you're not an  
24 attorney, my secretary will take the oath.

25 MS. TO: My name is Katherine To,

1 spelled K-A-T-H-E-R-I-N-E, the last name is T-O.

2 MEMBER LONGO: Katherine, are you an  
3 attorney?

4 MS. TO: No.

5 MEMBER LONGO: Do you promise to tell  
6 the truth in this case?

7 MS. TO: Yes.

8 MEMBER LONGO: Thank you. Go ahead.

9 CHAIRPERSON PEDDIBOYINA: How about  
10 you? You want to -- you're also participating?

11 MR. TO: Sure. My name is Chiu Yuen  
12 To, C-H-I-U Y-U-E-N T-O. I am also the homeowner,  
13 Katherine's husband.

14 CHAIRPERSON PEDDIBOYINA: Thank you.

15 MEMBER LONGO: Are you -- excuse me.  
16 Are you an attorney?

17 MR. TO: No.

18 MEMBER LONGO: Do you promise to tell  
19 the truth in this case?

20 MR. TO: Yes.

21 MEMBER LONGO: Thank you.

22 CHAIRPERSON PEDDIBOYINA: Okay.  
23 Perfect. Please explain where we can help you on  
24 this case tonight.

25 MS. TO: Okay. So we're the owners of

1 21101 Cambridge Drive. It is 29.3 acres, and the  
2 plan from the beginning when we purchased this  
3 being almost 30 acres was we wanted to add a  
4 greenhouse and a garden. I love to garden, and I  
5 wanted to have a really big space for that. So  
6 before we even purchased the house, we had already  
7 planned where we were going to put it. So we have  
8 this spot perfectly in the yard, but we do need  
9 two variances for it because there were existing  
10 structures when we purchased the house. You know,  
11 a couple of barns, a detached garage, a well  
12 house, and then we added a chicken coop as well.  
13 We have a chicken coop in our back yard, and so we  
14 would need a variance for this sixth structure.

15           The other variance we need is because  
16 it is in our side yard verses our rear yard. Our  
17 entire backyard is protected woodlands, and we are  
18 doing everything to keep it that way. Where we  
19 have chosen to build this it means we wouldn't  
20 have to take down a single tree, no grade changes.  
21 It was already a very large -- this area is about  
22 a half an acre, roughly, of this patch of grass  
23 that we're going to put this in. It's right in  
24 the middle of our property, which means -- and our  
25 property is large enough. Ideally -- this should

1 not be visible to any of our neighbors from any  
2 direction, other than basically if you were  
3 driving up our driveway, so. And that's why we  
4 have chosen that location there in the side yard.

5 We also included -- I know it does not  
6 come in your packets because I didn't have it  
7 drawn up at the time. The plan is, it's not just  
8 going to be a greenhouse right in the middle of  
9 the grass. The whole space around it is going to  
10 be garden and landscape to create a really nice  
11 space there. I actually have the plan here. You  
12 guys want to see it. It was not in the packet, so  
13 I can include that there. Our house is over here.  
14 That's north. So this shows the size in relation.  
15 This is the greenhouse right here, and the rest is  
16 all going to be landscaped around it with sitting  
17 areas, tons of gardening space. Going to be a  
18 really nice, appealing project. Hopefully  
19 we'll -- there will be enough up here that nothing  
20 will be seen really from anybody. Our house is  
21 over here so nothing will be able to be seen from  
22 the west side either.

23 CHAIRPERSON PEDDIBOYINA: Okay. You  
24 want to speak anything, sir?

25 MR. TO: Also just my wife already



1 mentioned that, you know, she is an avid gardener.  
2 Since we moved into the property we've already  
3 planted 35 trees on a separate piece of land  
4 that's in our property with orchards and whatnot.  
5 So we're really trying to build and, you know,  
6 make this a nice space rather than just having a  
7 big development, because we really want to keep  
8 this land as peaceful and as beautiful as we can.

9 CHAIRPERSON PEDDIBOYINA: Okay. Sounds  
10 good. From the city?

11 MR. HALL: Thank you, Mr. Chairman. I  
12 just have a quick question. Looking at the new  
13 graphic you presented, there's no other structures  
14 besides the greenhouse that you're showing on  
15 there, is that correct?

16 MS. TO: No. Pretty much all of these  
17 are in-ground beds. The only thing right here is  
18 basically we're planning to put like a sitting  
19 area with like an arbor growing like grapevines  
20 over it so it kind of looks like a structure, but  
21 it's not actually.

22 MR. HALL: Yes the applicant is seeking  
23 to get a variance for -- two variances. One is  
24 going to be for providing a new 31 feet one inch  
25 by 16 foot nine and a half inch glass greenhouse,

1 and I believe it has a 5/12 pitch from the  
2 drawings. This would need a sixth structure on  
3 the property. You're allowed two by ordinance, so  
4 they'll need five additional variances for those.  
5 So they're asking for one variance, but actually  
6 they're going to have five that are over, if that  
7 makes sense.

8 And also, they're looking for a  
9 structure in the front yard setback. We're not  
10 allowed to have a front yard setback, but again,  
11 as they mentioned, you cannot see this property  
12 from the neighbors or public way. So with that, I  
13 don't have any other questions. Thank you.

14 CHAIRPERSON PEDDIBOYINA: Thank you.  
15 Correspondence secretary?

16 MEMBER LONGO: We mailed out 51  
17 letters. None were returned. There were no  
18 objections and one approval.

19 CHAIRPERSON PEDDIBOYINA: Okay. Thank  
20 you. From the public would like to speak anything  
21 on this case? Any objection or any approvals? If  
22 you want to speak, this is the time to speak.  
23 Thank you. Please, can you step up a little bit  
24 and you can speak.

25 MR. CHURELLA: Hello. My name is Mark

1 Churella. I live at 21705 Cambridge Drive. My  
2 property abuts the To's property, Katherine and  
3 Sam. I am here to strongly recommend that you  
4 would approve this. I've been on that street for  
5 over 28 years. They've done an amazing job with  
6 what they have in their house. And Cambridge  
7 Drive is different. It's different than anywhere  
8 else in the City of Novi. And obviously, I might  
9 not have a great deal of objectivity because I  
10 live there, but for the last 28 years it's been  
11 our primary family home. And the lot and the way  
12 that it is laid out is completely different. When  
13 the Browns, when Ed Brown passed away, we were  
14 very concerned that there is 29 acres, and a  
15 developer would buy it and I'd have 50 neighbors.  
16 Instead, I have these lovely people here as our  
17 neighbor. And again, I would strongly suggest  
18 that you go ahead and provide the easement or the  
19 variance.

20 My home can see the end of the street,  
21 which is where they reside. You can't see  
22 anything. I have planted 30 years ago many trees  
23 that are on the street line. Everything that they  
24 have would be the equivalent of being in a  
25 subdivision and building seven blocks away. It's

1 just very very far. So their 29 acres is  
2 completely different than any other development,  
3 and there's six, currently now seven. A house was  
4 just built for the first time in 40 years on  
5 Cambridge Drive, and only one other buildable lot.  
6 So the smallest lot on Cambridge I believe is two  
7 and a half acres. I have three and a half. The  
8 neighbors across the street that also abuts their  
9 property, that's four and a half acres. So it's  
10 very unique. And again, I think it's very  
11 appropriate what they're going to build with the  
12 greenhouse. Thank you.

13 CHAIRPERSON PEDDIBOYINA: Thank you so  
14 much. Anybody would like to speak on this case?  
15 Okay. I would like to open to the board. And  
16 thank you for your presentation, and thank you for  
17 your requesting. All of my board members can act  
18 on this case. It's open to the board. Dr.  
19 Sanghvi.

20 MEMBER SANGHVI: Thank you. I came to  
21 the property on Sunday afternoon. There is not a  
22 single street sign, and it's a gated community.  
23 So I drove up and down through the messy Eight  
24 Mile Road before I found where this place was. It  
25 is such an enormous place that you could almost

1 build a subdivision in that area. And their  
2 property is so huge. How many acres there are?

3 MS. TO: 29.3.

4 MEMBER SANGHVI: Did you hear that?  
5 It's an enormous place. And this is a tiny little  
6 request they are making to put a little accessory  
7 building. And I have never seen anything like  
8 this in 20 years in Novi. And it's a huge  
9 property like that hidden away in a corner not  
10 realizing that you can have such a large property  
11 in the City of Novi. Congratulations, and I  
12 wholeheartedly support your request. Thank you.

13 CHAIRPERSON PEDDIBOYINA: Thank you,  
14 Dr. Sanghvi. Any other board? Okay. Go ahead.

15 MEMBER LONGO: As you know, I drove to  
16 the property, and it's gated, as he mentioned,  
17 with the other homeowners. But then actually  
18 there's a gate to their property to the 29 acres,  
19 and for some reason, it was open. So I drove in  
20 and she asked me who this was. But I had to get  
21 into their property to even see the location where  
22 the greenhouse. You would be able to see the  
23 greenhouse in their property, but as he mentioned,  
24 the neighbor mentioned, you come up to it and you  
25 can see the house and the bazillion trees that are

1 behind there. I didn't realize they planted more.  
2 But having that many structures on 29 acres, as  
3 Mav mentioned, really isn't an issue, and I'm  
4 going to support it.

5 CHAIRPERSON PEDDIBOYINA: Thank you.  
6 Any other board member, please?

7 MEMBER KRIEGER: I have a question.

8 CHAIRPERSON PEDDIBOYINA: Linda, please  
9 go ahead.

10 MEMBER KRIEGER: The cement pad where  
11 the open green area is where you're going to put  
12 the greenhouse?

13 MS. TO: Yes.

14 MEMBER KRIEGER: Okay. And then how is  
15 that to the city, the front -- there's three other  
16 buildings, so the front it seems more like the  
17 side. Was it in the front? Okay. I'm  
18 considering everything that's been explained and  
19 the uniqueness of this location and I would be  
20 able to support your request, and it looks like  
21 it's going to be beautiful. Thank you.

22 CHAIRPERSON PEDDIBOYINA: Thank you,  
23 Linda. Any other board member before we make a  
24 motion? Okay. Clift Montague, please go ahead  
25 and make a motion, please.

1           MEMBER MONTAGUE: I move that we grant  
2 the variance in Case No. PZ24-0041 sought by  
3 Katherine To, for a sixth detached accessory,  
4 additional structure, and an accessory structure  
5 in the front yard. Without the variance the  
6 Petitioner will be limited in their use of the  
7 property because the rear yard is protected by  
8 wetlands. And they're doing a good job of not  
9 disturbing those and asking to take those out,  
10 which I greatly appreciate. The property is  
11 unique because it is a really large property with  
12 large separations between the adjacent properties.  
13 They did not create the condition because they  
14 bought the house, and the lot as is. The relief  
15 granted will not unreasonably interfere with any  
16 surrounding adjacent properties. As a matter of  
17 fact, you won't be able to see this from there  
18 because it is such a large lot, and the sidelines  
19 are after you get onto their property. And it is  
20 consistent with the spirit and intent of the  
21 ordinance because it allows the residents to use  
22 their property for this greenhouse and what looks  
23 like a beautiful garden, which I think is going to  
24 be a nice addition to the property.

25           CHAIRPERSON PEDDIBOYINA: Okay.

1 Second, Dr. Sanghvi.

2 MEMBER SANGHVI: Second.

3 CHAIRPERSON PEDDIBOYINA: And call for  
4 the roll call, please?

5 MS. FLETCHER: Member Thompson?

6 MEMBER THOMPSON: Yes.

7 MS. FLETCHER: Member Longo?

8 MEMBER LONGO: Yes.

9 MS. FLETCHER: Member McLeod?

10 MEMBER McLEOD: Yes.

11 MS. FLETCHER: Member Sanghvi?

12 MEMBER SANGHVI: Yes.

13 MS. FLETCHER: Chairperson Peddiboyina?

14 CHAIRPERSON PEDDIBOYINA: Yes, please.

15 MS. FLETCHER: Member Montague.

16 MEMBER MONTAGUE: Yes.

17 MS. FLETCHER: Member Krieger?

18 MEMBER KRIEGER: Yes.

19 MS. FLETCHER: Thank you. Motion  
20 carries.

21 CHAIRPERSON PEDDIBOYINA:

22 Congratulations.

23 MS. TO: Thank you.

24 CHAIRPERSON PEDDIBOYINA: Good luck.

25 Okay. PZ24-0042 (Lawrence MacDonald)



1 45530 White Pines Drive, north of Nine Mile Road,  
2 west of Taft Road, Parcel 50-22-28-426-002. The  
3 applicant is requesting variances from the City of  
4 Novi Zoning Ordinance Section 3.1.4 for a rear  
5 yard setback of 31.88 ft. (35 ft. Required,  
6 variance of 3.12 ft.); This variance would  
7 accommodate a covered deck on the rear of the  
8 home. This property is zoned One-Family  
9 Residential (R-3). Please spell your first and  
10 last name clearly for the record. If you're not  
11 an attorney, then my secretary will take the oath.  
12 Thank you.

13 MR. MacDONALD: Lawrence,  
14 L-A-W-R-E-N-C-E, MacDonald, MACDONALD.

15 MEMBER McLEOD: Lawrence, are you an  
16 attorney?

17 MR. MacDONALD: I'm not.

18 MEMBER LONGO: Do you promise to tell  
19 the truth in this case?

20 MR. MacDONALD: I do.

21 MEMBER LONGO: Thank you.

22 MS. CIUFO: Marianne Ciufu,  
23 M-A-R-I-A-N-N-E, C-I-U-F-O.

24 MEMBER LONGO: Marianne, are you an  
25 attorney?

1 MS. CIUFO: I am not.

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

4 MS. CIUFO: I do.

5 MEMBER LONGO: Thank you.

6 CHAIRPERSON PEDDIBOYINA: Okay. Mr.  
7 Lawrence and Marianne, please go ahead and where  
8 we can help you tonight on this case. Marianne,  
9 please go ahead.

10 MS. CIUFO: I am going to do the  
11 speaking on this. I wrote it out because I'm not  
12 a public speaker, so, believe me, you want me to  
13 have this written out or else it won't benefit  
14 either one of us. I'm Marianne Ciufo and this is  
15 my husband, and we are the owners of the residence  
16 at 45530 White Pines Drive in the Royal Crown  
17 subdivision. We're here tonight to request a 3.12  
18 foot variance to accommodate the new covered deck  
19 in the back of our home. And this first page --  
20 some of these pictures are redundant, so I'm going  
21 to try and move quickly through this. I'm sure  
22 you're going to want to go home. This just  
23 shows -- this is actually the most important  
24 slide. It shows the proposed cover deck. The  
25 yellow part is the original deck that we had that

1 needed to be replaced. And you can see the lower  
2 part is the new deck kind of superimposed on the  
3 original deck. And you can see it is smaller.  
4 But the most important thing to see is that little  
5 tiny rectangle that I drew in quite poorly there.  
6 That's the variance that we're requesting to make  
7 it a little bit longer. So that's the first  
8 slide.

9           And I think you already have plans in  
10 your packet on what the deck will look like, but  
11 just for reference, this is -- that's the deck  
12 we're going to have. This is the covered portion  
13 that we need that three foot variance on. And as  
14 you can see, it's very traditional. It's kind of  
15 classic. It's nothing over the top on that. We  
16 just want something a little bit bigger for my  
17 mother, so it would work better for her there.

18           And I'm just going to address a couple  
19 of the variance standards as they pertain to us on  
20 the application that we filled out. Standard  
21 three is, and my mom doesn't mind me showing a  
22 picture of her, it's mainly for my mom. While the  
23 covered deck will benefit all of us to be  
24 protected from the elements, the covered deck is  
25 needed mostly for my mom who comes over fairly

1 frequently and enjoys the chance of being  
2 outdoors. However, she is blind, primarily  
3 wheelchair bound and suffers from skin cancer.  
4 And to be able to access the cover directly from  
5 our great room allows her the ability to go  
6 outdoors more easily, while at the same time,  
7 being protected from the elements.

8           And the extra three feet that we're  
9 requesting for the covered deck will provide  
10 enough room to allow maneuverability of her  
11 wheelchair while still providing enough space for  
12 other guests and furniture. Three feet may seem  
13 minimal, but when you're trying to maneuver a  
14 wheelchair, it makes a big difference. It's  
15 tremendously helpful. So without the variance, we  
16 would be unable to develop the covered deck to  
17 best meet our needs, but more importantly, the  
18 special needs of my mom.

19           And then I'm going to move on to  
20 standard five, the adverse impact on the  
21 surrounding area. And I think you already got  
22 this letter here. This is from our board member  
23 that in his letter of approval, Adam Czap, he  
24 says, I reviewed the plans and they meet our  
25 setback and sideline requirements. Construction

1 materials and methodology look typical for the  
2 neighborhood. So both the homeowners association  
3 and the surrounding neighbors have supported our  
4 proposed deck and express no concern that this  
5 three foot variance would adversely impact the  
6 surrounding area.

7           And then I have photos, but I think I  
8 went overboard with the photos, so I'm going to  
9 try to cut this down because I think you have  
10 photos as well in the packet. But I have an  
11 overhead view of our home. And the rectangle is  
12 just an approximate on our backyard here. And as  
13 you can see, its very wooded. There's lots of  
14 foliage. So we're kind of secluded from other  
15 neighbors, so they won't really be able to see the  
16 deck as much. There's no way that they would be  
17 able to see the deck without actually coming over.

18           And this one if, if you pan out, you  
19 can better see where the little red dot there, we  
20 have lots of woods around us, and so we, again,  
21 are quite secluded. These are just showing that  
22 it provides a lot of privacy the way our backyard  
23 is. These are the sides of our house. And if you  
24 can see, this is the east side, and I don't know  
25 if you can tell, there's huge arborvitaes right

1 here. As a matter of fact, I looked today,  
2 they're taller than the actual house. They're  
3 right by the deck there, so you can't see from the  
4 east side, and also from the west side can't see  
5 too well here, but there's a lot of foliage, wood  
6 and arborvitaes there. And I think you have this,  
7 just the covered deck renderings. I kind of  
8 superimposed arborvitaes here to show how they  
9 kind of seclude the area there.

10 And really, all I have left are to  
11 show -- I try to do, perhaps poorly, a panoramic  
12 view of our backyard just to show how secluded it  
13 is. So if we go from west to east, here's the  
14 arborvitaes on the west side. This is our deck  
15 here. And if you can see how tall those  
16 arborvitaes are. And then we'll just continue  
17 west. Here we continue going around west, very  
18 very wooded, very secluded. And we continue on  
19 here. And actually, our property probably ends  
20 right there. And these last two photos are just  
21 to show that with our property ending here and  
22 we're looking to the east, you really can't see  
23 many homes at all. If you walk around, the  
24 neighbors can see you, but we have a very secluded  
25 backyard. And then, that's just one more when we

1 had our original deck here. That's no longer  
2 there. Here's the arborvitaes. And again, these  
3 are the neighbor's backyard too, and you can't see  
4 too much here.

5 So anyway, you have our letters of  
6 support, I believe, from our neighbors, and I'm  
7 just going to close with the original opening  
8 slide to show this is all that we're requesting  
9 right there is that little approximate three foot  
10 variance there. And we respectfully hope that you  
11 approve it.

12 CHAIRPERSON PEDDIBOYINA: Okay. Mr.  
13 Lawrence, you want to speak anything?

14 MEMBER McLEOD: No.

15 CHAIRPERSON PEDDIBOYINA: Thank you,  
16 Marianne.

17 MS. CIUFO: He's my moral support  
18 husband.

19 CHAIRPERSON PEDDIBOYINA: Thank you so  
20 much for the wonderful presentation. I really  
21 appreciate. From the city?

22 MR. HALL: Thank you, Mr. Chairman.  
23 Yes. They are seeking a rear yard setback for  
24 3.12 feet. It's because the deck is covered,  
25 that's why it's engaged in this. The open deck

1 that's there meets all the stipulations of the  
2 ordinance, so we have no further comments. Thank  
3 you.

4 CHAIRPERSON PEDDIBOYINA: Okay.  
5 Correspondence secretary?

6 MEMBER LONGO: Yes. We mailed out 26  
7 letters. None were returned. We had no  
8 objections and six approvals.

9 CHAIRPERSON PEDDIBOYINA: Thank you.  
10 Public hearing. Anybody would like to speak on  
11 this case, this is the time to speak. Okay.  
12 Looks like none. Okay, Marianne, you said you're  
13 not a public speaker, but you prepared very well  
14 and you came for the good slides and presentation.

15 MS. CIUFO: I try. I try.

16 CHAIRPERSON PEDDIBOYINA: Thank you.  
17 You said the association approved and the  
18 neighborhood approved, and I don't have any  
19 objection, and it's open to the board. Okay. Dr.  
20 Sanghvi.

21 MEMBER SANGHVI: Thank you. First of  
22 all I want to thank you for a beautiful  
23 presentation in your application.

24 MS. CIUFO: Thank you.

25 MEMBER SANGHVI: You have done a



1 wonderful job for requiring what it is. And  
2 number two, I came and saw you last Sunday  
3 afternoon while you were working in the front  
4 yard.

5 MS. CIUFO: I know.

6 MEMBER SANGHVI: Oh, you noticed it.

7 MS. CIUFO: Yes. I thought you were  
8 Grubhub. I did. My son orders it all the time.  
9 I thought, oh, it's a Grubhub car.

10 MEMBER SANGHVI: Anyway. And I looked  
11 around. There was so much vegetation around you  
12 that I'm surprised you haven't covered the deck so  
13 far. And I gathered afterward, Mr. -- he's not a  
14 mister, he's a doctor of medicine.

15 MS. CIUFO: Yes, he is.

16 MEMBER SANGHVI: With the Nile virus  
17 and everything around, I think you want that place  
18 probably covered so you don't get any mosquitoes  
19 coming along and doing any damage to anybody. And  
20 you only need a very minor variance. You need  
21 three foot or something. I have no difficulty in  
22 supporting your application wholeheartedly. Thank  
23 you, and thank you for doing very well.

24 MS. CIUFO: Thank you.

25 CHAIRPERSON PEDDIBOYINA: Thank you,

1 Dr. Sanghvi. Any other board member, please?

2 Okay. Looks like none. And Michael Thompson, can  
3 you make a motion, please.

4 MEMBER THOMPSON: Sure. I move that we  
5 grant the variance in Case PZ24-0042 sought by Dr.  
6 Lawrence MacDonald for the rear yard setback  
7 because the Petitioner has shown practical  
8 difficulty requiring approval to build a bigger  
9 rear deck. Without the variance the Petitioner  
10 will be unreasonably prevented or limited with  
11 respect to use of the property because of the  
12 shape of the property. The property is unique  
13 because it backs up to the woods. The Petitioner  
14 did not create the condition because they were not  
15 the original home builder. The relief granted  
16 would not unreasonably interfere with adjacent or  
17 surrounding properties because it's such a minimal  
18 request, and The relief is consistent with the  
19 spirit and the intent of the ordinance with the  
20 new deck being smaller and also all the approval  
21 of your neighbors and your HOA. You made that one  
22 easy for us.

23 MEMBER SANGHVI: Second.

24 CHAIRPERSON PEDDIBOYINA: Thank you,  
25 Dr. Sanghvi. Roll call, please.

1 MS. FLETCHER: Member Montague?  
2 MEMBER MONTAGUE: Yes.  
3 MS. FLETCHER: Member Krieger?  
4 MEMBER KRIEGER: Yes.  
5 MS. FLETCHER: Member Thompson?  
6 MEMBER THOMPSON: Yes.  
7 MS. FLETCHER: Chairperson Peddiboyina?  
8 CHAIRPERSON PEDDIBOYINA: Yes, ma'am.  
9 MS. FLETCHER: Member Sanghvi?  
10 MEMBER SANGHVI: Yes.  
11 MS. FLETCHER: Member McLeod?  
12 MEMBER McLEOD: Yes.  
13 MS. FLETCHER: Member Longo?  
14 MEMBER LONGO: Yes.  
15 MS. FLETCHER: Thank you. Motion  
16 carries.  
17 CHAIRPERSON PEDDIBOYINA:  
18 Congratulations, both of you.  
19 MS. CIUFO: Thank you.  
20 MR. MacDONALD: Thank you for your  
21 time.  
22 MS. CIUFO: Now I can rest quietly  
23 tonight.  
24 CHAIRPERSON PEDDIBOYINA: Thank you.  
25 Good luck. The case number PZ24-0043 (Ryan

1 Francis) 45827 Galway Drive, south of Nine Mile  
2 Road, west of Taft Road, Parcel 50-22-33-280-002  
3 The applicant is requesting variances from the  
4 City of Novi Zoning Ordinance Section 3.1.2 for a  
5 side yard setback of 12.5 ft. (15 ft. Required,  
6 variance of 2.5 ft.); This variance would  
7 accommodate a garage addition. This property is  
8 zoned One-Family Residential (R-1). Is applicant  
9 present, please? Come to the podium whoever would  
10 like to tell your first and last name clearly. If  
11 you're not an attorney, my secretary will take the  
12 oath. Thank you.

13 MR. FRANCIS: Ryan, R-Y-A-N, Francis,  
14 F-R-A-N-C-I-S.

15 MEMBER LONGO: Ryan, are you an  
16 attorney?

17 MR. FRANCIS: No, I am not.

18 MEMBER LONGO: Do you promise to tell  
19 the truth in this case?

20 MR. FRANCIS: Yes, I do.

21 MEMBER LONGO: Thank you.

22 MR. FRANCIS: Thank you.

23 MS. FRANCIS: Lauren, L-A-U-R-E-N,  
24 Francis, F-R-A-N-C-I-S.

25 MEMBER LONGO: Lauren, are you an

1 attorney.

2 MS. FRANCIS: No.

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

5 MS. FRANCIS: Yes.

6 MEMBER LONGO: Thank you.

7 MR. MYERS: Frank Myers, F-R-A-N-K,  
8 M-Y-E-R-S.

9 MEMBER LONGO: Are you an attorney?

10 MR. MYERS: No.

11 MEMBER LONGO: Do you promise to tell  
12 the truth in this case?

13 MR. MYERS: I do.

14 MEMBER LONGO: Thank you.

15 CHAIRPERSON PEDDIBOYINA: Okay. Please  
16 go ahead whoever wants to go first whatever we can  
17 help you on this case.

18 MR. FRANCIS: Great. Thank you so much  
19 for having us tonight. We brought Frank, our  
20 builder, with us today to explain some of the ins  
21 and outs of things. We moved into the house at  
22 45827 Galway Drive in 2012 when our second child  
23 was on the way. We now are at four boys in the  
24 family. So two are with us tonight, the other two  
25 are finishing up soccer practice. And so our

1 house has been growing since we moved in and we  
2 need some additional space for our children.

3           So our current footprint of our house,  
4 our family room, we're fighting for space on  
5 couches and on floors at this point. So part of  
6 our plan is to take over the current existing  
7 garage space to expand our family room and then  
8 add in some of the necessities of a mudroom and  
9 first floor laundry and first floor bathroom.  
10 Currently, our garage serves as a makeshift  
11 mudroom for all the stuff for the kids in sports,  
12 and so our addition is taking over that space and  
13 adding an addition of a new garage off to the  
14 right side of our house.

15           Currently, we have a one-car garage  
16 that we think was built in about 2000, so 12 years  
17 before we moved in. And we are trying to just  
18 match the line of our addition of our two-car  
19 garage with the existing one-car garage that is  
20 already there. Our neighbors to that side are  
21 perfectly fine with this request. It is a request  
22 of 2.5 feet closer to our neighbor line than we  
23 currently have to put that. And the two-car  
24 garage we are not asking for a huge two-car  
25 garage. We are asking for 21 and a half foot

1 two-car garage. But again, it's lining up with  
2 the one-car garage to begin with. So we're going  
3 to the bear minimum of what we can add for a  
4 two-car garage. Frank, I don't know if you want  
5 to add any.

6 MR. MYERS: This area right back here,  
7 this structure right in here is the existing  
8 one-car garage. It was constructed. It's been  
9 there already. It already has, I assume, a  
10 variance already 12 and a half feet off the side  
11 of the property line. So our proposal is just to  
12 continue that line straight up toward Galway and  
13 back east to tie into the existing garage that is  
14 currently there, and turn the existing garage  
15 right here into living space, as Ryan mentioned,  
16 for additional bathroom, mudroom and expand the  
17 living room to a larger size.

18 CHAIRPERSON PEDDIBOYINA: Thank you,  
19 Frank. Ma'am, you want to speak anything?

20 MS. FRANCIS: We just wanted to share  
21 that we do have HOA approval. Before we even  
22 started this project, we talked with all of our  
23 neighbors near us, specifically the ones right  
24 next door to make sure that they were okay with  
25 this. We weren't even going to go down the path

1 of an addition if they were not okay with it. So  
2 we have the support of all of our neighbors and we  
3 have our HOA support shown there.

4 CHAIRPERSON PEDDIBOYINA: Okay. Thank  
5 you, Lauren. From the city?

6 MR. HALL: Thank you, Mr. Chairman.  
7 Could you put that last picture up that shows the  
8 site plan?

9 MR. MYERS: Sure.

10 MR. HALL: Yes. They are asking for  
11 two and a half foot side yard setback. It is  
12 going to line up with the accessory structure they  
13 have now to make a more cohesive structure. So  
14 there is an overhead door that faces the back  
15 yard, is that correct, over the garage door in the  
16 back addition off the accessory garage?

17 MR. MYER: It faces the front.

18 MR. FRANCIS: Currently it faces the  
19 front.

20 MR. HALL: Are you going to have any  
21 lighting on that? What kind of lighting do you  
22 have around this, exterior lighting?

23 MR. FRANCIS: Lighting that would go  
24 towards the neighboring house, we wouldn't have in  
25 light on that side of the structure.



1 MR. HALL: And you have lighting on the  
2 front. That would be for the garage door, some  
3 sort of decorative lighting, is that correct?

4 MR. FRANCIS: Yes.

5 MR. HALL: I think that's all the  
6 questions I had.

7 CHAIRPERSON PEDDIBOYINA: Thank you,  
8 Alan. I appreciate that. Correspondence  
9 sedentary?

10 MEMBER LONGO: Yes. I sent out 24  
11 letters. We had no returns. There were no  
12 objections and four approvals.

13 CHAIRPERSON PEDDIBOYINA: Thank you.  
14 Anybody in the audience would like to speak on  
15 this case? Okay. Looks like none. Yeah. Your  
16 concern is valid. You have four kids. It's not a  
17 small family. And we have nowadays two kids also  
18 have a lot of space and the garage is filling and  
19 you're dumping a lot in the garage. It's a nice  
20 presentation and I have no objection, and it's  
21 open to the board. Okay. Go ahead, sir.

22 MEMBER MONTAGUE: So looking at this,  
23 the addition, I saw the one behind, but the  
24 perspective, it kind of lines up with the edge of  
25 your existing driveway that's there. So that's

1 kind of the line of where the garage will be?

2 MR. FRANCIS: Correct.

3 MEMBER LONGO: The three big trees that  
4 are adjacent, are those on your property?

5 MR. FRANCIS: No. They're on our  
6 neighbor's property line.

7 MR. MONTAGUE: Okay. It looked like  
8 that with the driveway that you'd be out of the  
9 drip line so you wouldn't affect those trees. So  
10 that was a concern, but I think it's far enough  
11 away that you'll be fine. So thank you for the  
12 presentation.

13 CHAIRPERSON PEDDIBOYINA: Thank you.  
14 Okay, Dr. Sanghvi.

15 MEMBER SANGHVI: Thank you. I came and  
16 saw your property. I don't know whether you  
17 noticed me driving to your thing.

18 MR. FRANCIS: We did not. We didn't  
19 pick it up on any of the cameras either.

20 MEMBER SANGHVI: You are so back  
21 inside, your house and everything, you can't make  
22 out from the street how far you are. You probably  
23 got about 150 yards from the front?

24 MR. FRANCIS: Yes. We're very lucky to  
25 have the space we have.

1 MEMBER SANGHVI: Behind you there is  
2 nothing very much to worry about. And the other  
3 thing I thought, you had a little shed like thing  
4 over there before?

5 MS. FRANCIS: That's our one-car  
6 garage.

7 MEMBER SANGHVI: So you're going to  
8 knock it out?

9 MR. FRANCIS: It's going to be attached  
10 on the back half.

11 MEMBER SANGHVI: You're going to remove  
12 that?

13 MR. FRANCIS: It will stay. Half of it  
14 will be absorbed as workshop area.

15 MEMBER SANGHVI: Opening of your garage  
16 was facing on the side rather than in the front.

17 MR. FRANCIS: It is currently, yes.  
18 The current garage opens on the side.

19 MEMBER SANGHVI: So when you add this,  
20 I think it will look much more elegant than what  
21 it is now.

22 MR. FRANCIS: Correct.

23 MEMBER SANGHVI: I can wholeheartedly  
24 support you application. Nothing but making it  
25 better and nicer neighborhood. Congratulations.

1 Thank you.

2 CHAIRPERSON PEDDIBOYINA: Thank you,  
3 Dr. Sanghvi. Any other board member, please?  
4 Linda?

5 MEMBER KRIEGER: I wanted to confirm,  
6 when you open the garage door it will be facing  
7 Galway?

8 MR. FRANCIS: Correct. The street.

9 MEMBER KRIEGER: Okay. Thank you.

10 CHAIRPERSON PEDDIBOYINA: Thank you.  
11 You mentioned that you got the approval from the  
12 homeowners association and your neighbors and  
13 everything.

14 MR. FRANCIS: Correct.

15 CHAIRPERSON PEDDIBOYINA: Any other  
16 board member would like to speak before going to  
17 the motion? Looks like none. Linda?

18 MEMBER KRIEGER: I move that we grant  
19 the variance in Case No. PZ24-0043 sought by the  
20 Francis Family for the side yard setback for 12.5  
21 feet to the side because the Petitioner has shown  
22 practical difficulty requiring the 2.5-foot  
23 variance. Without the variance the Petitioner  
24 will be unreasonably prevented or limited with  
25 respect to the use of the property because of

1 their growing family. The property is unique  
2 because the location and already existing one car  
3 garage that's on the property to assist with the  
4 creation of the addition. The Petitioner did not  
5 create the condition; it is not a lot split and  
6 its already existing. The relief granted will not  
7 unreasonably interfere with adjacent or  
8 surrounding properties. It is consistent with the  
9 neighborhood. There are other homes that have  
10 garage doors facing Galway as well. The relief is  
11 consistent with the spirit and intent of the  
12 ordinance because it is a reasonable request.

13 CHAIRPERSON PEDDIBOYINA: Thank you,  
14 Linda.

15 MEMBER SANGHVI: Second.

16 CHAIRPERSON PEDDIBOYINA: Thank you,  
17 Dr. Sanghvi. Roll call, please.

18 MS. FLETCHER: Member Sanghvi?

19 MEMBER SANGHVI: Yes.

20 MS. FLETCHER: Chairperson Peddiboyina?

21 CHAIRPERSON PEDDIBOYINA: Yes, ma'am.

22 MS. FLETCHER: Member Montague?

23 MEMBER MONTAGUE: Yes.

24 MS. FLETCHER: Member Longo?

25 MEMBER LONGO: Yes.

1 MS. FLETCHER: Member McLeod?

2 MEMBER McLEOD: Yes.

3 MS. FLETCHER: Member Krieger?

4 MEMBER KRIEGER: Yes.

5 MS. FLETCHER: Member Thompson?

6 MEMBER THOMPSON: Yes.

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

9 CHAIRPERSON PEDDIBOYINA: Mr. Francis  
10 family, congratulations.

11 MR. FRANCIS: Thank you so much. We  
12 appreciate it.

13 CHAIRPERSON PEDDIBOYINA: Okay.  
14 Tonight, last case. Okay. Let this family go.  
15 PZ24-0044 (Houston Hot Chicken) 43339 Crescent  
16 Boulevard, north of Grand River Avenue, east of  
17 Novi Road, Parcel 50-22-14-351-063. The applicant  
18 is requesting a variance from the City of Novi  
19 Sign Ordinance Section 28-5(a) to allow an  
20 additional wall sign (1 wall sign allowed,  
21 variance of 1 additional wall sign). This  
22 property is zoned Town Center (TC). Okay. Please  
23 go ahead and tell your first and last name clearly  
24 where we can help you tonight on this case,  
25 please.

1 MR. PANOS: Sure. My name is Bill  
2 Panos, P-A-N-O-S.

3 MEMBER LONGO: Are you an attorney?

4 MR. PANOS: I am an attorney.

5 MEMBER LONGO: Thank you.

6 MR. YONO: Branden Yono, B-R-A-N-D-E-N,  
7 last name Y-O-N-O.

8 MEMBER LONGO: Branden, are you an  
9 attorney?

10 MR. YONO: No, sir.

11 MEMBER LONGO: Do you promise to tell  
12 the truth in this case?

13 MR. YONO: Yes.

14 MEMBER LONGO: Thank you.

15 CHAIRPERSON PEDDIBOYINA: Okay. Bill  
16 or Branden, who wants to speak first?

17 MR. PANOS: I'm happy to speak first.

18 CHAIRPERSON PEDDIBOYINA: Go ahead,  
19 sir.

20 MR. PANOS: Good evening. So we are a  
21 new franchise out of Las Vegas and we have decided  
22 to make Novi, Michigan our second site that we  
23 would look to bring our franchise to. I lived in  
24 Novi for ten years so we're really excited to  
25 actually bring it to this community as the second

1 store.

2 In doing so, we identified that the  
3 Novi Town Center was going to be the perfect home  
4 for us and we were going to share what is the old  
5 Primanti Brothers with Shake Shack. In doing so,  
6 we know that there are three tenants at the  
7 property. We are going to take the middle spot  
8 where Chipotle will be at the one end, and Shake  
9 Shack is building out to be at the other end.

10 When we got into going for the sign, we  
11 noticed that we were only going to be allowed a  
12 sign on the, what I call the front of the  
13 building, or which, to me, is essentially the back  
14 of the building. What's unique here is is this  
15 property is facing Novi Road, the main entrance  
16 coming off Crescent Drive, which almost creates  
17 the back of the building, the front of the  
18 building, which is why it's so imperative that we  
19 feel we need that signage. If we don't have the  
20 signage, the hardship is really going to be -- an  
21 economic hardship is really going to be intact for  
22 us just because I don't believe anybody will even  
23 know that we're there. Shake Shack will be  
24 visible, Chipotle will be visible, and we're going  
25 to be that smaller tenant in the middle that just



1 is going to be unseen.

2 I would also like to point out, I think  
3 it's just kind of conforming to what is already  
4 there with two tenants having those rights. And  
5 then as I look in through the west of Town Center  
6 or even across the street, Novi Road, I also  
7 notice that there are a bunch of businesses,  
8 Qdoba, Five Guys, Verizon, that also have that  
9 right. Personally we don't believe that it's  
10 going to be an adverse effect to the area. We  
11 think it's just going to add to what is already  
12 there.

13 I will point out, we received some  
14 letters of support. Number one, from our  
15 landlord, we received approval. I'm happy to show  
16 you these that they offered their support for us,  
17 and they also in their experience of everything  
18 that they've done in retail that, you know, it  
19 would be pretty devastating for a tenant of a  
20 restaurant to come in and not have that  
21 visibility. We also received support from Shake  
22 Shack. They also said that they were in full  
23 support of us getting this. And again, I have  
24 letters to show. We had the Realty who brought  
25 the old Prudential -- or I'm sorry, the old

1 Fidelity building. They also gave their approval  
2 for us.

3 So if you have questions, we're here to  
4 answer questions, but I hope I outlined, you know,  
5 kind of the importance for this sign. And we have  
6 questions if Branden wants to add anything.

7 MR. YONO: No. He said it all.

8 CHAIRPERSON PEDDIBOYINA: And before  
9 going, do you have any slides or anything to show  
10 the sign?

11 MR. PANOS: Yeah, certainly. And we  
12 also have our sign contractor here also with us in  
13 case anybody had any questions. The landlord  
14 couldn't be here. She came down with COVID,  
15 unfortunately, and we were going to have her here  
16 today but she could not make it, but I do have  
17 that letter of support. Unfortunately, my slides  
18 are a little bit dark because we did the  
19 originals. I think we gave them to you. Yeah.  
20 You're not really going to see much. This is the  
21 back of the building, or what I call the front of  
22 the building. Coming up Crescent Drive you can  
23 see the Chipotle sign. You can see Shake Shack is  
24 going to be on what would be the left side of this  
25 picture. And then we're kind of tucked in the

1 middle. However, I'll also point out, when I say  
2 in the middle, we're kind of really only from here  
3 to there. Maybe a little bit over. But Shake  
4 Shack has this back patio, and we have a door that  
5 is right there. And I apologize for some of this  
6 darkness. But this picture might show a little  
7 better. And we put up a mock sign. I hope  
8 everybody had the opportunity to go and look at  
9 it. But this is really the mock sign and that's  
10 our sign that we're going to put up. Our logo out  
11 of -- this would be the area where the sign would  
12 be. And one of the other things is from the  
13 Primanti Brothers there was some outdoor dining  
14 area with garage doors. So technically, our space  
15 is here and the Shake Shack space kind of  
16 infringes on the back of our spot. So without a  
17 sign there, anybody just driving through going to  
18 Olive Garden or Famous Dave's wouldn't even know  
19 we were there. They would just assume that the  
20 tenancy stayed the same because Shake Shack  
21 infringes so much on the back of our space.

22 CHAIRPERSON PEDDIBOYINA: Okay. Thank  
23 you. From the city, Alan?

24 MR. HALL: Thank you, Mr. Chairman.  
25 Could you scroll down to the sign detail, maybe

1 the other way? So yes. They are going for a  
2 variance for additional sign. The sign that they  
3 have chosen on both sides are within the sign  
4 regulation for the size. There's no issue with  
5 the size, just the additional sign they're asking  
6 for tonight. When you light the sign, the sign is  
7 backlit, or is there light shining to the sign?  
8 How is the sign lit?

9 MR. PANOS: It's internally lit.

10 MR. HALL: Internally lit?

11 MR. PANOS: Yes.

12 MR. HALL: So there's no animation of  
13 any lighting.

14 MR. PANOS: No.

15 MR. HALL: All right. With that, I  
16 don't have any other questions. Thank you.

17 CHAIRPERSON PEDDIBOYINA: Thank you. I  
18 appreciate it. From the correspondence secretary.

19 MEMBER LONGO: So there were 71 letters  
20 mailed out. Nine were returned there were no  
21 objections and no approvals.

22 CHAIRPERSON PEDDIBOYINA: Thank you.  
23 Okay. Bill, congratulations and welcome to the  
24 Novi City and Houston Chicken Texas, or whatever  
25 it is. This is Novi, Michigan, okay? And we

1 encourage the businesses, and you want the  
2 business. As you say, it's on the Novi Road you  
3 need a sign, otherwise, it's going to be a  
4 hardship. I agree with you. Let me open to my  
5 board and let me come back. It's open to the  
6 board please. Dr. Sanghvi?

7 MEMBER SANGHVI: Than you. I came on  
8 Sunday and looked at your thing. You got a very  
9 nice sign there already. Is that the real sign or  
10 a mockup?

11 MR. PANOS: That was a mockup.

12 MEMBER SANGHVI: It's the real sign.  
13 Okay. I couldn't quite understand where you were  
14 going to put your new second sign because there  
15 was no way to know what particular site you were  
16 going to put there. So will you show me on your  
17 diagram exactly what kind of sign you are putting  
18 there? It's not an identical with this, is it?

19 MR. PANOS: Yes.

20 MEMBER SANGHVI: It is identical with  
21 that, and it's the same size as this one?

22 MR. PANOS: Yeah. It's an identical  
23 sign.

24 MEMBER SANGHVI: Same size. Okay.  
25 Thank you. You answered my questions. Thank you

1 very much.

2 CHAIRPERSON PEDDIBOYINA: Thank you,  
3 Dr. Sanghvi. Linda.

4 MEMBER KRIEGER: Appreciate you putting  
5 up the mockup sign. That helped a ton. And so  
6 the pre-lit sign instead of what the mockup is,  
7 and then the sign on Crescent, since that's the  
8 back, I can totally support because it encourages  
9 visitors coming to Novi to know where and what is  
10 there. And then if they're on the inside like  
11 coming out of from shopping and they see you on  
12 that side, so it is two front, so I'm in total  
13 support.

14 MR. PANOS: Thank you.

15 CHAIRPERSON PEDDIBOYINA: Thank you,  
16 Member Linda. Any other board members, please?  
17 Okay. Looks like none. Michael Longo, make a  
18 motion, please.

19 MEMBER LONGO: I move that we grant the  
20 variance in Case No. PZ24-0044, sought by Houston  
21 Hot Chicken, for a sign variance because  
22 Petitioner has shown practical difficulty  
23 including exposing the business on both sides of  
24 the building. That the request is based upon  
25 circumstances or features that are exceptional and

1 unique to the property and do not result from  
2 conditions that exist generally in the city or  
3 that are self-created, including two sides of the  
4 building are visible by the public. That the  
5 failure to grant the relief will unreasonably  
6 prevent or limit the use of the property and will  
7 result in substantially more than mere  
8 inconveniences or inability to attain a higher  
9 economic or financial return because the business  
10 would not be easily seen on the back side or front  
11 side. That the grant of the relief would be  
12 offset by other improvements or actions, such as  
13 increased setbacks or increased landscaping, such  
14 that the net effect will result in an improvement  
15 to the property or the project so that the  
16 business is visible on both sides. That  
17 construction of a conforming sign would create the  
18 removal or significant alteration of natural  
19 features on the property because it will not  
20 modify the property. The grant of the relief will  
21 not result in a use or structure that is  
22 incompatible with or unreasonably interferes with  
23 the adjacent or surrounding properties, will  
24 result in substantial justice being done on both  
25 the applicant and adjacent or surrounding

1 properties, and is not inconsistent with the  
2 spirit or intent of the chapter because they are  
3 in a group of buildings that which also have signs  
4 on both sides.

5 MEMBER KRIEGER: Second.

6 CHAIRPERSON PEDDIBOYINA: Thank you,  
7 Linda. Thank you so much both of your. Roll  
8 call, please.

9 MS. FLETCHER: Chairperson Peddiboyina?

10 CHAIRPERSON PEDDIBOYINA: Yes, ma'am.

11 MS. FLETCHER: Member Thompson?

12 MEMBER THOMPSON: Yes.

13 MS. FLETCHER: Member Longo?

14 MEMBER LONGO: Yes.

15 MS. FLETCHER: Member McLeod?

16 MEMBER McLEOD: Yes.

17 MS. FLETCHER: Member Sanghvi?

18 MEMBER SANGHVI: Yes.

19 MS. FLETCHER: Member Montague?

20 MEMBER MONTAGUE: Yes.

21 MS. FLETCHER: Member Krieger?

22 MEMBER KRIEGER: Yes.

23 MS. FLETCHER: Thank you. Motion  
24 carries.

25 CHAIRPERSON PEDDIBOYINA: Thank you.



1 MEMBER LONGO: When you guys open?

2 MR. PANOS: October. We're hoping for  
3 October 1st.

4 MEMBER LONGO: I'll be over.

5 MR. PANOS: Please.

6 CHAIRPERSON PEDDIBOYINA: Thank you so  
7 much. Before I adjourn this meeting today, any  
8 other matters to move? Looks like none. Okay.  
9 Say all in favor before I adjourn.

10 MEMBER KRIEGER: I move to adjourn.

11 MEMBER LONGO: Second.

12 CHAIRPERSON PEDDIBOYINA: Say aye in  
13 favor.

14 THE BOARD: Aye.

15 CHAIRPERSON PEDDIBOYINA: Any nays?  
16 Meeting adjourned.

17 (The meeting was adjourned at 7:53 p.m.)

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CERTIFICATE OF NOTARY

TATE OF MICHIGAN )  
 ) SS  
COUNTY OF OAKLAND )

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

*Melinda R. Womack*

Melinda R. Womack, CSR-3611  
Notary Public,  
Oakland County, Michigan

My Commission expires: 06-22-2025

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