



COMMUNITY DEVELOPMENT DEPARTMENT

45175 Ten Mile Road
Novi, MI 48375
(248) 347-0415 Phone
(248) 735-5600 Facsimile
www.cityofnovi.org

ZONING BOARD OF APPEALS STAFF REPORT

FOR: City of Novi Zoning Board of Appeals

MEETING DATE: October 13, 2026

REGARDING: **41100 Twelve Mile Road #50-22-12-351-053 (PZ26-0054)**

BY: Alan Hall, Deputy Director Community Development

I. GENERAL INFORMATION:

Applicant

Armenian Church and Cultural Center

Variance Type

Dimensional Variance

Property Characteristics

Zoning District: this property is zoned Residential Acreage (R-A)

Location: east of Meadowbrook Road, north of Twelve Mile Road

Parcel #: 50-22-12-351-053

Request

The applicant is seeking variances from the City of Novi Zoning Ordinance Section 3.1.1.D to permit an architectural monument height of 62.83 ft. (35 ft. maximum required, variance of 27.83 ft.); and Section 4.19.2F for the dumpsters to be located in the side yard whereas dumpsters are permitted only in the rear yard setback.

II. STAFF COMMENTS:

The applicant is seeking (2) dimensional variances:

(The applicant is re-applying for the same two variances that were previously approved)

- 1) A variance to allow a 27.83-foot increase in maximum height for an architectural monument.*
- 2) A variance to allow a dumpster to be in the side yard.*

History:

On November 14, 2017 and July 11, 2023 a side yard variance for the dumpster was granted – expired.
On November 10, 2020 and July 11, 2023 a monument height of 62.83' was granted – expired.

III. RECOMMENDATION:

The Zoning Board of Appeals may take one of the following actions:

1. I move that we **grant** the variance in Case No. **PZ26-0054**, sought by _____, for _____ because Petitioner has shown practical difficulty requiring _____.

(a) Without the variance Petitioner will be unreasonably prevented or limited with respect to use of the property because _____.

(b) The property is unique because _____.

(c) Petitioner did not create the condition because _____.

(d) The relief granted will not unreasonably interfere with adjacent or surrounding properties because _____.

(e) The relief is consistent with the spirit and intent of the ordinance because _____.

(f) The variance granted is subject to:

1. _____.
2. _____.
3. _____.
4. _____.

2. I move that we **deny** the variance in Case No. **PZ26-0054** sought by _____, for _____ because Petitioner has not shown practical difficulty requiring _____.

(a) The circumstances and features of the property including _____ are not unique because they exist generally throughout the City.

(b) The circumstances and features of the property relating to the variance request are self-created because _____.

(c) The failure to grant relief will result in mere inconvenience or inability to attain higher economic or financial return based on Petitioners statements that _____.

(d) The variance would result in interference with the adjacent and surrounding properties by _____.

(e) Granting the variance would be inconsistent with the spirit and intent of the ordinance to _____.

Should you have any further questions with regards to the matter please feel free to contact me at (248) 347-0417.

Alan Hall – Deputy Director Community Development - City of Novi



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ZONING BOARD OF APPEALS APPLICATION

APPLICATION MUST BE FILLED OUT COMPLETELY

RECEIVED

AUG 25 2026

CITY OF NOVI
COMMUNITY DEVELOPMENT

I. PROPERTY INFORMATION (Address of subject ZBA Case)				Application Fee: <u>\$ 330.00</u>	
PROJECT NAME / SUBDIVISION Armenian Church and Cultural Center				Meeting Date: <u>10/13/26</u>	
ADDRESS 41100 Twelve Mile Road, Novi, Michigan		LOT/SPACE #		ZBA Case #: <u>PZ 26-0054</u>	
SIDWELL # 50-22-12-351-053		May be obtain from Assessing Department (248) 347-0485			
CROSS ROADS OF PROPERTY					
IS THE PROPERTY WITHIN A HOMEOWNER'S ASSOCIATION JURISDICTION? ☐ YES ☒ NO			REQUEST IS FOR: ☐ RESIDENTIAL ☐ COMMERCIAL ☒ VACANT PROPERTY ☐ SIGNAGE		
DOES YOUR APPEAL RESULT FROM A NOTICE OF VIOLATION OR CITATION ISSUED? ☐ YES ☒ NO					
II. APPLICANT INFORMATION					
A. APPLICANT		EMAIL ADDRESS		CELL PHONE NO.	
NAME Constantine G. Pappas				TELEPHONE NO.	
ORGANIZATION/COMPANY Constantine George Pappas AIA Architecture / Planning				FAX NO.	
ADDRESS 1025 South Washington Ave		CITY Royal Oak		STATE Michigan	ZIP CODE 48067
B. PROPERTY OWNER ☐ CHECK HERE IF APPLICANT IS ALSO THE PROPERTY OWNER					
Identify the person or organization that owns the subject property:		EMAIL ADDRESS		CELL PHONE NO.	
NAME Rafi Ourlian				TELEPHONE NO.	
ORGANIZATION/COMPANY Armenian Cultural Center				FAX NO.	
ADDRESS 19310 Ford Rd.		CITY Dearborn		STATE Michigan	ZIP CODE 48128
III. ZONING INFORMATION					
A. ZONING DISTRICT					
☒ R-A ☐ R-1 ☐ R-2 ☐ R-3 ☐ R-4 ☐ RM-1 ☐ RM-2 ☐ MH ☐ I-1 ☐ I-2 ☐ RC ☐ TC ☐ TC-1 ☐ OTHER _____					
B. VARIANCE REQUESTED					
INDICATE ORDINANCE SECTION (S) AND VARIANCE REQUESTED:					
1. Section <u>3.1.1.D</u> Variance requested <u>To allow a monument height of 62.83 feet OR,</u>					
2. Section <u>4.10.5</u> Variance requested <u>To increase the maximum permitted height to 62.83 feet</u>					
3. Section <u>4.19.2.F</u> Variance requested <u>To proposed dumpster in the side yard</u>					
4. Section _____ Variance requested _____					
IV. FEES AND DRAWINGS					
A. FEES					
☐ Single Family Residential (Existing) \$220 ☐ (With Violation) \$275 ☐ Single Family Residential (New) \$275					
☒ Multiple/Commercial/Industrial \$330 ☐ (With Violation) \$440 ☐ Signs \$330 ☐ (With Violation) \$440					
☐ House Moves \$330 ☐ Special Meetings (At discretion of Board) \$660					
B. DRAWINGS 1-COPY & 1 DIGITAL COPY SUBMITTED AS A PDF					
• Dimensioned Drawings and Plans • Site/Plot Plan • Existing or proposed buildings or addition on the property • Number & location of all on-site parking, if applicable • Existing & proposed distance to adjacent property lines • Location of existing & proposed signs, if applicable • Floor plans & elevations • Any other information relevant to the Variance application					



ZONING BOARD OF APPEALS APPLICATION

V. VARIANCE

A. VARIANCE (S) REQUESTED

☒ DIMENSIONAL ☐ USE ☐ SIGN

There is a five-(5) hold period before work/action can be taken on variance approvals.

B. SIGN CASES (ONLY)

Your signature on this application indicates that you agree to install a **Mock-Up Sign** ten-(10) days before the schedule ZBA meeting. Failure to install a mock-up sign may result in your case not being heard by the Board, postponed to the next schedule ZBA meeting, or cancelled. A mock-up sign is **NOT** to be actual sign. Upon approval, the mock-up sign must be removed within five-(5) days of the meeting. If the case is denied, the applicant is responsible for all costs involved in the removal of the mock-up or actual sign (if erected under violation) within five-(5) days of the meeting.

C. ORDINANCE

City of Novi Ordinance, Section 3107 – Miscellaneous

No order of the Board permitting the erection of a building shall be valid for a period longer than one-(1) year, unless a building permit for such erection or alteration is obtained within such period and such erection or alteration is started and proceeds to completion in accordance with the terms of such permit.

No order of the Board permitting a use of a building or premises shall be valid for a period longer than one-hundred and eighty-(180) days unless such use is establish within such a period; provided, however, where such use permitted is dependent upon the erection or alteration or a building such order shall continue in force and effect if a building permit for such erection or alteration is obtained within one-(1) year and such erection or alteration is started and proceeds to completion in accordance with the terms of such permit.

D. APPEAL THE DETERMINATION OF THE BUILDING OFFICIAL

PLEASE TAKE NOTICE:

The undersigned hereby appeals the determination of the Building Official / Inspector or Ordinance made

☐ CONSTRUCT NEW HOME/BUILDING ☐ ADDITION TO EXISTING HOME/BUILDING ☐ SIGNAGE

☐ ACCESSORY BUILDING

☐ USE

☐ OTHER _____

VI. APPLICANT & PROPERTY SIGNATURES

A. APPLICANT


Applicant Signature

August 21, 2026

Date

B. PROPERTY OWNER

If the applicant is not the owner, the property owner must read and sign below:

The undersigned affirms and acknowledges that he, she or they are the owner(s) of the property described in this application, and is/are aware of the contents of this application and related enclosures.


Property Owner Signature

8/21/2026

Date

VII. FOR OFFICIAL USE ONLY

DECISION ON APPEAL:

☐ GRANTED

☐ DENIED

The Building Inspector is hereby directed to issue a permit to the Applicant upon the following and conditions:

Chairperson, Zoning Board of Appeals

Date



Community Development Department
45175 Ten Mile Road
Novi, MI 48375
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Monument Height Variance Submittal (MH)
City of Novi Zoning Ordinance 3.1.1.D & 4.10.5

REVIEW STANDARDS DIMENSIONAL VARIANCE

The Zoning Board of Appeals (ZBA) will review the application package and determine if the proposed Dimensional Variance meets the required standards for approval. In the space below, and on additional paper if necessary, explain how the proposed project meets each of the following standards. (Increased costs associated with complying with the Zoning Ordinance will not be considered a basis for granting a Dimensional Variance.)

Standard #1. Circumstances or Physical Conditions.

Explain the circumstances or physical conditions that apply to the property that do not apply generally to other properties in the same zoning district or in the general vicinity. Circumstances or physical conditions may include:

- a. Shape of Lot.** Exceptional narrowness, shallowness or shape of a specific property in existence on the effective date of the Zoning Ordinance or amendment.
☒ Not Applicable ☐ Applicable If applicable, describe below:

and/or

- b. Environmental Conditions.** Exceptional topographic or environmental conditions or other extraordinary situations on the land, building or structure.
☐ Not Applicable ☒ Applicable If applicable, describe below:
See Attached.

and/or

- c. Abutting Property.** The use or development of the property immediately adjacent to the subject property would prohibit the literal enforcement of the requirements of the Zoning Ordinance or would involve significant practical difficulties.
☒ Not Applicable ☒ Applicable If applicable, describe below:

Standard #2. Not Self-Created.

Describe the immediate practical difficulty causing the need for the Dimensional Variance, that the need for the requested variance is not the result of actions of the property owner or previous property owners (i.e., is not self-created).

See Attached.

Standard #3. Strict Compliance.

Explain how the Dimensional Variance in strict compliance with regulations governing area, setback, frontage, height, bulk, density or other dimensional requirements will unreasonably prevent the property owner from using the property for a permitted purpose, or will render conformity with those regulations unnecessarily burdensome.

See Attached.

Standard #4. Minimum Variance Necessary.

Explain how the Dimensional Variance requested is the minimum variance necessary to do substantial justice to the applicant as well as to other property owners in the district.

See Attached.

Standard #5. Adverse Impact on Surrounding Area.

Explain how the Dimensional Variance will not cause an adverse impact on surrounding property, property values, or the use and enjoyment of property in the neighborhood or zoning district.

See Attached.

August 21, 2026

Ref: ZBA Application - Armenian Cultural Center
Novi, Michigan
City File No. JSP 17-0037

Review Standards - Dimensional Variance

Standard #1 – Circumstances or Physical Conditions

- a. Shape of Lot - Not Applicable
- b. Environmental Conditions - Applicable

This project introduces an extraordinary type of structure. The proposed Memorial Monument is an atypical type of structure that is not found in any of the other properties in the general vicinity. The monument would be located between the buildings, within the Armenian Genocide Memorial Courtyard. It is designed as an architectural element with both copper and stainless-steel panels. The monument will be illuminated upward from the base. The structure is 6'-0" x 8'-0" in plan and rises to 62.83 feet (1915 cm). This height signifies the year the Armenian Genocide began, 1915. The design and creation of this monument is part of the Armenian Culture and Religion. Please see owner's narrative (attached) for a detailed description of the meaning behind the monument's height and design.

- c. Abutting Property - Not Applicable

Standard #2 – Not Self-Created

The need for the Dimensional Variance is based on a desire to create a meaningful and memorable Memorial Monument, not a result of the property owner's self-created site conditions. The inclusion of this monument may be interpreted to fall under the exceptions stated in the RA District Building height limits, whereas, the ZBA may specify the height limit for such a structure.

Standard #3 – Strict Compliance

The Dimensional Variance provides for the creation of a meaningful and significant monument within Michigan. This Memorial Monument commemorates the Armenian history, culture, and religion for both the Armenian Community and the greater community as a whole. The monument's proposed height of 62.83 feet (1915 cm) corresponds to the historical date of 1915, when the Armenian Genocide began. Please see owner's narrative (attached) for a detailed description of the meaning behind the monument's height and design.

Standard #4 – Minimum Variance Necessary

The Dimensional Variance requested is the minimum dimension to give meaning to the memorial structure's height. That being said, the exact height proposed, 62.83 ft (1915 cm), corresponds to the historical date of 1915, when the Armenian Genocide began. This specific dimension gives meaning to the height of the memorial structure based on the history of the Armenian Nation. Please see owner's narrative (attached) for a detailed description of the meaning behind the monument's heights and design.

Standard #5 – Adverse Impact on Surrounding Area

The impact of the Dimensional Variance will be minimal to the surrounding properties due to the characteristics of the existing large site and the location of the proposed monument within the site. The site consists of a varied terrain, a large amount of existing tree growth, with a significant amount of added new landscape. The submitted renderings and drawings show the sloping site sections and the additional planting that will occur along the property lines. On the site plan, the nearest neighbor is noted as approximately 297'-0" distant and sloped away from the proposed monument location. The proposed 62.83' (1915cm) monument structure will be located within the Memorial Courtyard, which is located centrally to the entire site. This greatly exceeds the further stipulation that "the height of any such structure shall not be greater than the distance to the nearest property line." See the submitted Overall Site Plan for the proposed location of the monument and the associated distance from each property line. The proposed lighting for the monument will be located on the base of the structure and focused upward onto the structure. It will not be directed toward any of the adjacent properties at any time. The monument will be illuminated for a limited amount of time per day. The lighting system can be controlled and altered seasonally, as needed.

Ref: ZBA Application - Armenian Cultural Center

Armenian Memorial Monument – Owner's Narrative

The Genocide of the Armenian nation by the Ottoman Turkish government started in 1915, under cover of World War I. By 1920, one third of all Armenians, 1.5 million men, women and children, had been savagely killed in the first Genocide of the 20th century, the first state-planned and implemented annihilation of a people. The Anatolian Plateau was emptied of its Armenian population, casting the survivors from their home of 4,000 years into Diasporan exile unto far-away shores. The story of the Armenian people is a story of tragedy, but it is also a heroic story of strength and survival. The Armenian Diaspora today is spread across the world, including Novi, MI; Armenians have made important contributions in all fields of human endeavor; and the State of Armenia is a testament to the world of this nation's will and spirit.

The memorial monument we propose is to commemorate this history. Its two halves refer to the nation lost in the killing fields of the Genocide, but also to the nation that survived as a global community and in Armenia. The light between the two halves that shines into the skies is a

reflection of the undying and striving spirit of a people. The height of the memorial monument is a reference to the starting date of the Genocide. At 62.83 ft. (62' 9.94"), it is equal to 1915 centimeters.

The memorial monument is to provide a moment for Armenians to grieve, reflect, reconnect and be inspired by all that this nation has lost and has achieved. It is also a memorial for non-Armenians, for the residents of Novi and for Michiganders, to learn of an important part of human history, to realize how Genocides can be organized, and to better understand their Armenian neighbors and others who have lived through similar experiences.

For these purposes, the base of the memorial monument will include a brief history of the Armenian Genocide, as well as a brief history of the Armenian Diaspora and State of Armenia. There will also be mention of when Armenians first established communities in Michigan.

The sides of the memorial monument, up to a height of eight feet, will be etched with the names of all the villages, towns and districts where Armenians lost their lives during the Genocide. The path to the memorial monument will be bricked, and Armenian families will be able to add the names of their lost relatives to these bricks.

Hayg Oshagan – Armenian Cultural Center

Raffi Ourlian – Armenian Cultural Center



Community Development Department

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- a. **Shape of Lot.** Exceptional narrowness, shallowness or shape of a specific property in existence on the effective date of the Zoning Ordinance or amendment.
☐ Not Applicable ☐ Applicable If applicable, describe below:

and/or

- b. **Environmental Conditions.** Exceptional topographic or environmental conditions or other extraordinary situations on the land, building or structure.
☐ Not Applicable ☒ Applicable If applicable, describe below:
The extensive slope and dense woodland areas of the environment require a more functional location and position for the dumpsters.

and/or

- c. **Abutting Property.** The use or development of the property immediately adjacent to the subject property would prohibit the literal enforcement of the requirements of the Zoning Ordinance or would involve significant practical difficulties.
☐ Not Applicable ☐ Applicable If applicable, describe below:

Standard #2. Not Self-Created.

Describe the immediate practical difficulty causing the need for the Dimensional Variance, that the need for the requested variance is not the result of actions of the property owner or previous property owners (i.e., is not self-created).

The need for the variance would allow the dumpsters to be placed at its closest location to where it will be used. The dumpsters are completely screened with masonry (brick) / landscape and meets all ordinance requirements.

Standard #3. Strict Compliance.

Explain how the Dimensional Variance in strict compliance with regulations governing area, setback, frontage, height, bulk, density or other dimensional requirements will unreasonably prevent the property owner from using the property for a permitted purpose, or will render conformity with those regulations unnecessarily burdensome.

The ordinance required distance places the dumpsters in a woodland area. In its proposed locations, the dumpsters will not be seen as it allows woodlands to exist as they currently are.

Standard #4. Minimum Variance Necessary.

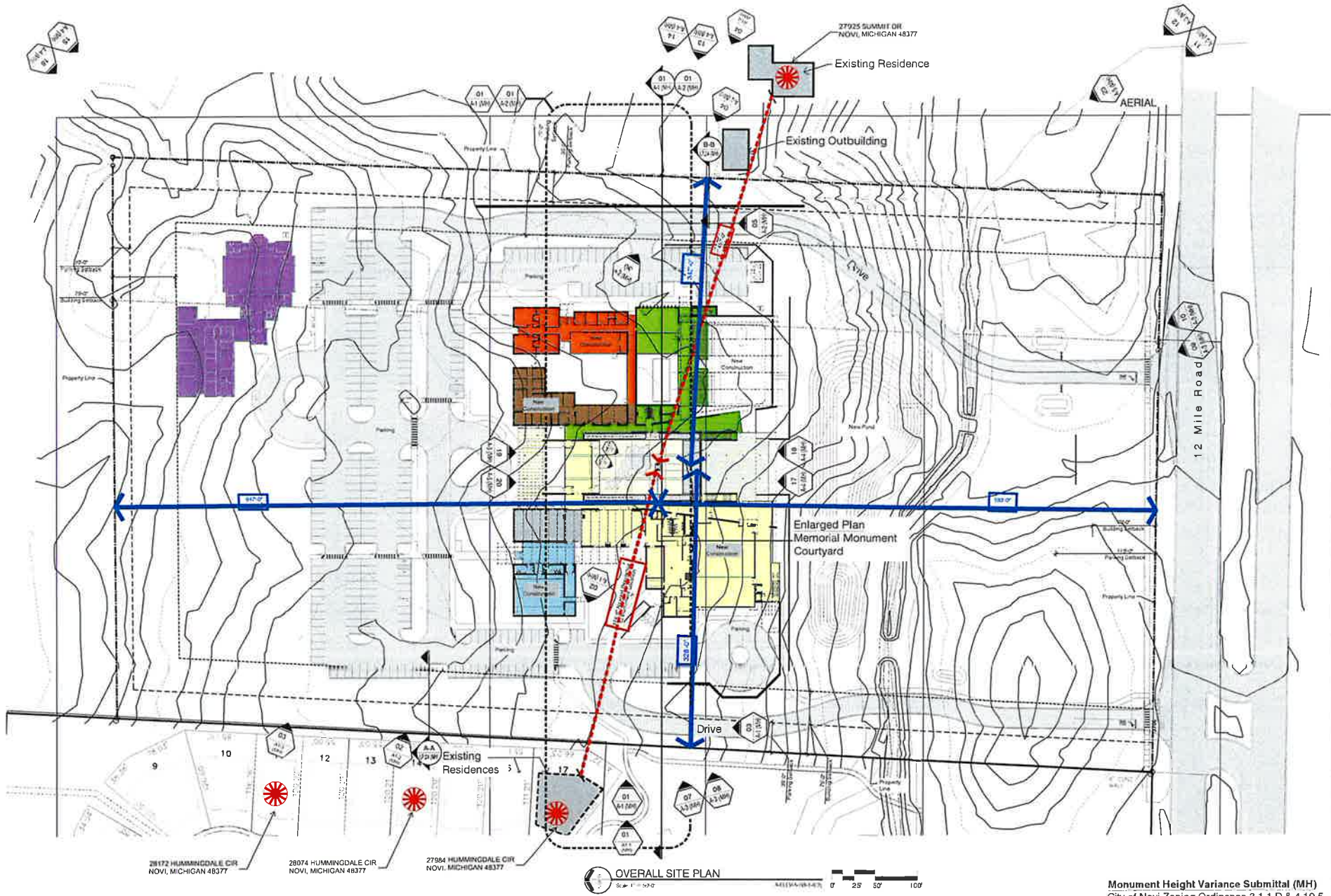
Explain how the Dimensional Variance requested is the minimum variance necessary to do substantial justice to the applicant as well as to other property owners in the district.

In its proposed locations, the dumpsters will provide substantial justice by being close to the building, yet screened to view.

Standard #5. Adverse Impact on Surrounding Area.

Explain how the Dimensional Variance will not cause an adverse impact on surrounding property, property values, or the use and enjoyment of property in the neighborhood or zoning district.

The proposed location will not cause adverse impact on the adjoining property values since it will be completely screened with brick masonry and landscape materials. The brick masonry will be the same materials used on the building and blended into the architecture. The proposed dumpster at the east side of the property is 96.19' from the property line and 471.02' from the south property line. The proposed dumpster at the west side of the property is 140.70' from the property line and 584.28' from the south property line.



Monument Height Variance Submittal (MH)
City of Novi Zoning Ordinance 3.1.1.D & 4.10.5



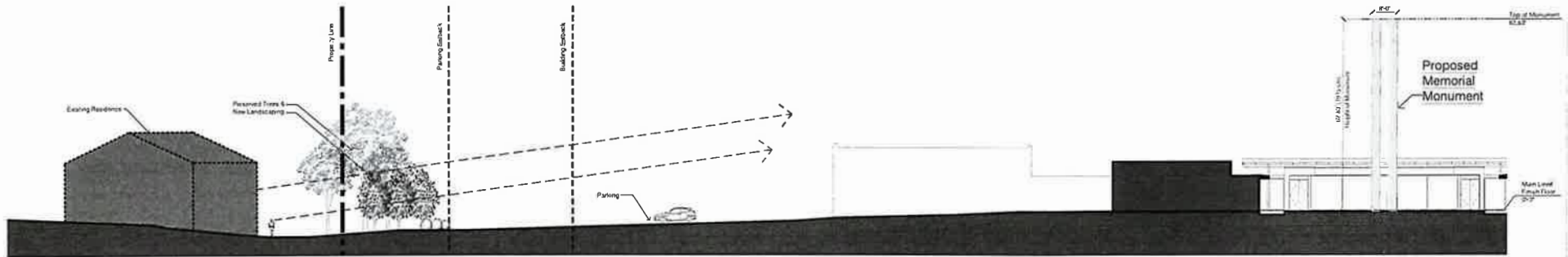
03 VIEW FACING NORTH @ DRIVE
A1 (NH) Scale: 1/32" = 1'-0" A08 TEX 10-13



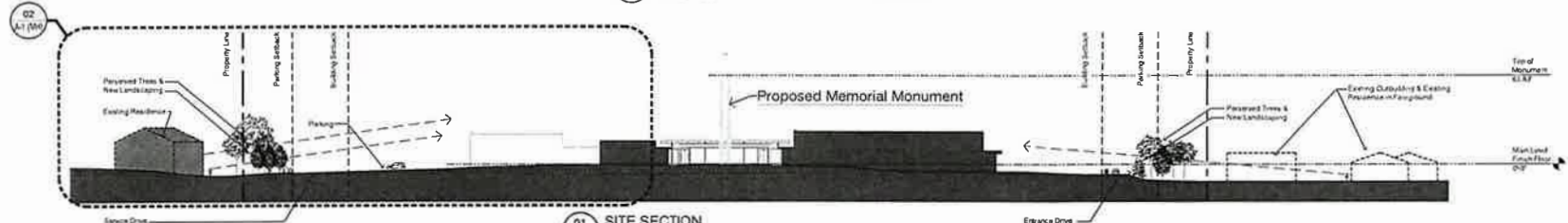
02 VIEW FROM LANDSCAPE COURT FACING WEST
A1 (NH) Scale: 1/32" = 1'-0" A08 TEX 10-13



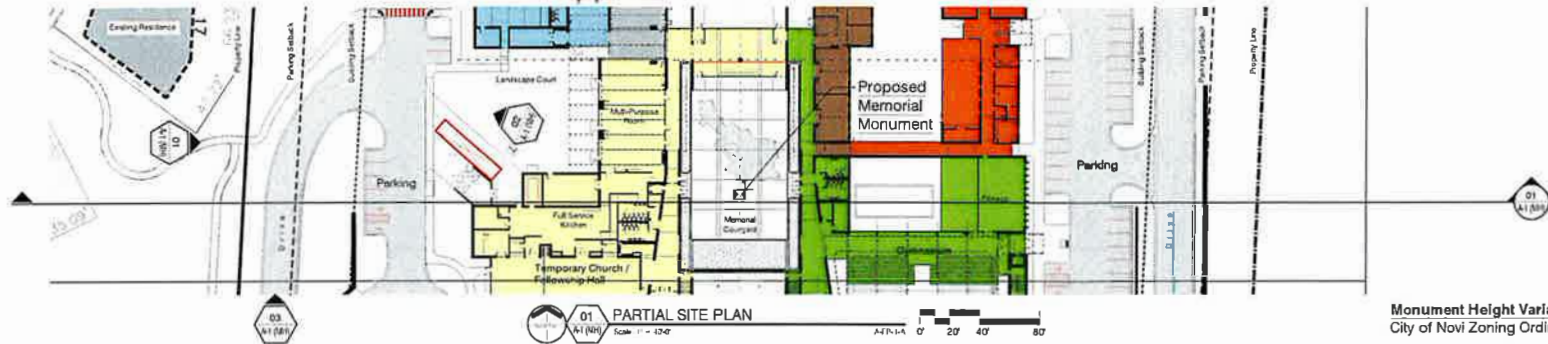
01 VIEW FROM EXISTING RESIDENCE
A1 (NH) Scale: 1/16" = 1'-0" A08 TEX 10-13



02 SITE SECTION
A1 (NH) Scale: 1/8" = 1'-0" A08 TEX 10-13



01 SITE SECTION
A1 (NH) Scale: 1/8" = 1'-0" A08 TEX 10-13



01 PARTIAL SITE PLAN
A1 (NH) Scale: 1" = 100' A08 TEX 10-13

Monument Height Variance Submittal (MH)
City of Novi Zoning Ordinance 3.1.1.D & 4.10.5



12 SUMMIT DRIVE NIGHT PERSPECTIVE
A3 (04) Scale: 1/8" = 1'-0" A48 1/8" (04)



11 SUMMIT DRIVE DAY PERSPECTIVE
A3 (04) Scale: 1/8" = 1'-0" A48 1/8" (04)



10 TWELVE MILE ROAD NIGHT PERSPECTIVE
A3 (04) Scale: 1/8" = 1'-0" A48 1/8" (04)



09 TWELVE MILE ROAD DAY PERSPECTIVE
A3 (04) Scale: 1/8" = 1'-0" A48 1/8" (04)

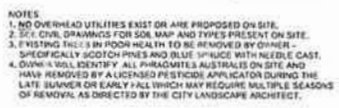


08 EXISTING RESIDENCE NIGHT PERSPECTIVE
A3 (04) Scale: 1/8" = 1'-0" A48 1/8" (04)



07 EXISTING RESIDENCE DAY PERSPECTIVE
A3 (04) Scale: 1/8" = 1'-0" A48 1/8" (04)

Monument Height Variance Submittal (MH)
City of Novi Zoning Ordinance 3.1.1.D & 4.10.5

[illegible]

now what's below
Call before you dig

NOT TO BE USED AS CONSTRUCTION DRAWING

Know what's below
Call before you dig



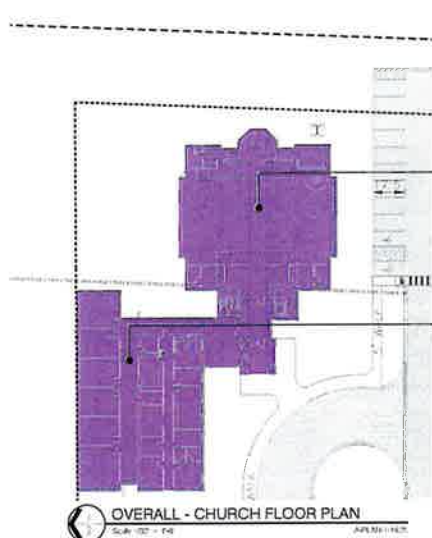


 SCALE: 1" = 50'

TYPE "A" CURB (P. CONCRETE CURB AND GUTTER - DETAIL 70)
 TYPE "B" CURB (P. CONCRETE CURB AND GUTTER - DETAIL 70)
 TYPE "C" CURB (P. METEAL AWAY/CURB - DETAIL 70)
 TYPE "E" CURB (P. METEAL AWAY/CURB - MODIFIED DETAIL 70)

NOT FOR CONSTRUCTION
 SIDEWALK #22-1-31-1053
 CITY FILE NO. JSP17-0057





Area A (ML)
Church / Choir Loft
Total Seating For 400

Area B (ML)
Classrooms (6) /
Administration Offices

Area A (ML)
Child Care Center

Area A (ML)
ACC Offices / Meeting Rooms

Area B (LL)
Pool & Fitness Center

Area C (ML)
Main Entry / Lobby / Entry Canopy /
Corridor Leading to Fellowship Hall /
Armenian Genocide Memorial Court

Area A (LL)
Gymnasium / Locker Rooms /
Outdoor Patio

Area A (ML)
Art Gallery

Area A (ML)
Auditorium, Lobby & Toilets

Area A (LL)
Youth Area /
Stair Down To Youth Area

Area A (LL)
Stair Down To Agoump Area

Area A (LL)
Armenian Agoump Area /
Outdoor Patio



Area B (ML)
Pool & Fitness Center

Area A (ML)
Gymnasium

Area A (ML)
Stair Down To Youth Area

Area A (ML)
Corridor Leading to Gymnasium

Area A (ML)
Outdoor Roof Patio

Area A (ML)
Stair Down To Agoump Area

Area A (ML)
Temporary Church /
Fellowship Hall

Area B (ML)
Full Service Kitchen /
Toilets, Coats & Storage

Area D (ML)
Common Spaces /
Multi-Purpose Room

PHASE LEGEND

Phase I
Area A
Temporary Church / Fellowship Hall (ML)
Armenian Agoump Area (LL)
Kitchen (LL)
Cigar Room (LL)
Outdoor Patio (LL)
Stair Leading Down to Agoump Area
Storage - Unfinished Area (Yellow)

Phase I
Area B
Full Service Kitchen (ML)
Toilets, Coats & Storage

Phase I
Area C
Main Entry / Lobby
Entry Canopy
Corridor Leading to Fellowship Hall
Armenian Genocide Memorial Court

Phase I
Area D
Common Spaces / Multi-Purpose Room

Future Phase

Area A
Church

Future Phase
Area B
Classrooms (6)
Administrative Offices (Church / Support)

Future Phase
Area A
Gymnasium & Seating (ML / LL)
Suspended Gymnasium Track
Stair Leading Down to Youth Area (ML)
Lobby, Toilets & Storage (ML)
Corridor Leading to Gymnasium (ML)
Outdoor Roof Patio (ML)
Locker Rooms & Storage (LL)
Outdoor Patio (LL)
Youth Area (LL)

Future Phase
Area B
Pool & Fitness Center

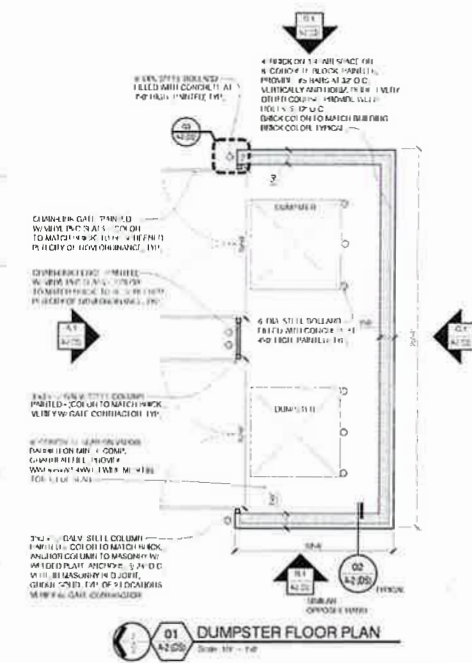
Future Phase
Area A
ACC Offices / Meeting Rooms

Future Phase
Area A
Child Care Center

Future Phase
Area B
Art Gallery

Future Phase
Area A
Auditorium, Lobby & Toilets

Dumpster Variance Submittal (DS)
City of Novi Zoning Ordinance 4.19.2.F



ADDRESS:
27984 HUMMINGDALE CIR
NOVI, MICHIGAN 48377

Monument Height Variance Submittal (MH)
City of Novi Zoning Ordinance 3.1.1.D & 4.10.5

Project
Armenian Church
and Cultural Center
Novi, MI
Project No. 202417
Date: August 21, 2026



NOTE:
EXISTING & NEW TREE SIZES/HEIGHTS VARY. ALL EXISTING & NEW TREES
LOCATIONS & SIZES SHOWN IN THE IMAGE ARE APPROXIMATE

01
A1-1
(MH)

VIEW FROM EXISTING RESIDENCE

Scale: N, T, S

A-RENDER-17

Copyright 2026
The following design and drawings are the sole property of
Constantine George Pappas AIA, Architectural Planning and
cannot be used, shared, or transferred to anyone without the
company's written and approved by the architect of record,
Constantine George Pappas AIA, Architectural Planning

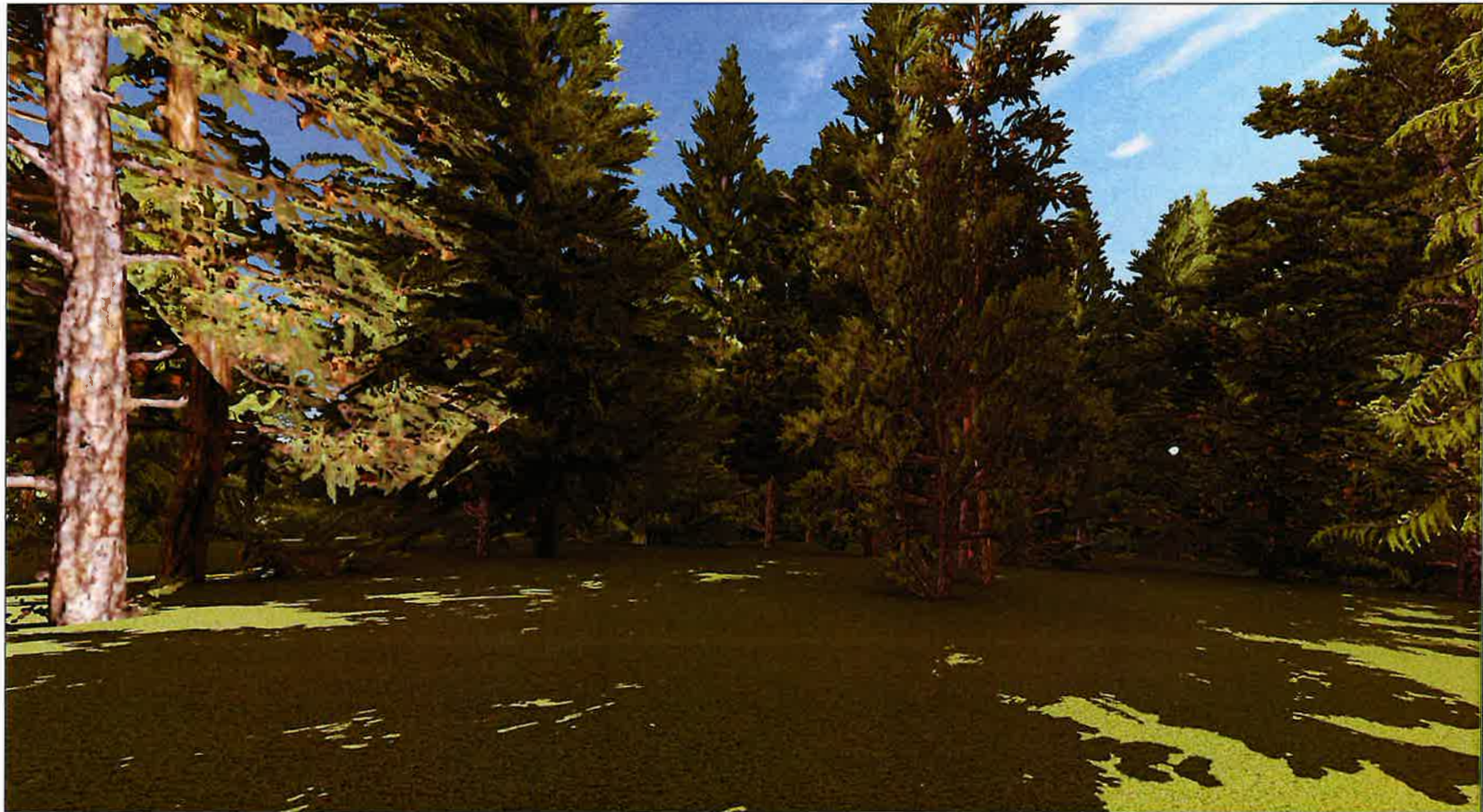
A1-1(MH)

Sheet No.

ADDRESS:
 28074 HUMMINGDALE CIR
 NOVI, MICHIGAN 48377

Monument Height Variance Submittal (MH)
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Project
 Armenian Church
 and Cultural Center
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 Date: August 21, 2026



NOTE:
 EXISTING & NEW TREE SIZES/HEIGHTS VARY. ALL EXISTING & NEW TREES
 LOCATIONS & SIZES SHOWN IN THE IMAGE ARE APPROXIMATE

02 VIEW FROM EXISTING RESIDENCE
 A1-2 (MH) Scale: 1/32" = 1'-0" A-RENDER-19

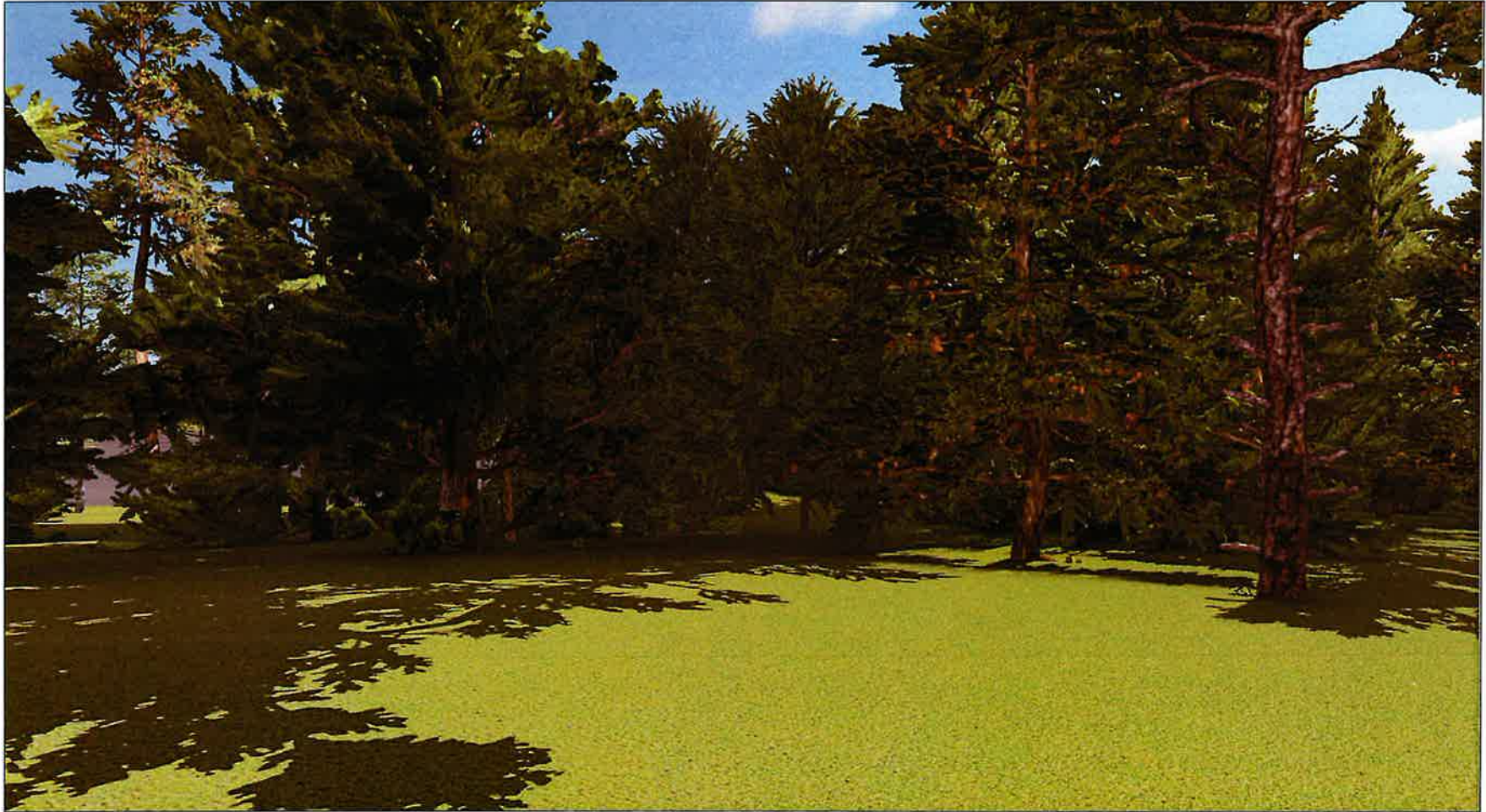
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 Constantine George Pappas AIA Architecture/Planning

A1-2(MH)
 Sheet No.

ADDRESS:
28172 HUMMINGDALE CIR
NOVI, MICHIGAN 48377

Monument Height Variance Submittal (MH)
City of Novi Zoning Ordinance 3.1.1.D & 4.10.5

Project
Armenian Church
and Cultural Center
Novi, MI
Project No. 202417
Date: August 21, 2026



NOTE:
EXISTING & NEW TREE SIZES/HEIGHTS VARY. ALL EXISTING & NEW TREES
LOCATIONS & SIZES SHOWN IN THE IMAGE ARE APPROXIMATE

03
A1-3
(MH)
VIEW FROM EXISTING RESIDENCE
Scale: N.T.S. A-RENDER-19

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A1-3(MH)
Sheet No.

ADDRESS:
27925 SUMMIT DR
NOVI, MICHIGAN 48377

Monument Height Variance Submittal (MH)
City of Novi Zoning Ordinance 3.1.1.D & 4.10.5

Project
Armenian Church
and Cultural Center
Novi, MI
Project No. 202417
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NOTE:
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LOCATIONS & SIZES SHOWN IN THE IMAGE ARE APPROXIMATE



VIEW FACING NORTH @ EXISTING RESIDENCE

Scale N.T.S.

A-RENDER-19

A1-4(MH)

Sheet No.