



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

ZONING BOARD APPEALS DATE: November 10, 2020

REGARDING: 41100 Twelve Mile Road, Parcel # 50-22-12-351-053 (PZ20-0050)

BY: Larry Butler, Deputy Director Community Development

I. GENERAL INFORMATION:

Applicant

Constantine George Pappas / Armenian Cultural Center

Variance Type

Dimensional Variance

Property Characteristics

Zoning District:	Residential Acreage
Location:	East of Meadowbrook Road and North of Twelve Mile Road
Parcel #:	50-22-12-351-053

Request

The applicant is requesting the ZBA specify a height of 62.83 feet for a proposed monument structure, as permitted under Section 3.32.3 of the Zoning Ordinance. The structure has received Special Land Use approval from the Planning Commission and is located greater than 63 feet from all property lines. This property is zoned Residential Acreage (RA).

II. STAFF COMMENTS:

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. **PZ20-0050**, 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 if 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. **PZ20-0050**, 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.

Larry Butler
Deputy Director Community Development
City of Novi



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ZONING BOARD OF APPEALS APPLICATION

APPLICATION MUST BE FILLED OUT COMPLETELY

I. PROPERTY INFORMATION (Address of subject ZBA Case)				Application Fee: _____	
PROJECT NAME / SUBDIVISION Armenian Cultural Center				Meeting Date: _____	
ADDRESS Twelve Mile Rd. Novi, Michigan		LOT/SUITE/SPACE #		ZBA Case #: PZ _____	
SIDWELL # 50-22-12-351-053		May be obtain from Assessing Department (248) 347-0485			
CROSS ROADS OF PROPERTY Twelve Mile Rd and Meadowbrook Rd.					
IS THE PROPERTY WITHIN A HOMEOWNER'S ASSOCIATION JURISDICTION? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO			REQUEST IS FOR: <input type="checkbox"/> RESIDENTIAL <input type="checkbox"/> COMMERCIAL <input checked="" type="checkbox"/> VACANT PROPERTY <input type="checkbox"/> SIGNAGE		
DOES YOUR APPEAL RESULT FROM A NOTICE OF VIOLATION OR CITATION ISSUED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO					
II. APPLICANT INFORMATION					
A. APPLICANT		EMAIL ADDRESS epcaruso@cgp-architecture.com		CELL PHONE NO. 248-343-4783	
NAME Guss Pappas		TELEPHONE NO. 248-629-8998			
ORGANIZATION/COMPANY Constantine George Pappas, AIA Architecture / Planning		FAX NO. 248-298-3192			
ADDRESS 1025 S. Washington Ave		CITY Royal Oak		STATE MI	ZIP CODE 48067
B. PROPERTY OWNER <input type="checkbox"/> CHECK HERE IF APPLICANT IS ALSO THE PROPERTY OWNER					
Identify the person or organization that owns the subject property:		EMAIL ADDRESS rourlian@aol.com		CELL PHONE NO.	
NAME Raffi Ourlian		TELEPHONE NO. 248-790-5964			
ORGANIZATION/COMPANY Armenian Cultural Center		FAX NO.			
ADDRESS 19310 Ford Rd.		CITY Dearborn		STATE MI	ZIP CODE 48128
III. ZONING INFORMATION					
A. ZONING DISTRICT					
<input checked="" type="checkbox"/> R-A <input type="checkbox"/> R-1 <input type="checkbox"/> R-2 <input type="checkbox"/> R-3 <input type="checkbox"/> R-4 <input type="checkbox"/> RM-1 <input type="checkbox"/> RM-2 <input type="checkbox"/> MH					
<input type="checkbox"/> I-1 <input type="checkbox"/> I-2 <input type="checkbox"/> RC <input type="checkbox"/> TC <input type="checkbox"/> TC-1 <input type="checkbox"/> OTHER _____					
B. VARIANCE REQUESTED					
INDICATE ORDINANCE SECTION (S) AND VARIANCE REQUESTED:					
1. Section <u>3.32.3</u> Variance requested <u>to allow a monument height of 62.83 feet, OR,</u>					
2. Section <u>3.1.1.E</u> Variance requested <u>to increase the maximum permitted height to 62.83 feet.</u>					
3. Section _____ Variance requested _____					
4. Section _____ Variance requested _____					
IV. FEES AND DRAWINGS					
A. FEES					
<input type="checkbox"/> Single Family Residential (Existing) \$200 <input type="checkbox"/> (With Violation) \$250 <input type="checkbox"/> Single Family Residential (New) \$250					
<input checked="" type="checkbox"/> Multiple/Commercial/Industrial \$300 <input type="checkbox"/> (With Violation) \$400 <input type="checkbox"/> Signs \$300 <input type="checkbox"/> (With Violation) \$400					
<input type="checkbox"/> House Moves \$300 <input type="checkbox"/> Special Meetings (At discretion of Board) \$600					
B. DRAWINGS 1-COPY & 1 DIGITAL COPY SUBMITTED AS A PDF					
• Dimensioned Drawings and Plans		• Existing & proposed distance to adjacent property lines			
• Site/Plot Plan		• Location of existing & proposed signs, if applicable			
• Existing or proposed buildings or addition on the property		• Floor plans & elevations			
• Number & location of all on-site parking, if applicable		• 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

10/1/2020

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

10/1/2020

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

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**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 # . 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 # . 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 # . 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.

October 1, 2020

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.

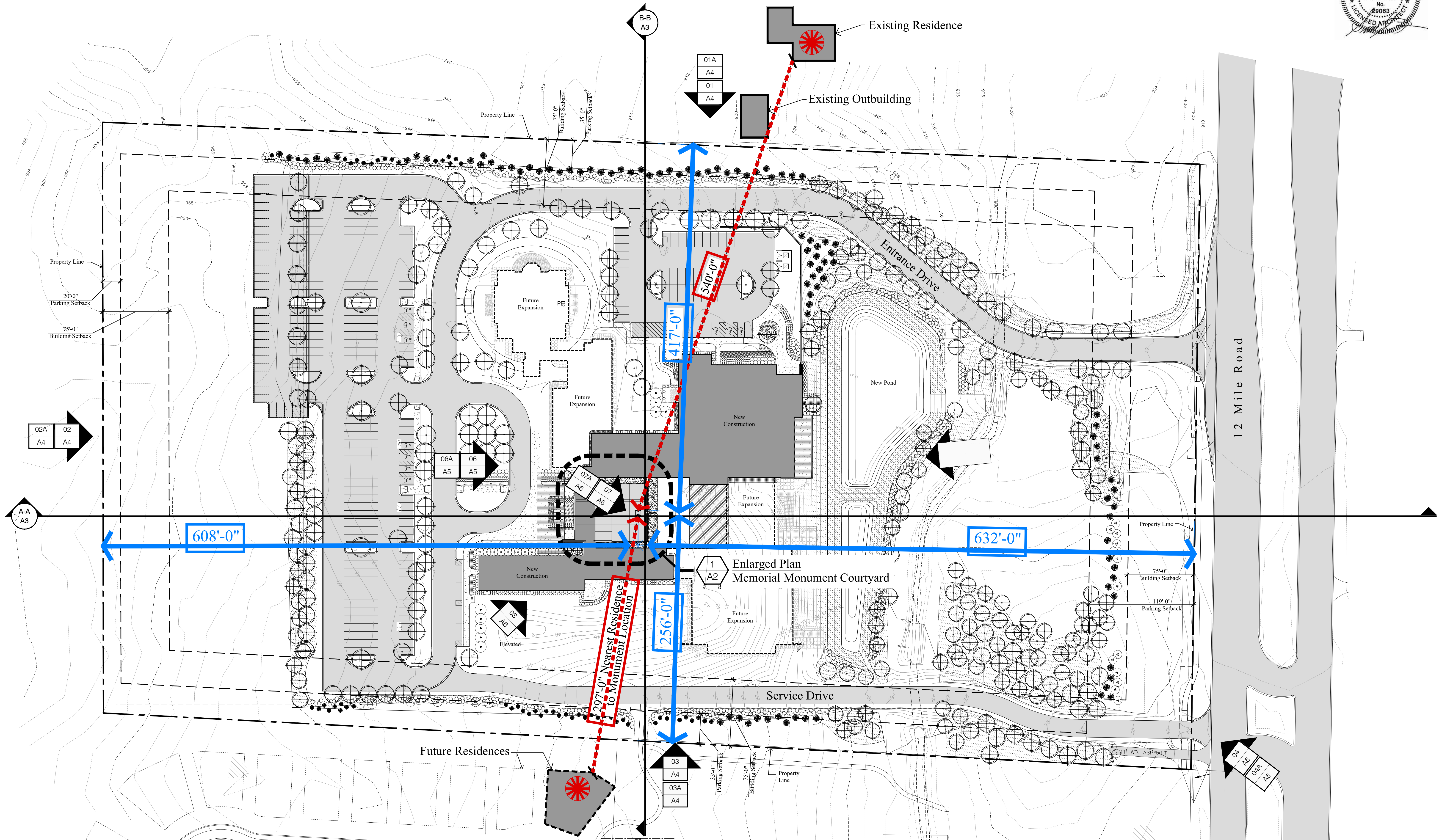
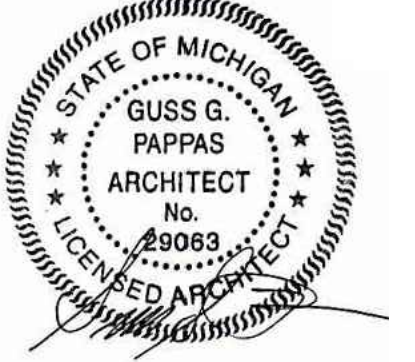
The memorial monument is to provide a moment for Armenians to grieve, reflect, reconnect and be inspired by all that this nation has lost and has achieved. It is also a memorial for non-Armenians, for the residents of Novi and for Michiganders, to learn of an important part of human history, to realize 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.

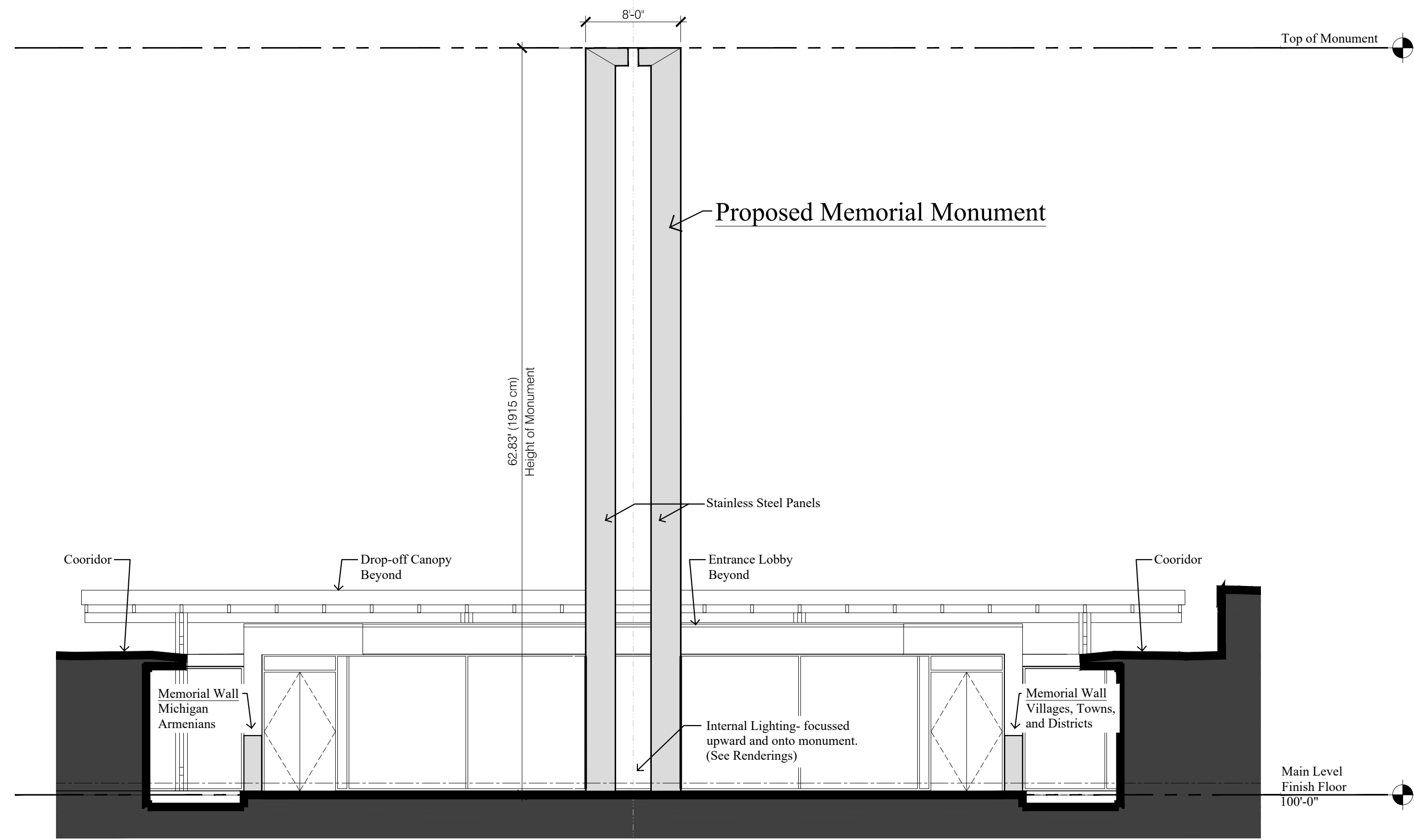
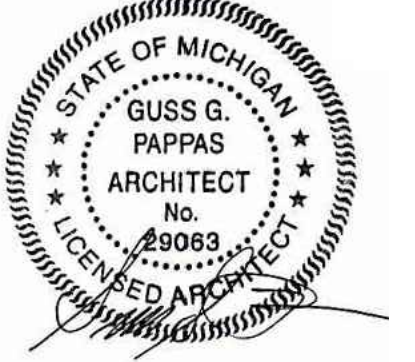
The sides of the memorial monument, up to a height of eight feet, will be etched with the names of all the villages, towns and districts where Armenians lost their lives during the Genocide. The path to the memorial monument will be bricked, and Armenian families will be able to add the names of their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

Hayg Oshagan – Armenian Cultural Center

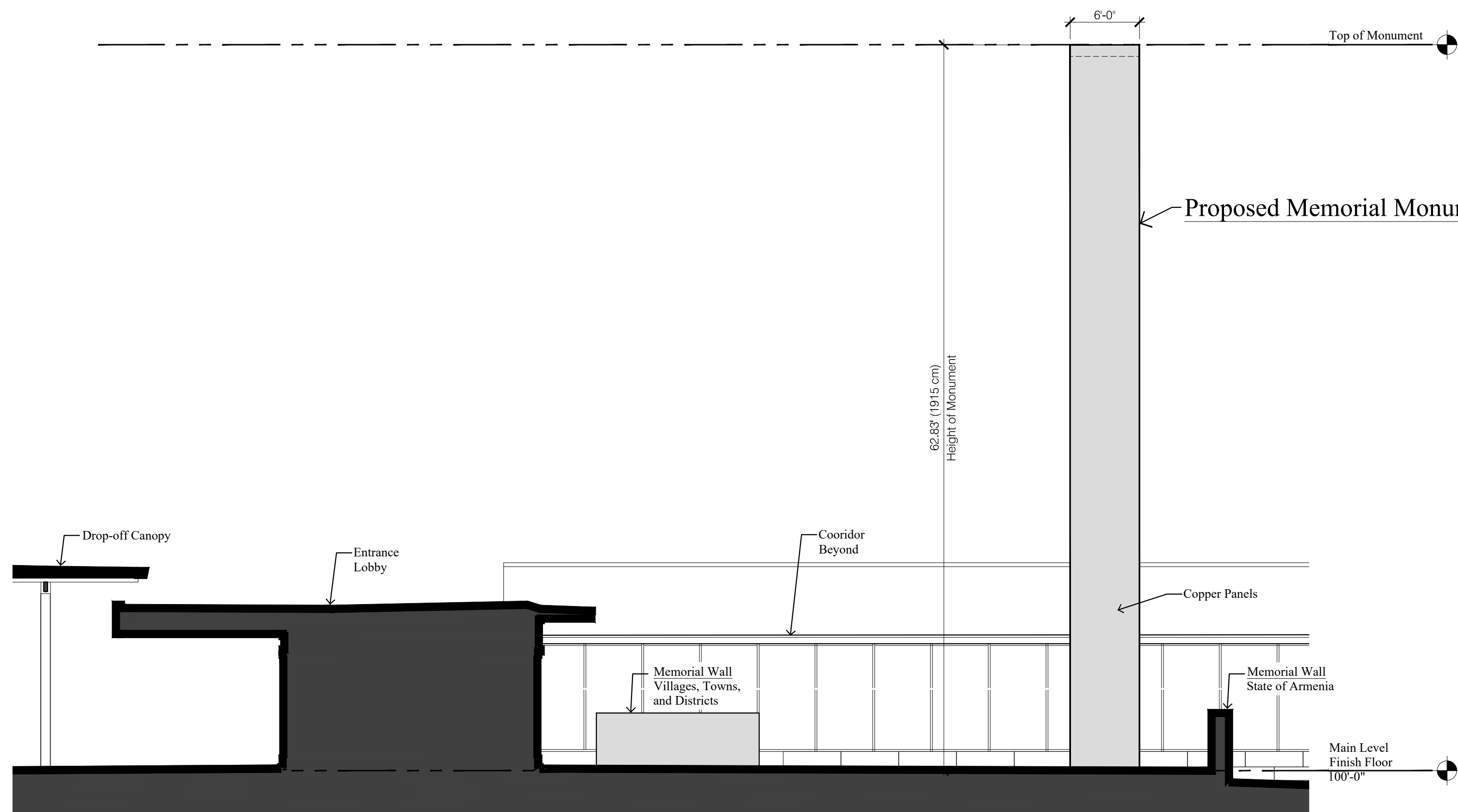
Raffi Ourlian – Armenian Cultural Center



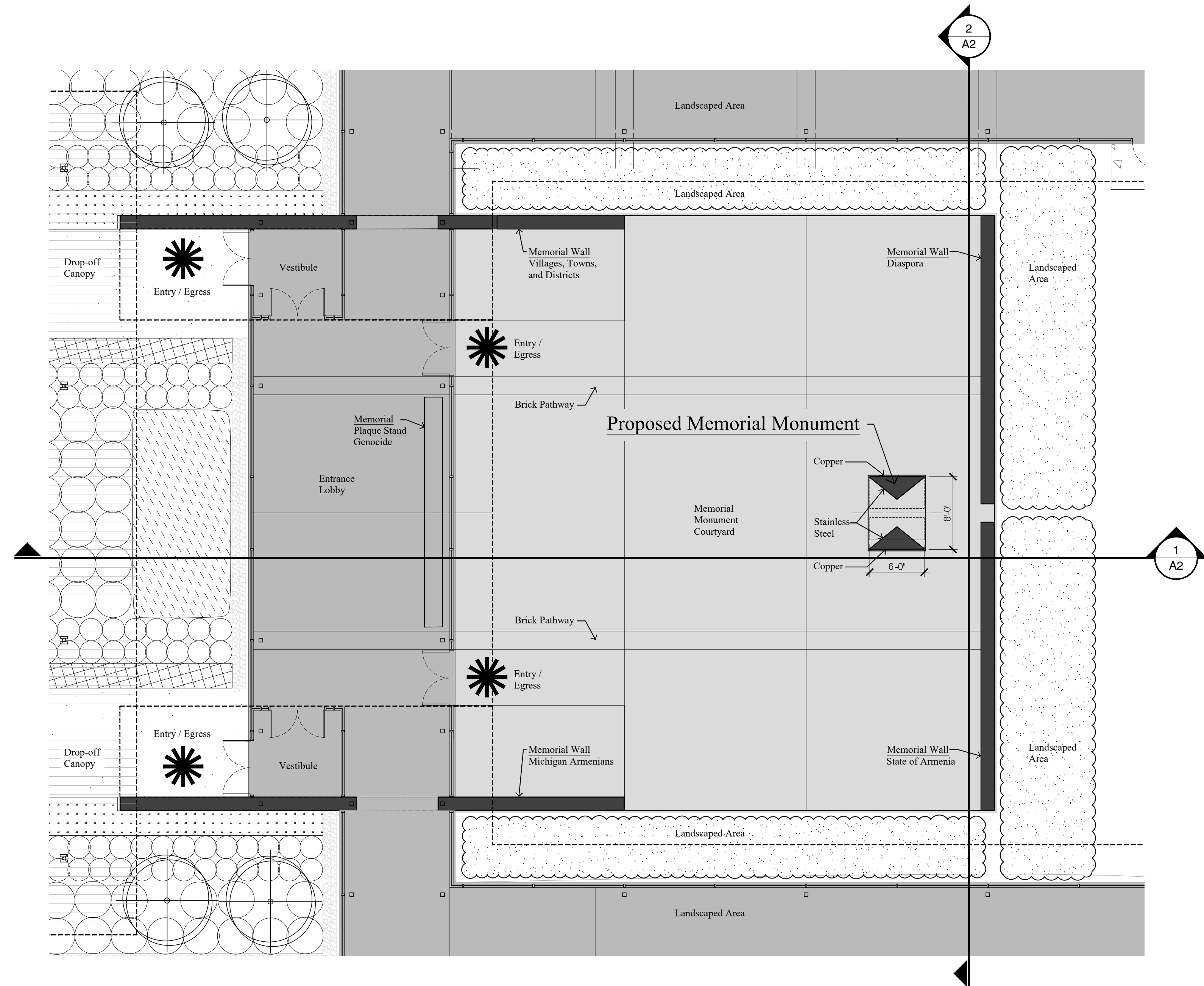
Copyright 2020
 The following design and drawings are the sole property of Constantine George Pappas AIA Architecture / Planning and cannot be used, shared, or transferred to anyone without due compensation and approval by the architect of record, Constantine George Pappas AIA Architecture/Planning.
 Do Not Scale - Use Figured Dimensions



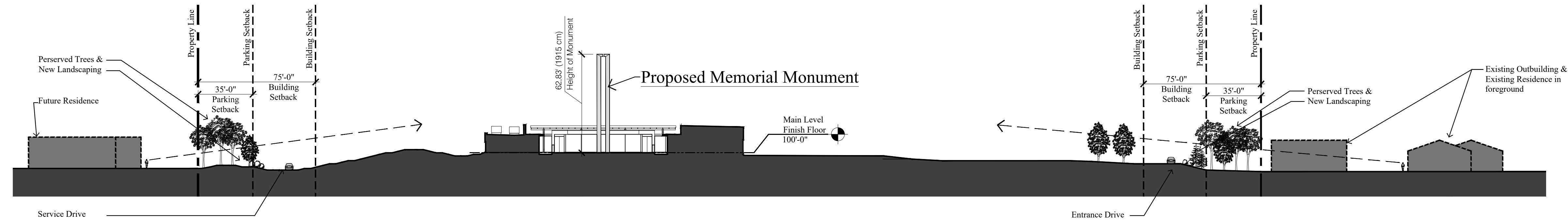
2
A2
Enlarged Section
 Scale: 1/8" = 1'-0"
 0' 2' 4' 8' 16"



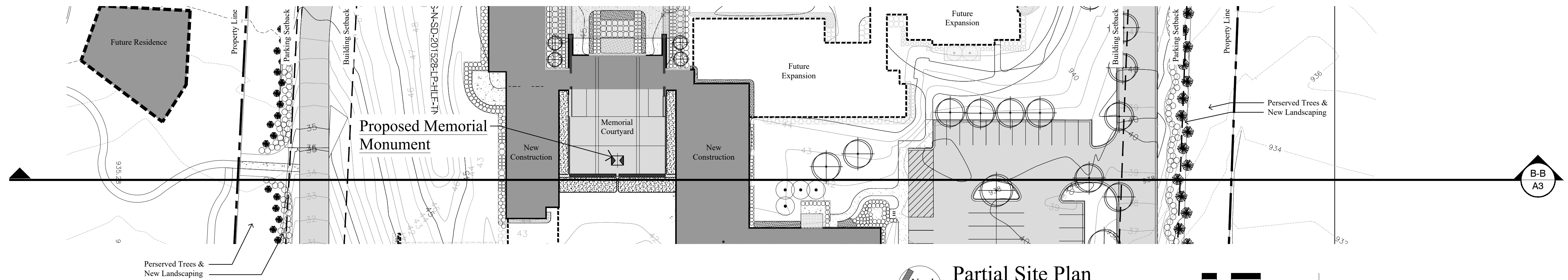
1
A2
Enlarged Section
 Scale: 1/8" = 1'-0"
 0' 2' 4' 8' 16"



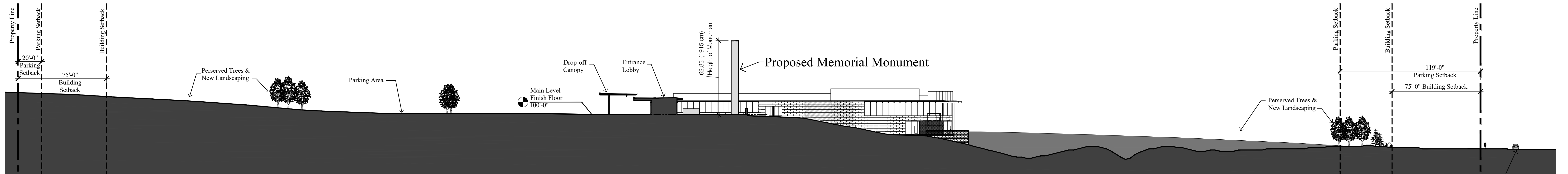
North **1**
A2
Partial Enlarged Plan
 Scale: 1/8" = 1'-0"
 0' 2' 4' 8' 16"



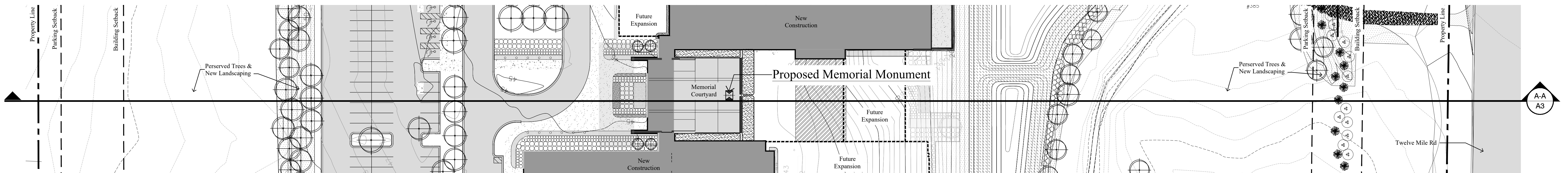
B-B
A3 Site Section
 Scale: 1" = 40'-0"
 0' 10' 20' 40' 80'



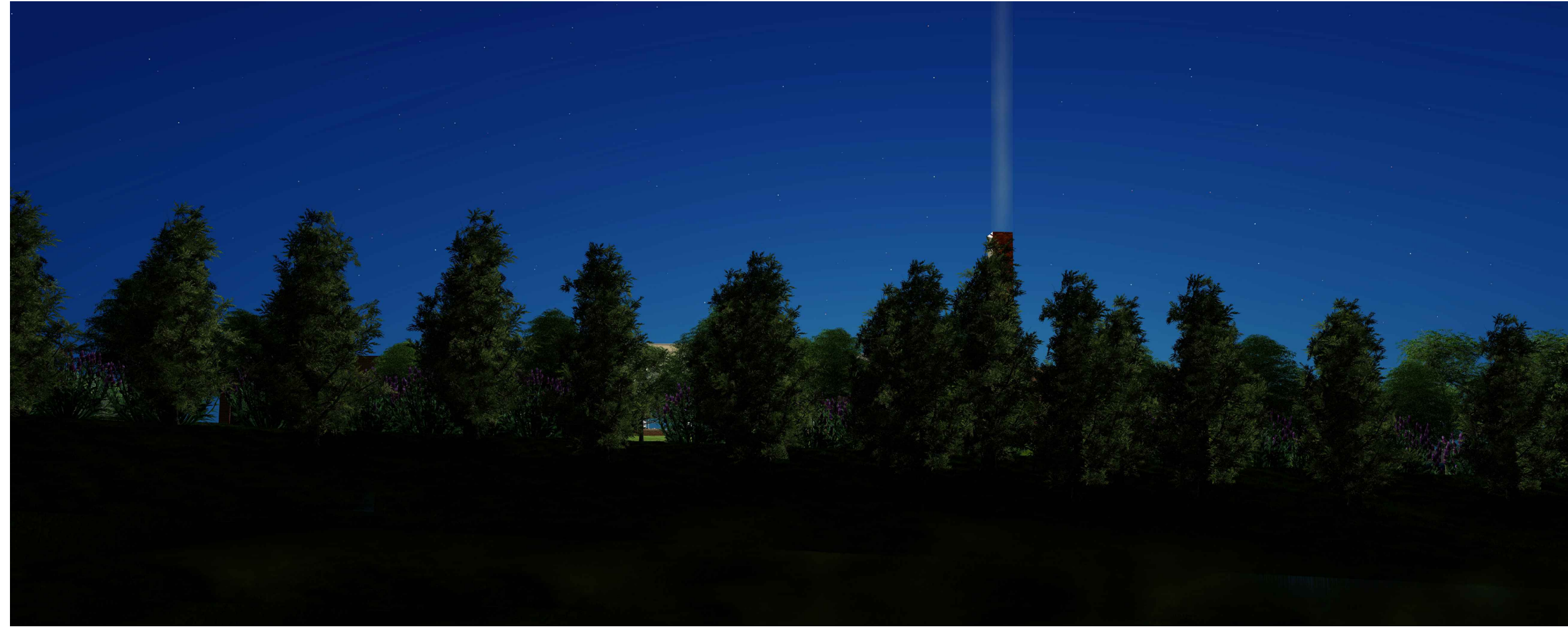
North Partial Site Plan
 Scale: 1" = 40'-0"
 0' 10' 20' 40' 80'



A-A
A3 Site Section
 Scale: 1" = 40'-0"
 0' 10' 20' 40' 80'



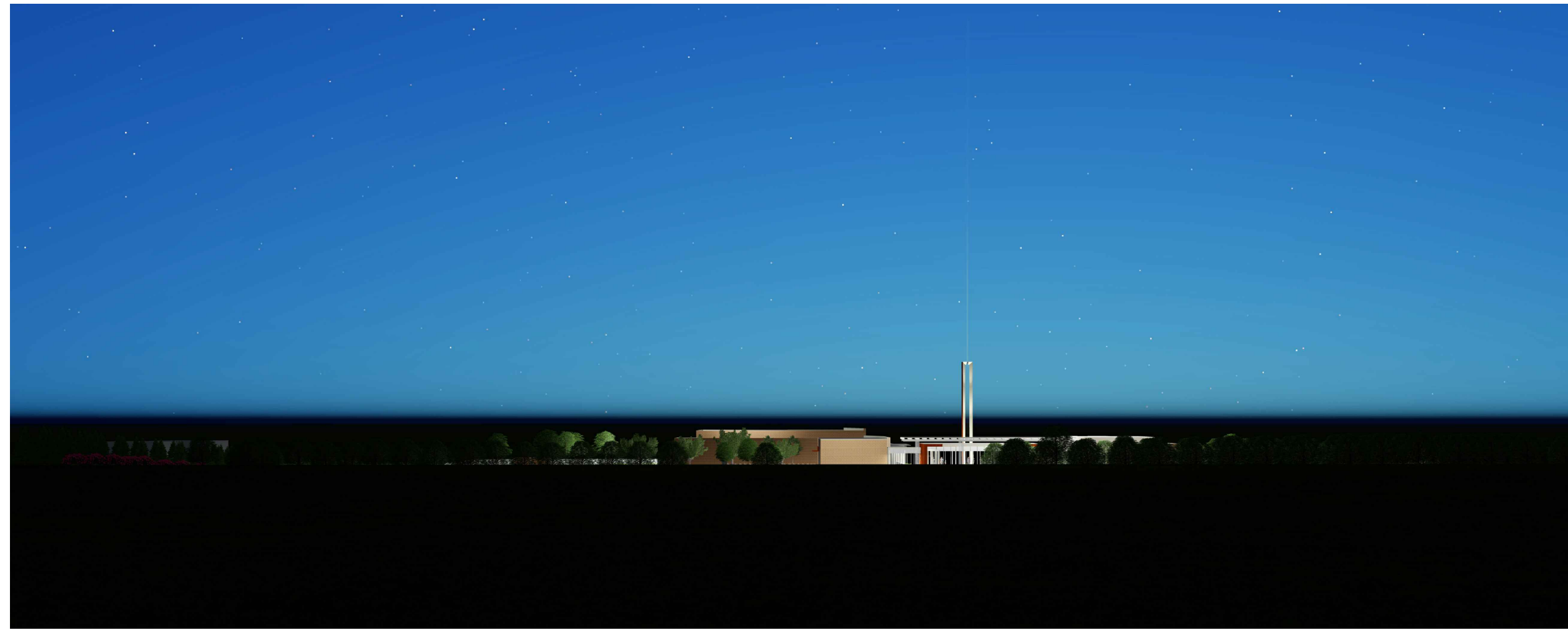
North Partial Site Plan
 Scale: 1" = 40'-0"
 0' 10' 20' 40' 80'



03A FUTURE RESIDENCE NIGHT PERSPECTIVE
A4 Scale: NOT TO SCALE



03 FUTURE RESIDENCE DAY PERSPECTIVE
A4 Scale: NOT TO SCALE



02A EXISTING RESIDENCE NIGHT PERSPECTIVE
A4 Scale: NOT TO SCALE



02 EXISTING RESIDENCE DAY PERSPECTIVE
A4 Scale: NOT TO SCALE



01A EXISTING RESIDENCE NIGHT PERSPECTIVE
A4 Scale: NOT TO SCALE



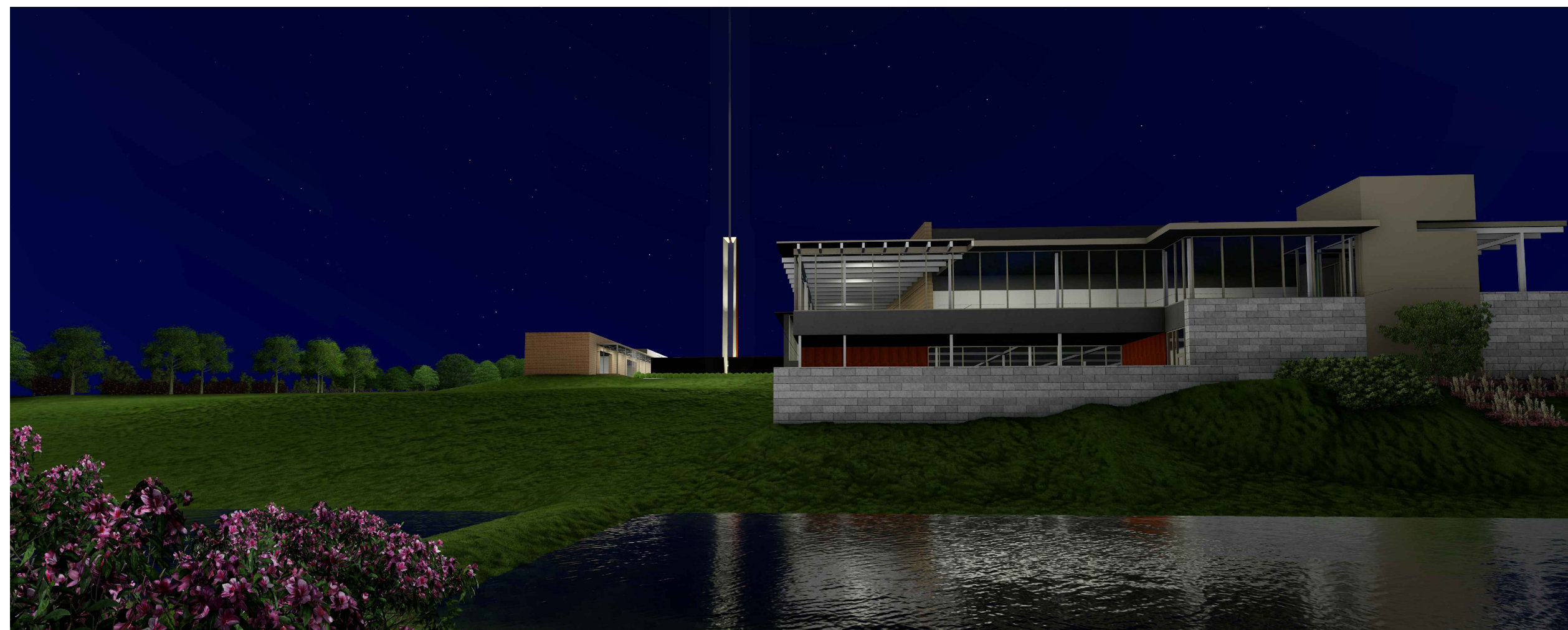
01 EXISTING RESIDENCE DAY PERSPECTIVE
A4 Scale: NOT TO SCALE



06A ENTRY NIGHT PERSPECTIVE
A5 Scale: NOT TO SCALE



06 ENTRY DAY PERSPECTIVE
A5 Scale: NOT TO SCALE



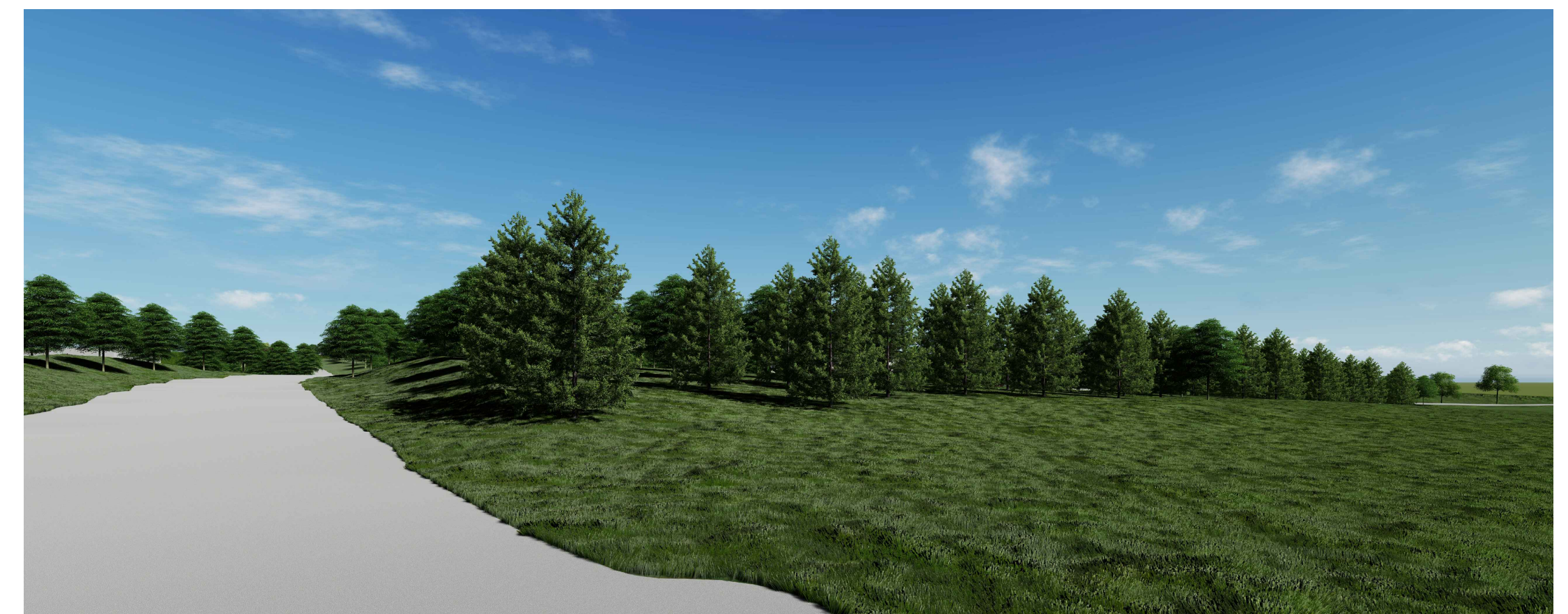
05A CULTURAL CENTER NIGHT PERSPECTIVE
A5 Scale: NOT TO SCALE



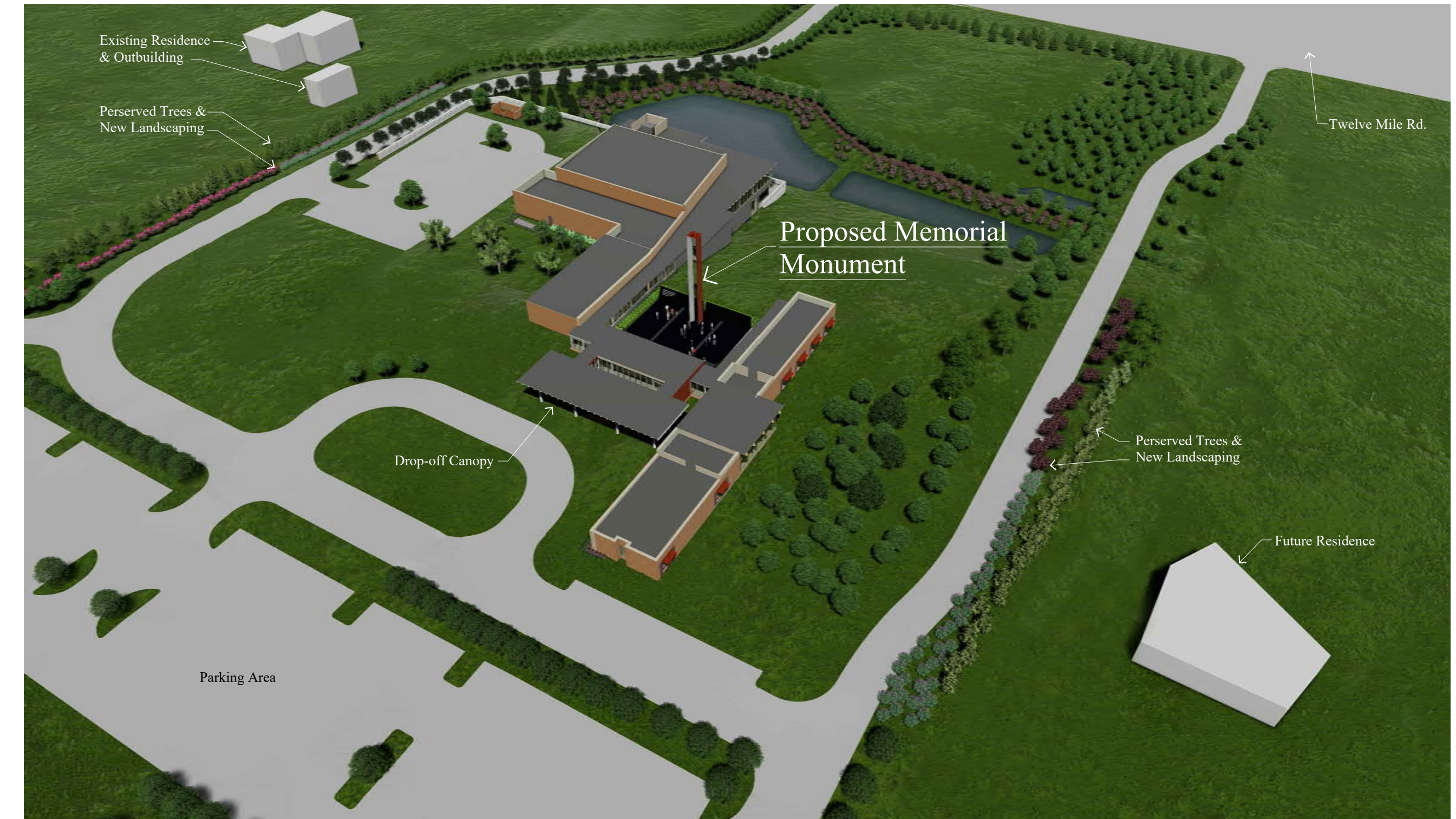
05 CULTURAL CENTER DAY PERSPECTIVE
A5 Scale: NOT TO SCALE



04A TWELVE MILE NIGHT PERSPECTIVE
A5 Scale: NOT TO SCALE



04 TWELVE MILE DAY PERSPECTIVE
A5 Scale: NOT TO SCALE



08 OVERALL SITE PERSPECTIVE
 A6 Scale: NOT TO SCALE



07A MEMORIAL COURTYARD NIGHT PERSPECTIVE
 A6 Scale: NOT TO SCALE



07 MEMORIAL COURTYARD DAY PERSPECTIVE
 A6 Scale: NOT TO SCALE