



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: July 11, 2023

REGARDING: 41100 Twelve Mile Road, Parcel # 50-22-12-351-053 (PZ23-0020)

BY: Alan Hall, Deputy Director Community Development

I. GENERAL INFORMATION:

Applicant

Constantine George Pappas/Armenian Cultural Center

Variance Type

Dimensional Variance

Property Characteristics

Zoning District: This property is zoned Residential Acreage (RA).

Location: East of Meadowbrook Road, North of Twelve Mile

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. The applicant also requests a variance from Section 4.19.2.F. for the proposed location of a dumpster in the side yard. This property is zoned Residential Acreage (RA).

II. STAFF COMMENTS:

This property has two different dimensional ZBA approvals that have expired.

On November 14, 2017, a side yard variance for the dumpster was granted (Section 4.19.2.F) – expired.

On November 10, 2020, a monument height of 62.83' was granted (Section 3.32.3) – expired.

The applicant is re-applying for the same two variances that were previously approved. The current submitted drawings do not reflect any dimensional deviations from the previous approval criteria.

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. **PZ23-0020**, 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. **PZ23-0020**, 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_____

Zoning Board of Appeals

Constantine George Pappas/Armenian Cultural Center
Case # PZ23-0020

Page 3 of 3

July 11, 2023

Should you have any further questions with regards to the matter please feel free to contact me at (248) 347-0423.

Alan Hall – Deputy Director Community Development - City of Novi



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 Novi, MI 48375
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RECEIVED

MAY 23 2023

**CITY OF NOVI
 COMMUNITY DEVELOPMENT**

**ZONING BOARD OF APPEALS
 APPLICATION**

APPLICATION MUST BE FILLED OUT COMPLETELY

I. PROPERTY INFORMATION (Address of subject ZBA Case)	
PROJECT NAME / SUBDIVISION Armenian Church and Cultural Center	
ADDRESS 41090 Twelve Mile Road, Novi, Michigan	LOT/SIUTE/SPACE #
SIDWELL # 50-22- 12 - 351 - 053	May be obtained from the Assessing Department (248) 347-0485
CROSS ROADS OF PROPERTY Twelve Mile Rd and Meadowbrook Rd	

Application Fee: 300.00
 Meeting Date: July 11 2023
 ZBA Case #: PZ 23-0020

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 atremblay@cgp-architecture.com	CELL PHONE NO.
NAME Constantine G. 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 48087

B. PROPERTY OWNER 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
 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:

- Section 4.19.2.F Variance requested For Proposed Dumpster in the Side Yard
- Section 3.32.3 Variance requested To Allow a monument elght of 62.83 feet, OR,
- Section 3.1.1.E Variance requested To Increase the maximum permitted height to 62.83 feet.
- Section _____ Variance requested _____

IV. FEES AND DRAWINGS

A. FEES
 Single Family Residential (Existing) \$200 (With Violation) \$250 Single Family Residential (New) \$250
 Multiple/Commercial/Industrial \$300 (With Violation) \$400 Signs \$300 (With Violation) \$400
 House Moves \$300 Special Meetings (At discretion of Board) \$600

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 scheduled 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 an 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 7.10 – Miscellaneous

No order of the ZBA 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 ZBA 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 established within such a period; provided, however, where such use permitted is dependent upon the erection or alteration of 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

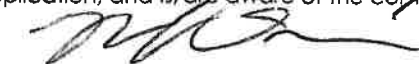

Applicant Signature

5/19/23
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

5/19/23
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 conditions:

Chairperson, Zoning Board of Appeals

Date



Community Development Department
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June 1, 2023 - ZBA Submittal - 4.19.2.F

**REVIEW STANDARDS
 DIMENSIONAL VARIANCE**

*4.19.2.F PROPOSED DUMPSTER
 IN SIDE YARD*

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:

THE EXTENSIVE SLOPE AND DENSE WOODLAND AREAS OF THE ENVIRONMENT REQUIRE A MORE FUNCTIONAL LOCATION AND POSITION FOR THE DUMPSTER.

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 DUMPSTER TO BE PLACED AT ITS CLOSEST LOCATION TO WHERE IT WILL BE USED. THE DUMPSTER IS COMPLETELY SCREENED WITH MASONRY (BRICK)/LANDSCAPING AND MEETS ALL ORDINANCE STANDARDS.

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 REQ'D DISTANCE PLACES THE DUMPSTER IN A WOODLAND AREA. IN ITS PROPOSED LOCATION, THE DUMPSTER WILL NOT BE SEEN AS 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 LOCATION, THE DUMPSTER 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 & BLEND INTO THE ARCHITECTURE. THE PROPOSED DUMPSTER IS 107.74' FROM THE EAST PROPERTY LINE AND 462.51' FROM THE PILOM THE SOUTH PROPERTY LINE.



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June 1, 2023 - ZBA Submittal - 3.32.3 OR 3.1.1.E

**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.

Constantine George Pappas AIA

Architecture / Planning

1025 S. Washington Ave. Royal Oak, MI 48067

P. 248.629.8998 F. 248.298.3192

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.

Constantine George Pappas AIA

Architecture / Planning

1025 S. Washington Ave. Royal Oak, MI 48067

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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.

Constantine George Pappas AIA

Architecture / Planning

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P. 248.629.8998 F. 248.298.3192

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.

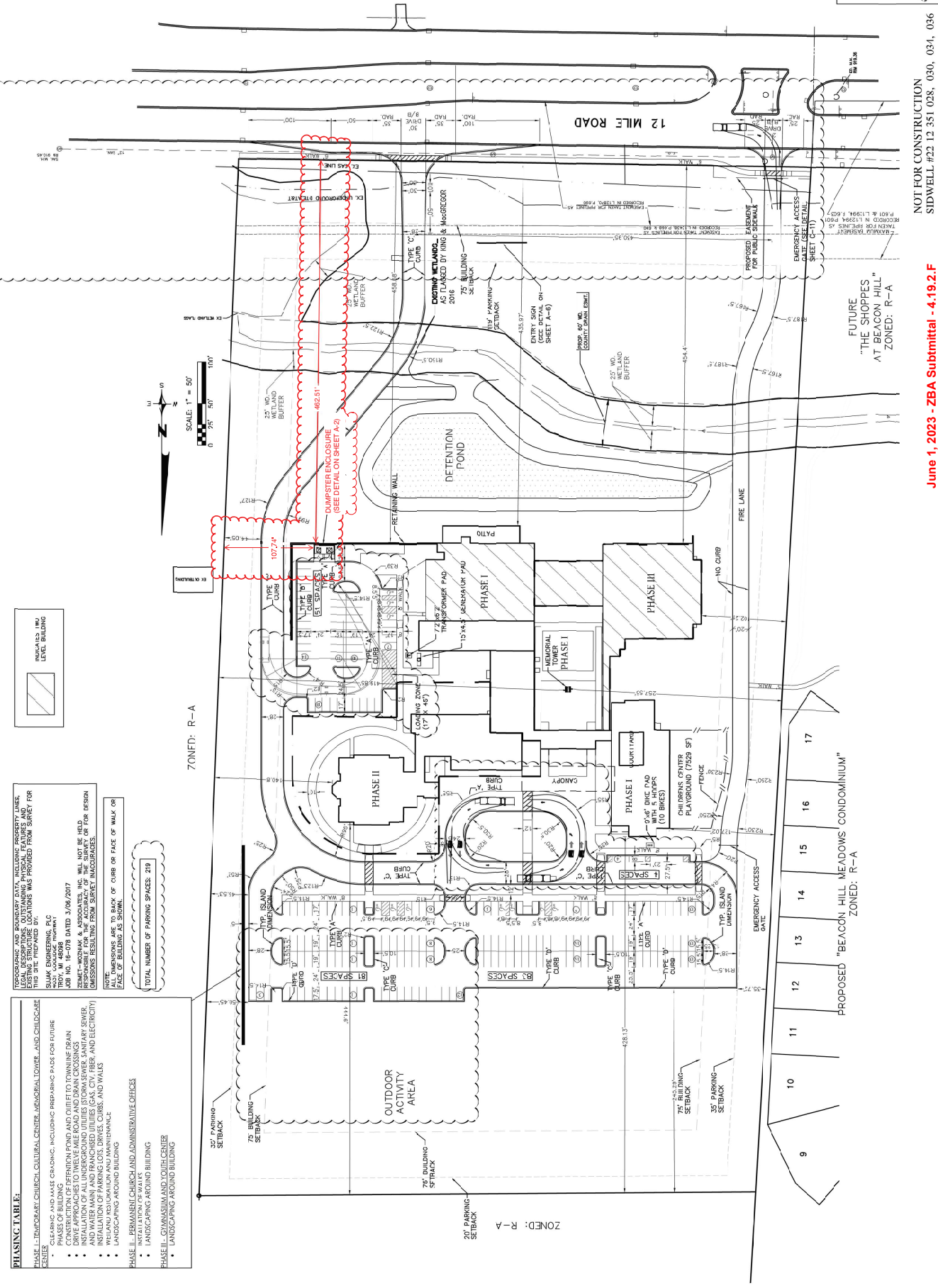
The memorial monument is to provide a moment for Armenians to grieve, reflect, reconnect and be inspired by all that this nation has lost and has achieved. It is also a memorial for non-Armenians, for the residents of Novi and for Michiganders, to learn of an important part of human history, to realize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



PHASING TABLE:

PHASE I - TEMPORARY CHURCH, CULTURAL CENTER, MEMORIAL HALL, AND CHILD CARE CENTER

- CELEBRATING AND MASS CELEBRATING, INCLUDING PREPARING CHURCH FOR FUTURE PHASES OF BUILDING
- DRIVE APPROACHES TO TWELVE MILE ROAD AND DRAIN CROSSINGS
- INSTALLATION OF ALL UNDERGROUND UTILITIES (STORMSEWER, SANITARY SEWER, AND WATER MAIN) AND FRANCHISED UTILITIES (GAS, CITY FIBER, AND ELECTRICITY)
- WETLAND RESTORATION, INCLUDING FILLING AND WALLS
- LANDSCAPING AROUND BUILDING

PHASE II - PERMANENT CHURCH AND ADMINISTRATIVE OFFICES

- INSTALLATION OF WALLS
- LANDSCAPING AROUND BUILDING

PHASE III - GYMNASIUM AND CULTURAL CENTER

- LANDSCAPING AROUND BUILDING

TOPOGRAPHIC AND BOUNDARY DATA, INCLUDING PROPERTY LINES, EXISTING STRUCTURE LOCATIONS WAS PROVIDED FROM SURVEY FOR THIS SITE PREPARED BY:
 SLUAK ENGINEERING, P.C.
 1000 W. WISCONSIN AVENUE
 TROY, MI 48068
 JOB NO. 16-078 DATED 3/06/2017
 THE SURVEY WAS CONDUCTED BY SLUAK ENGINEERING, P.C. AND IS RESPONSIBLE FOR THE ACCURACY OF THE SURVEY AND FOR DESIGN DIMENSIONS RESULTING FROM SURVEY MARGINAL ERRORS.

NOTE: DIMENSIONS ARE TO BACK OF CURB OR FACE OF WALL OR FACE OF BUILDING AS SHOWN.

TOTAL NUMBER OF PARKING SPACES: 219

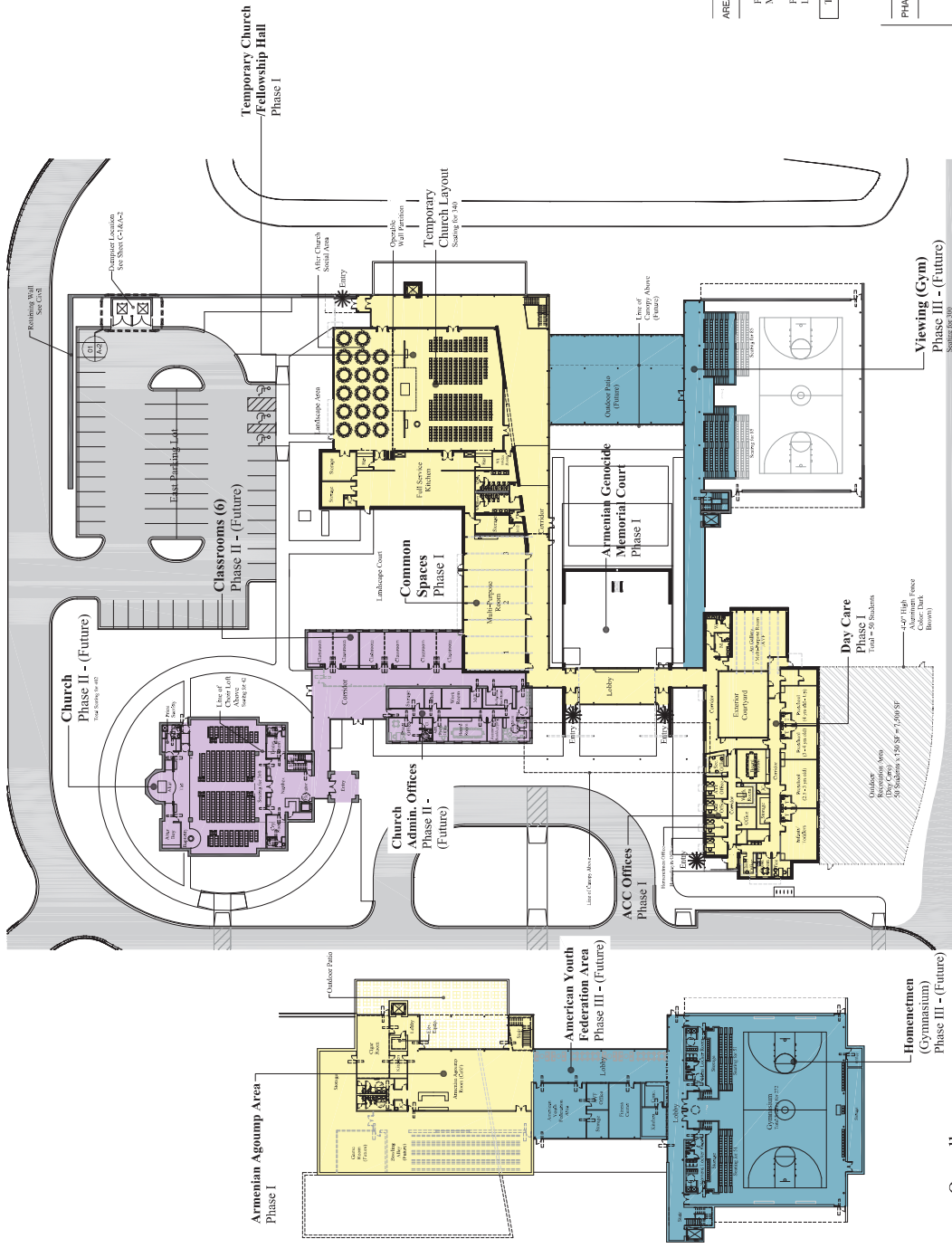
REMARKS: 1/10' LEVEL BUILDING

SCALE: 1" = 50'

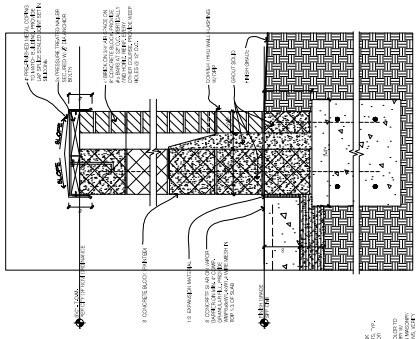
NOT FOR CONSTRUCTION
 SIDWELL #22 12 351 028, 030, 031, 036

June 1, 2023 - ZBA Submittal - 4-19.2.F

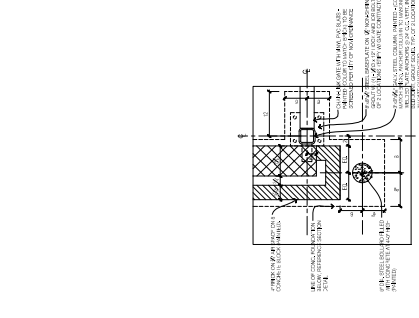
PROPOSED "BEACON HILL MEADOWS CONDOMINIUM"
 ZONED: R-A



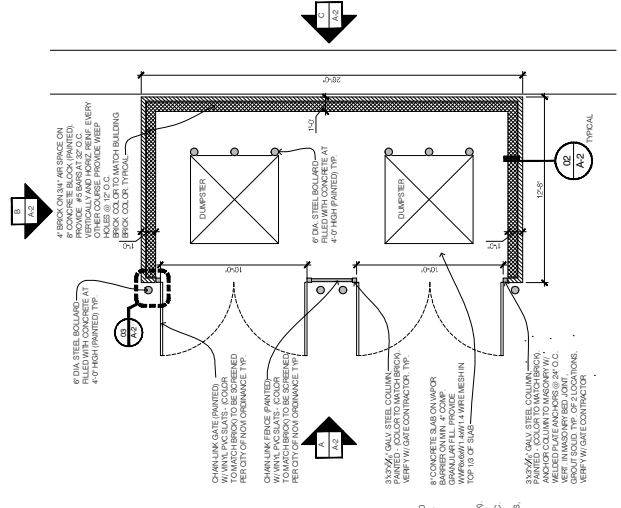
June 1, 2023 - ZBA Submittal - 4.19.2.F



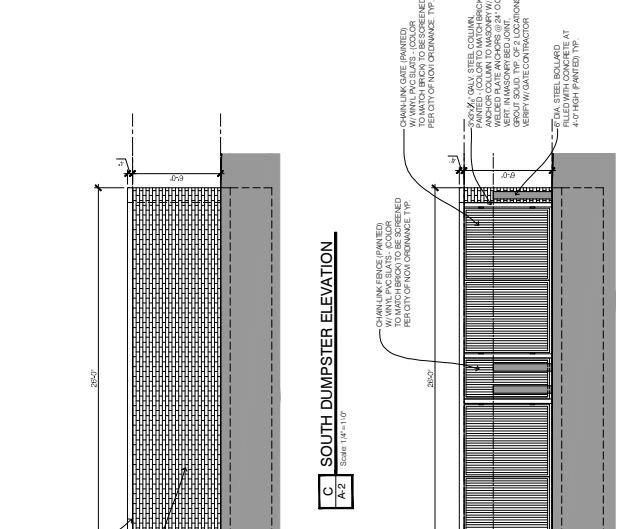
02 TYPICAL SECTION DETAIL @ DUMPSTER SCREEN WALL LOCATION
 SCALE: NOT TO SCALE



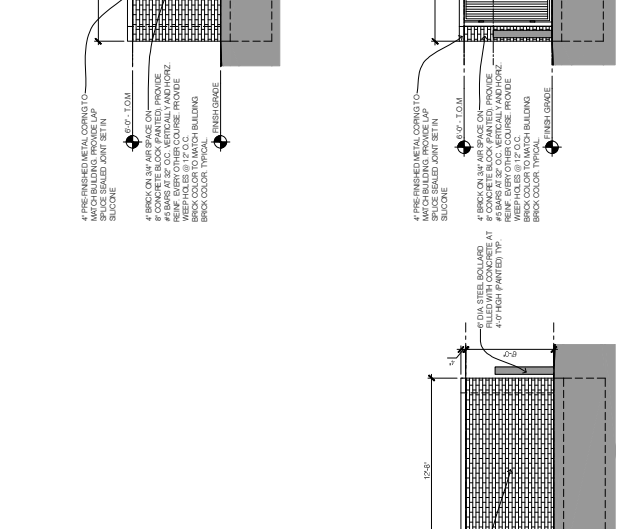
03 TYPICAL PLAN DETAIL @ DUMPSTER SCREEN WALL LOCATION
 SCALE: NOT TO SCALE



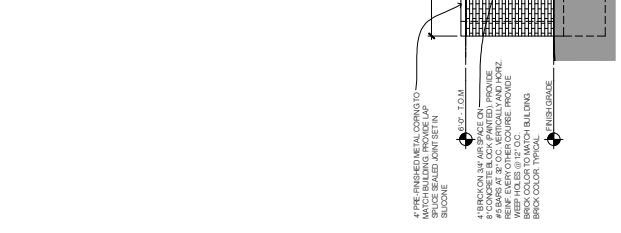
01 DUMPSTER FLOOR PLAN
 SCALE: 1/4\"/>



C SOUTH DUMPSTER ELEVATION
 SCALE: 1/4\"/>

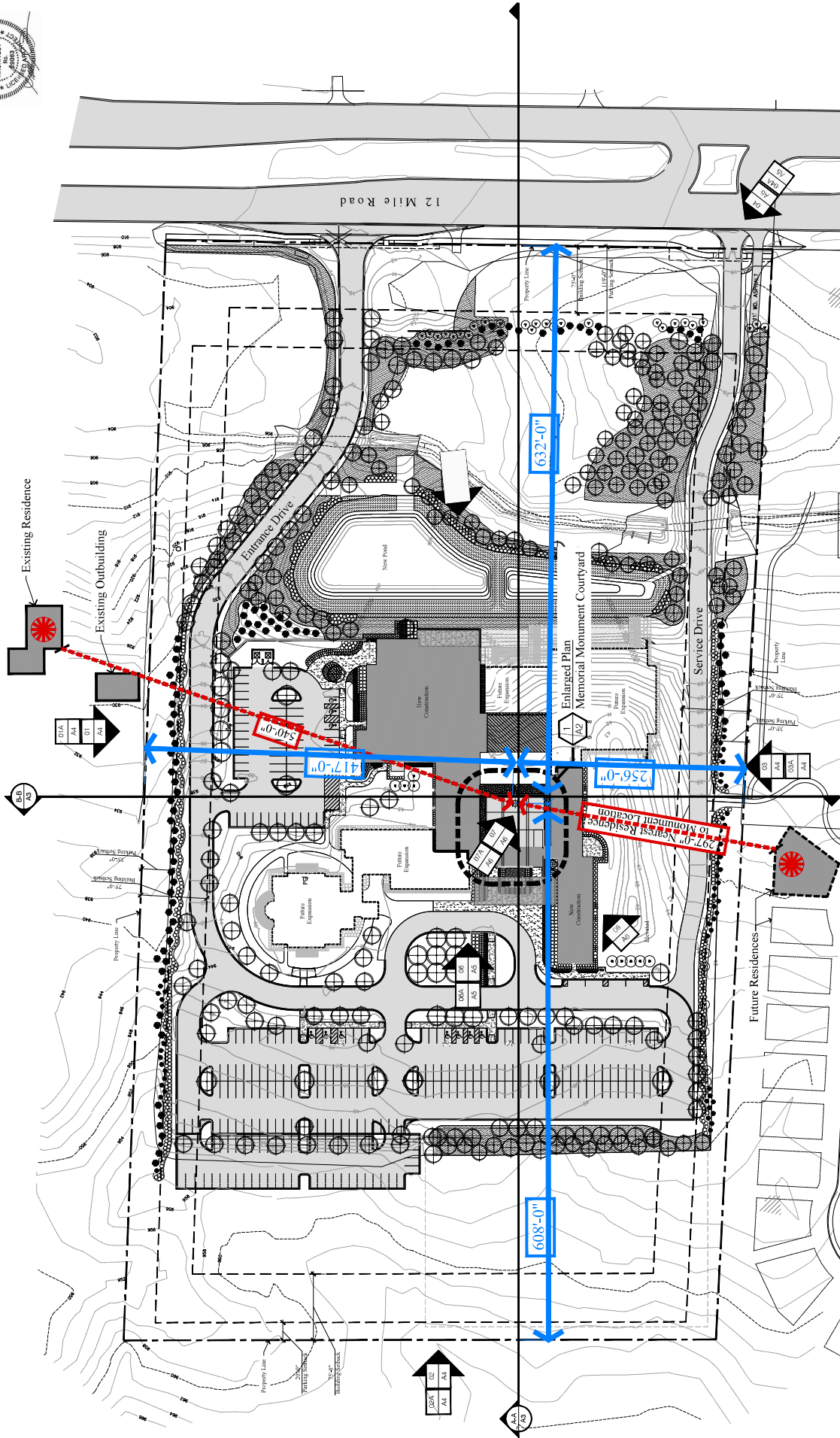


A NORTH DUMPSTER ELEVATION
 SCALE: 1/4\"/>

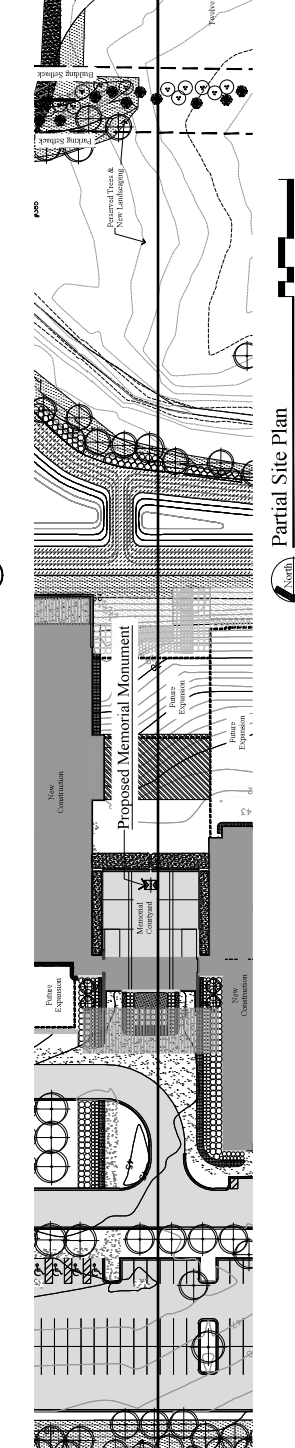
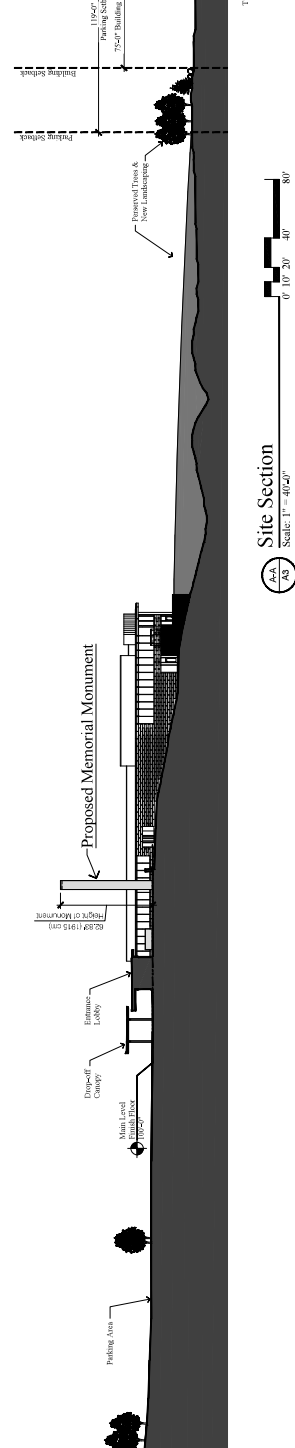
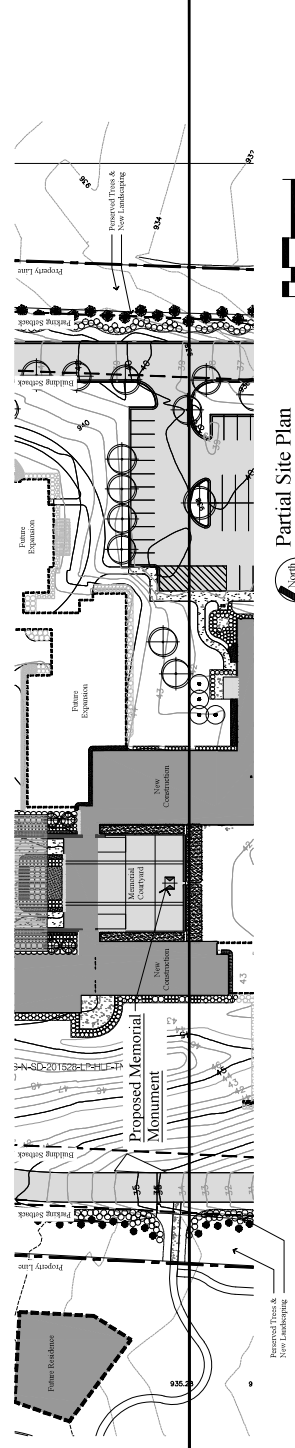
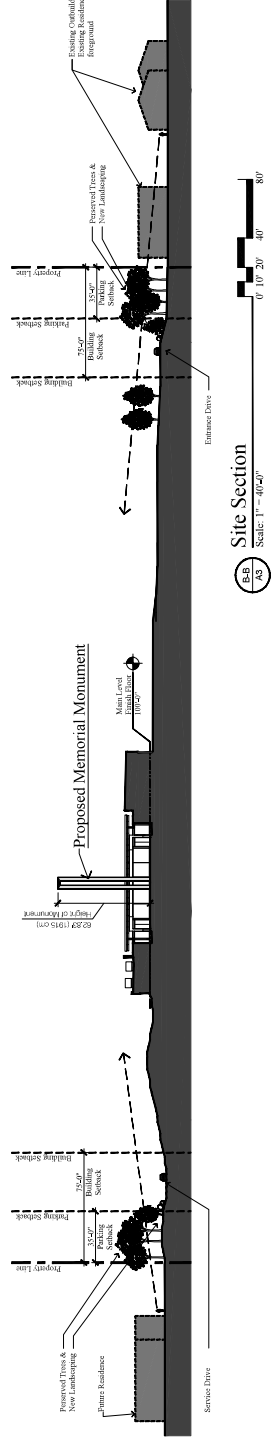


B EAST DUMPSTER ELEVATION
 SCALE: 1/4\"/>

June 1, 2023 - ZBA Submittal - 4.19.2.F

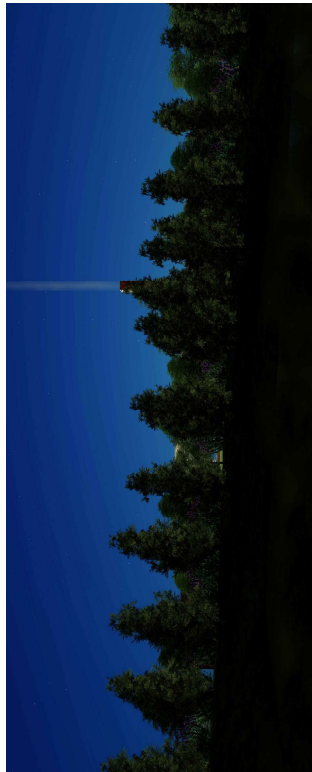


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 Do Not Scale - Use Figured Dimensions

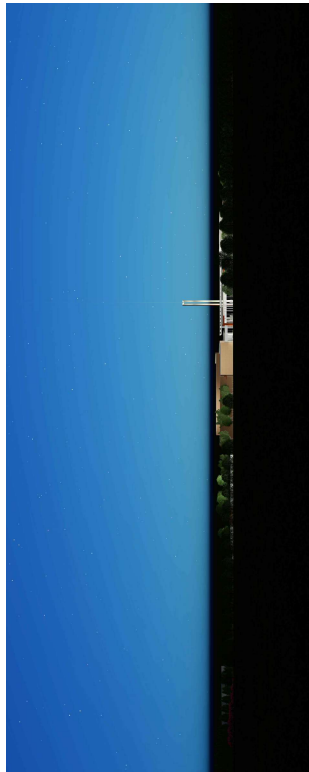


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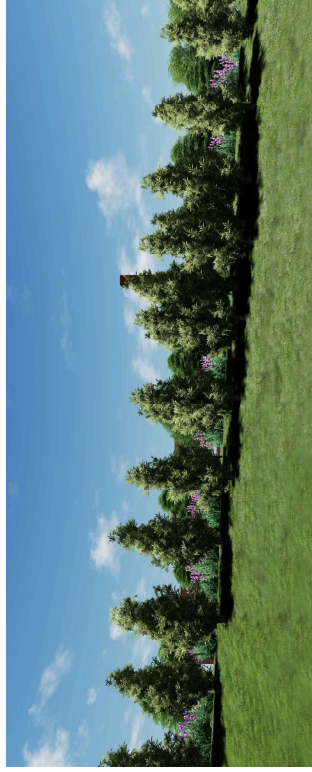
Do Not Scale - Use Pictured Dimensions



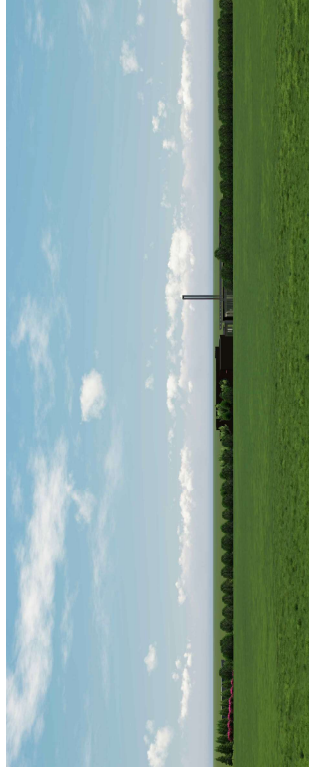
00A | FUTURE RESIDENCE NIGHT PERSPECTIVE
A4 | SCALE: NOT TO SCALE



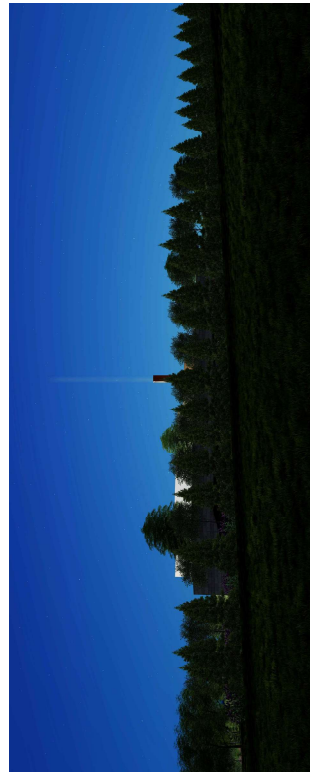
00B | EXISTING RESIDENCE NIGHT PERSPECTIVE
A4 | SCALE: NOT TO SCALE



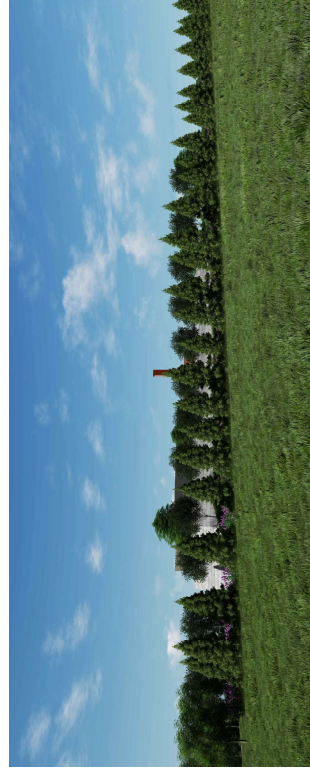
00C | FUTURE RESIDENCE DAY PERSPECTIVE
A4 | SCALE: NOT TO SCALE



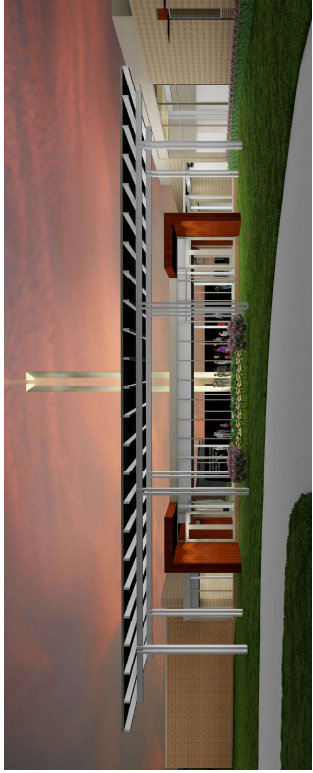
00E | EXISTING RESIDENCE DAY PERSPECTIVE
A4 | SCALE: NOT TO SCALE



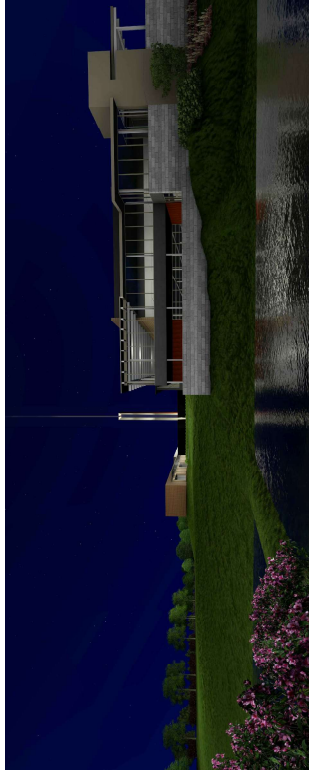
00A | EXISTING RESIDENCE NIGHT PERSPECTIVE
A4 | SCALE: NOT TO SCALE



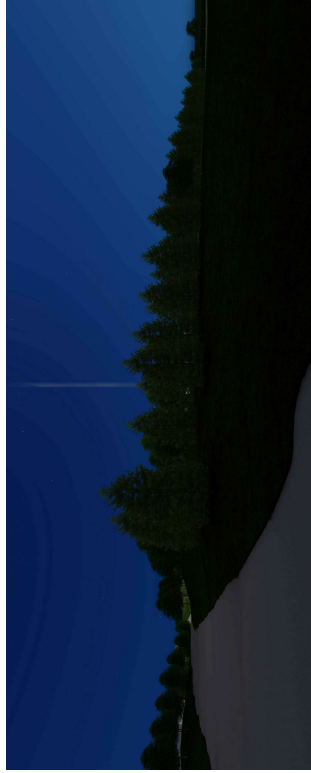
01 | EXISTING RESIDENCE DAY PERSPECTIVE
A4 | SCALE: NOT TO SCALE



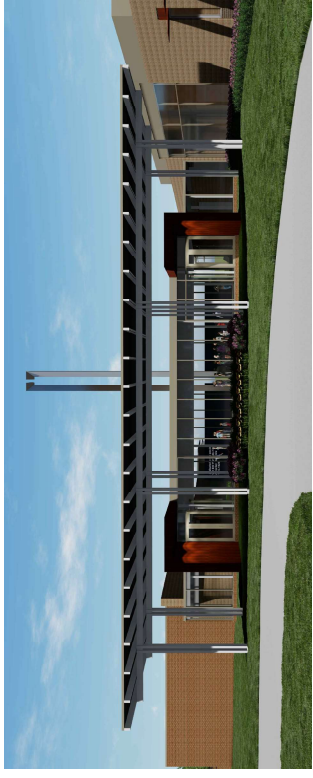
00A | ENTRY NIGHT PERSPECTIVE
SCALE: PHOTO TO SCALE



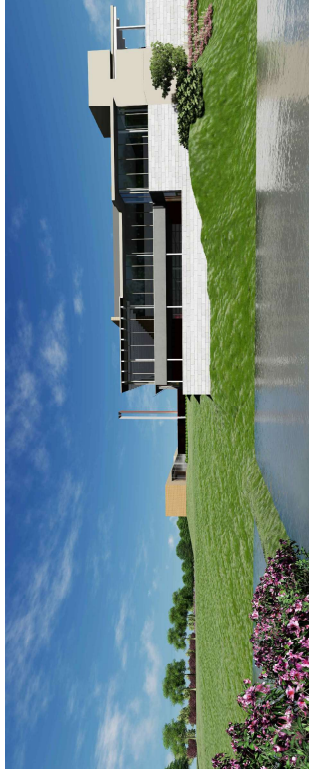
00A | CULTURAL CENTER NIGHT PERSPECTIVE
SCALE: PHOTO TO SCALE



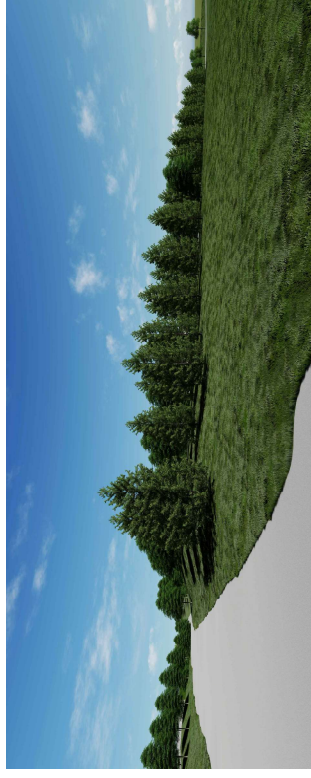
00A | TWELVE MILE NIGHT PERSPECTIVE
SCALE: PHOTO TO SCALE



00 | ENTRY DAY PERSPECTIVE
SCALE: PHOTO TO SCALE



00 | CULTURAL CENTER DAY PERSPECTIVE
SCALE: PHOTO TO SCALE



00 | TWELVE MILE DAY PERSPECTIVE
SCALE: PHOTO TO SCALE

Project

Armenian Cultural Center
12 Mile Road, Novi, Michigan

Project No. 202007

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Sheet Title

Perspectives

Sheet No.

A6

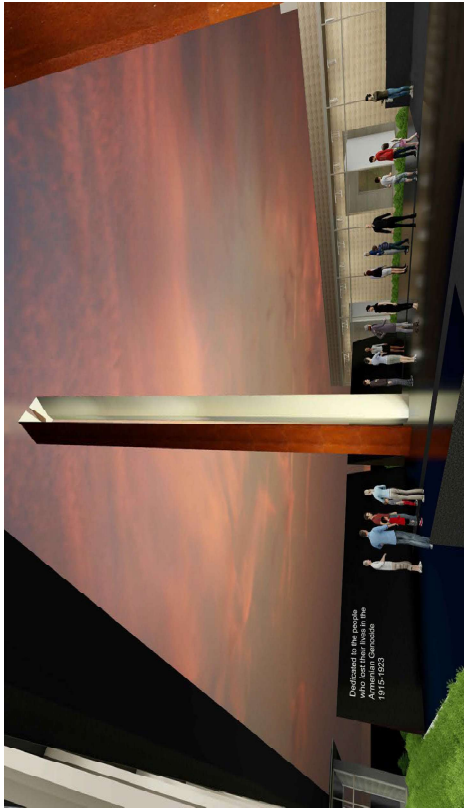
ZBA Submittal - October 1, 2020



06 OVERALL SITE PERSPECTIVE

A6

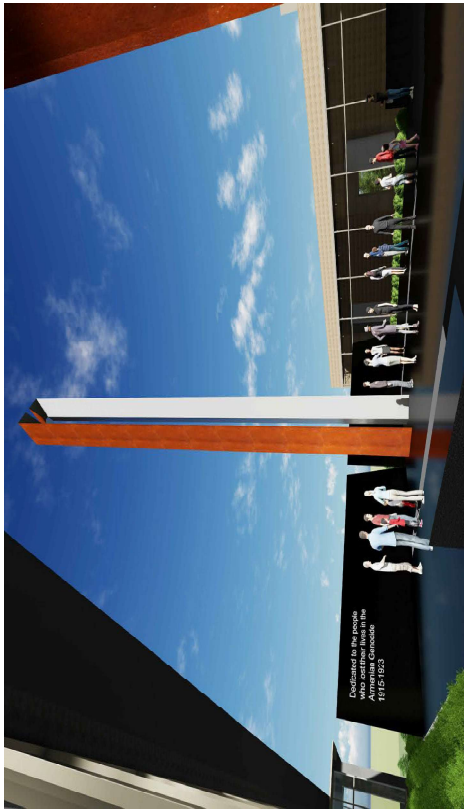
SCALE: NOT TO SCALE



07A MEMORIAL COURTYARD NIGHT PERSPECTIVE

A6

SCALE: NOT TO SCALE



07 MEMORIAL COURTYARD DAY PERSPECTIVE

A6

SCALE: NOT TO SCALE