



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 14, 2017

REGARDING: 41090 Twelve Mile Road, Parcel # 50-22-12-351-028/30/34/36 (PZ17-0052)

BY: Larry Butler, Deputy Director Community Development

I. GENERAL INFORMATION:

Applicant

Armenian Community Center/C.G. Pappas

Variance Type

Dimensional Variance

Property Characteristics

Zoning District:	Residential Acreage
Location:	East of Meadowbrook Road and North of Twelve Mile Road
Parcel #:	50-22-12-351-028

Request

The applicant is requesting a variance from the City of Novi Zoning Ordinance Section 4.19.2.F. for the proposed location of a dumpster in the side yard. This property is zoned Residential Acreage (R-A).

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. **PZ17-0052**, 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. **PZ17-0052**, 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

Application Fee: _____

Meeting Date: _____

ZBA Case #: PZ _____

I. PROPERTY INFORMATION (Address of subject ZBA Case)			
PROJECT NAME / SUBDIVISION <i>ARMENIAN COMMUNITY CENTER</i>			
ADDRESS <i>41090 12 MILE RD.</i>		LOT/SIUTE/SPACE #	
SIDWELL # <i>50-22-12-351-28,30,34,36</i>		May be obtain from Assessing Department (248) 347-0485	
CROSS ROADS OF PROPERTY <i>N. SIDE OF 12 MILE RD. RTW MEADOWBROOK AND SUMMIT DRIVE</i>			
IS THE PROPERTY WITHIN A HOMEOWNER'S ASSOCIATION JURISDICTION? <input type="checkbox"/> YES <input 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 <i>CGPAPPAS@CGP-ARCHITECTURE.COM</i>	CELL PHONE NO. <i>1.248.245.2747</i>
NAME <i>CONSTANTINE G. PAPPAS FAIA</i>		TELEPHONE NO. <i>1.248.629.8998</i>	
ORGANIZATION/COMPANY <i>C.G. PAPPAS ARCH/PL. (ARCHITECT)</i>		FAX NO. <i>1.248.298.3192</i>	
ADDRESS <i>1025 S. WASHINGTON</i>	CITY <i>ROYAL OAK</i>	STATE <i>MI</i>	ZIP CODE <i>48067</i>
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 <i>ACCDETROIT@YAHOO.COM</i>	CELL PHONE NO.
NAME <i>ARMENIAN COMMUNITY CENTER</i>		TELEPHONE NO. <i>1.313.336.6200</i>	
ORGANIZATION/COMPANY <i>MR. RAFFI OURLIAN</i>		FAX NO.	
ADDRESS <i>19310 FORD RD.</i>	CITY <i>DEARBORN</i>	STATE <i>MI</i>	ZIP CODE <i>48123</i>
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 <i>4.19.2.F</i> Variance requested <i>FOR PROPOSED DUMPSTER IN THE SIDE YARD.</i>			
2. Section _____ Variance requested _____			
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

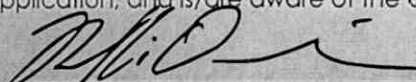

Applicant Signature
CONSTANTINE G. PAPPAS

9/28/2017
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

9/28/17
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
 (248) 347-0415 Phone
 (248) 735-5600 Facsimile
 www.cityofnovi.org

**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 PILE ON THE SOUTH PROPERTY LINE.

PHASING TABLE:

PHASE I - TEMPORARY CHURCH, CULTURAL CENTER, MEMORIAL TOWER, AND CHILDCARE CENTER

- CLEARING AND MASS GRADING, INCLUDING PREPARING PADS FOR FUTURE PHASES OF BUILDING
- CONSTRUCTION OF DETENTION POND AND OUTLET TO TOWNLINE DRAIN
- DRIVE APPROACHES TO TWELVE MILE ROAD AND DRAIN CROSSINGS
- INSTALLATION OF ALL UNDERGROUND UTILITIES (STORM SEWER, SANITARY SEWER, AND WATER MAIN) AND FRANCHISED UTILITIES (GAS, CTV, FIBER, AND ELECTRICITY)
- INSTALLATION OF PARKING LOTS, DRIVES, CURBS, AND WALKS
- WETLAND RESTORATION AND MAINTENANCE
- LANDSCAPING AROUND BUILDING

PHASE II - PERMANENT CHURCH AND ADMINISTRATIVE OFFICES

- INSTALLATION OF WALKS
- LANDSCAPING AROUND BUILDING

PHASE III - GYMNASIUM AND YOUTH CENTER

- LANDSCAPING AROUND BUILDING

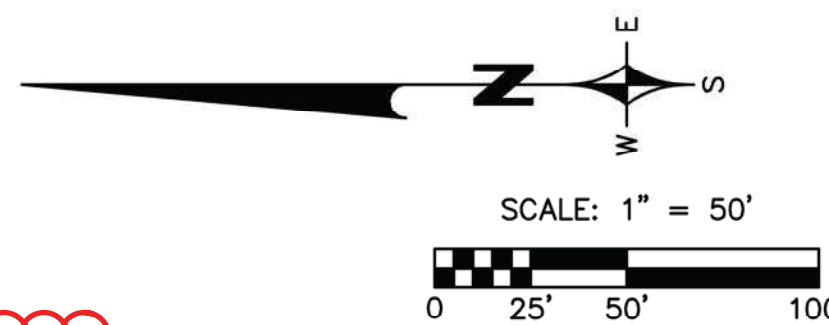
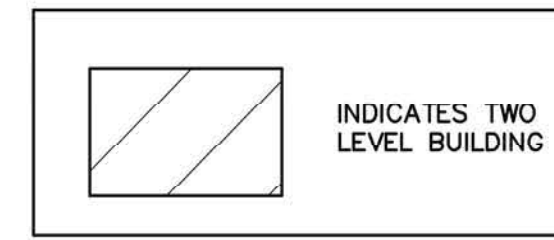
TOPOGRAPHIC AND BOUNDARY DATA, INCLUDING PROPERTY LINES, LEGAL DESCRIPTIONS, OUTSTANDING PHYSICAL FEATURES AND EXISTING STRUCTURE LOCATIONS WAS PROVIDED FROM SURVEY FOR THIS SITE PREPARED BY:

SUJAK ENGINEERING, PLC
4031 COOLIDGE HIGHWAY
TROY, MI 48068
JOB NO. 16-078 DATED 3/06/2017

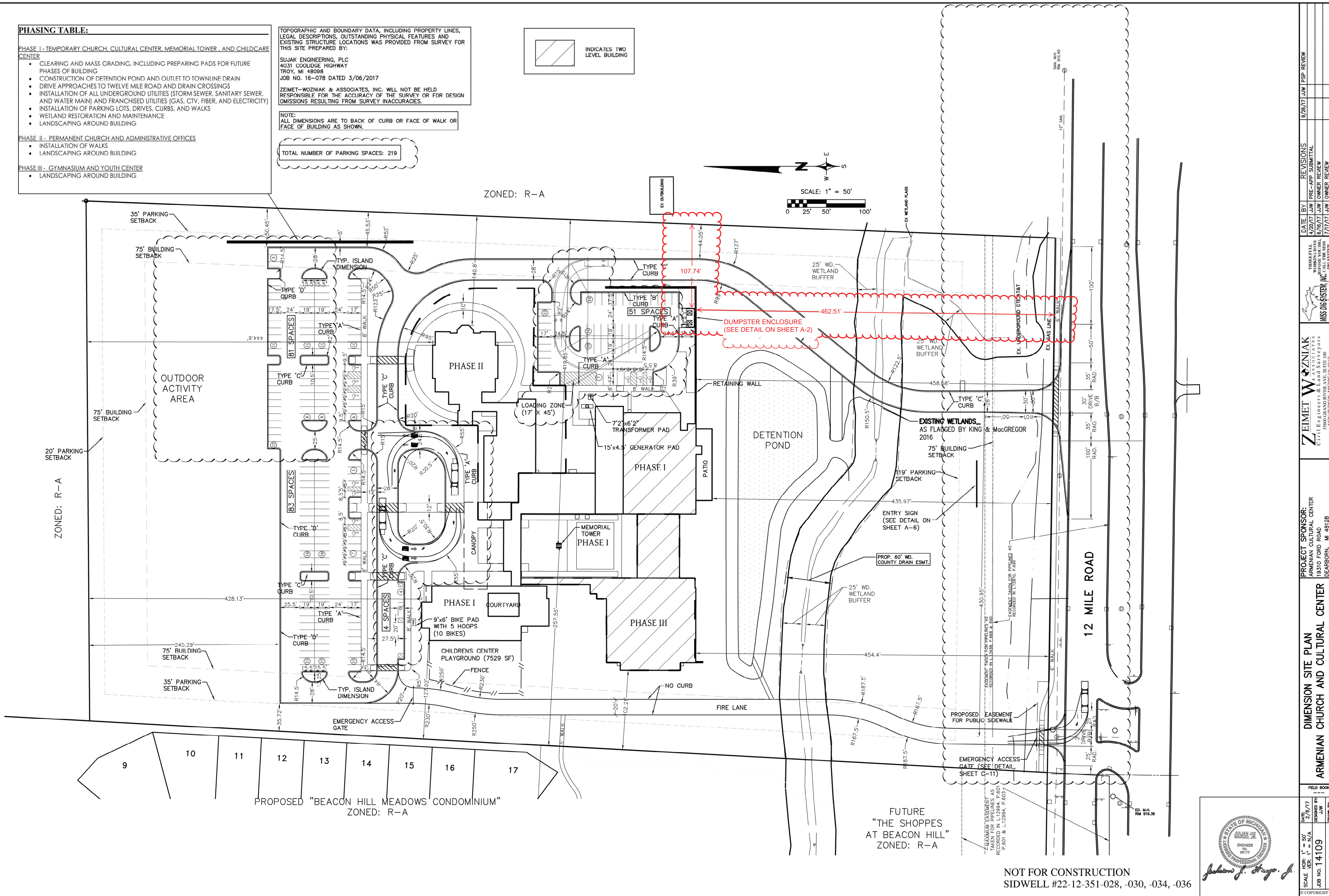
ZEMET-WOZNAK & ASSOCIATES, INC. WILL NOT BE HELD RESPONSIBLE FOR THE ACCURACY OF THE SURVEY OR FOR DESIGN OMISSIONS RESULTING FROM SURVEY INACCURACIES.

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

TOTAL NUMBER OF PARKING SPACES: 219



ZONED: R-A



DATE	BY	REVISIONS
4/20/17	JAW	PRE-APP SUBMITTAL
6/16/17	JAW	OWNER REVIEW
7/17/17	JAW	OWNER REVIEW
8/25/17	JAW	PSP SUBMITTAL
9/26/17	JAW	PSP REVIEW

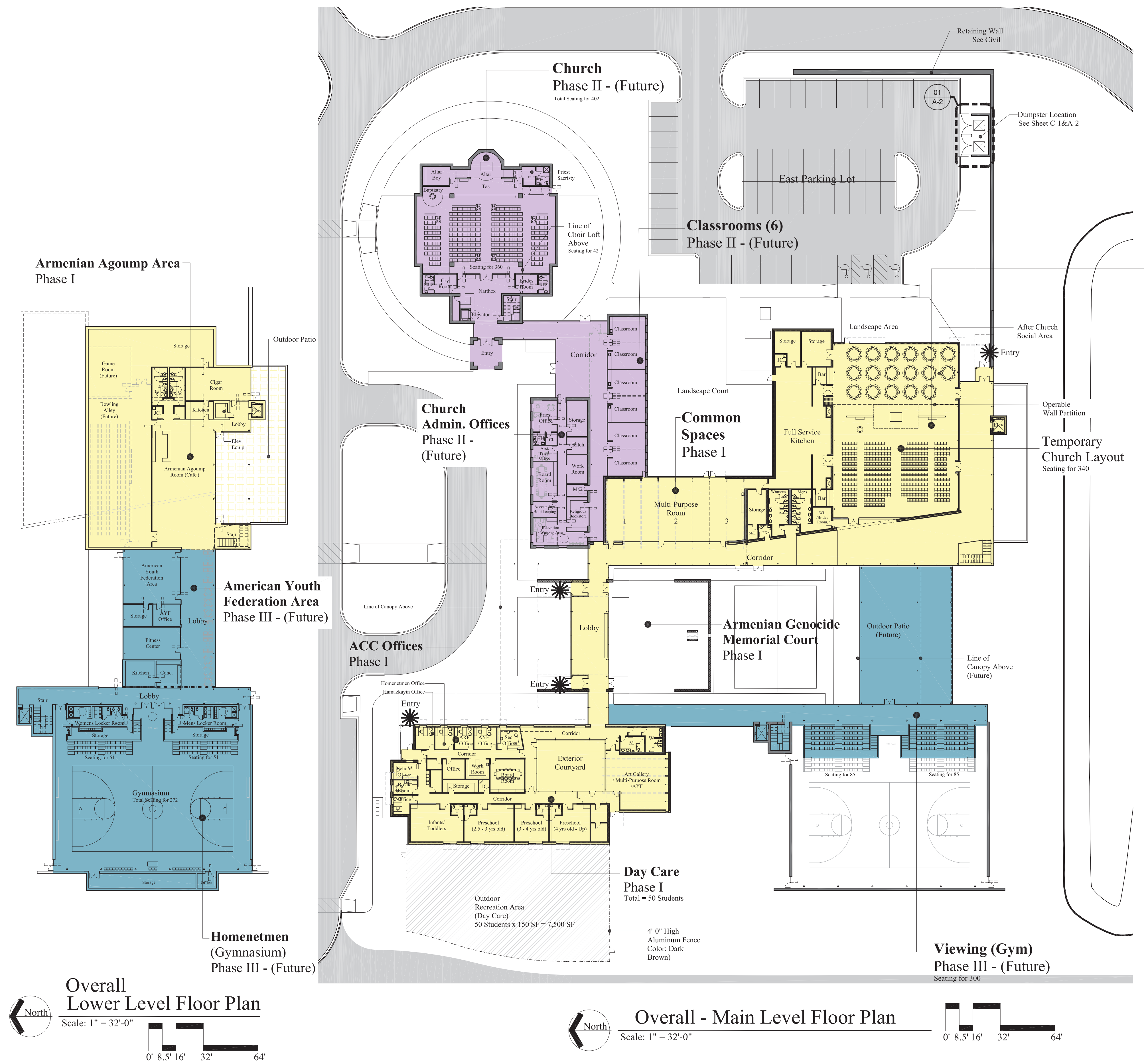
THREE FALLS SURVEYING & LAND SURVEYS 1500 GRAND RIVER AVE. SUITE 100 DEARBORN, MI 48128 P: (248) 437-0099 F: (248) 437-0022 WWW.THREEFALLS.SURVEYING.COM
ZEMET Woznak ENGINEERS & LAND SURVEYS 5800 GRAND RIVER AVE. SUITE 100 DEARBORN, MI 48128 P: (248) 437-0099 F: (248) 437-0022 WWW.ZEMETWOZNAK.COM
PROJECT SPONSOR: ARMENIAN CULTURAL CENTER 19310 FORD ROAD DEARBORN, MI 48128
DIMENSION SITE PLAN ARMENIAN CHURCH AND CULTURAL CENTER SECTION 12, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN
FIELD BOOK
DATE: 2/6/17 DESIGNED BY: N/A JOB NO. 14109 SHEET NO. C-1
SCALE: HOR: 1" = 50' VER: 1" = 10'
ENGINEER: JULIAN JAY WARGO, JR. P.E. 20177

NOT FOR CONSTRUCTION
SIDWELL #22-12-351-028, -030, -034, -036



I:\w-server\autodesk\Projects\14109\14109 ALT DIMENSION AND SITE PLAN_10/2/2017 12:56:14 PM.MXD

P:\SDSK\PROJ\1201528 - ARMENIAN\04 - SHEET (SD)\00-00 MASTER PLAN (PRE-APP) - FOR REFERENCE ONLY.DWG October 04, 2017

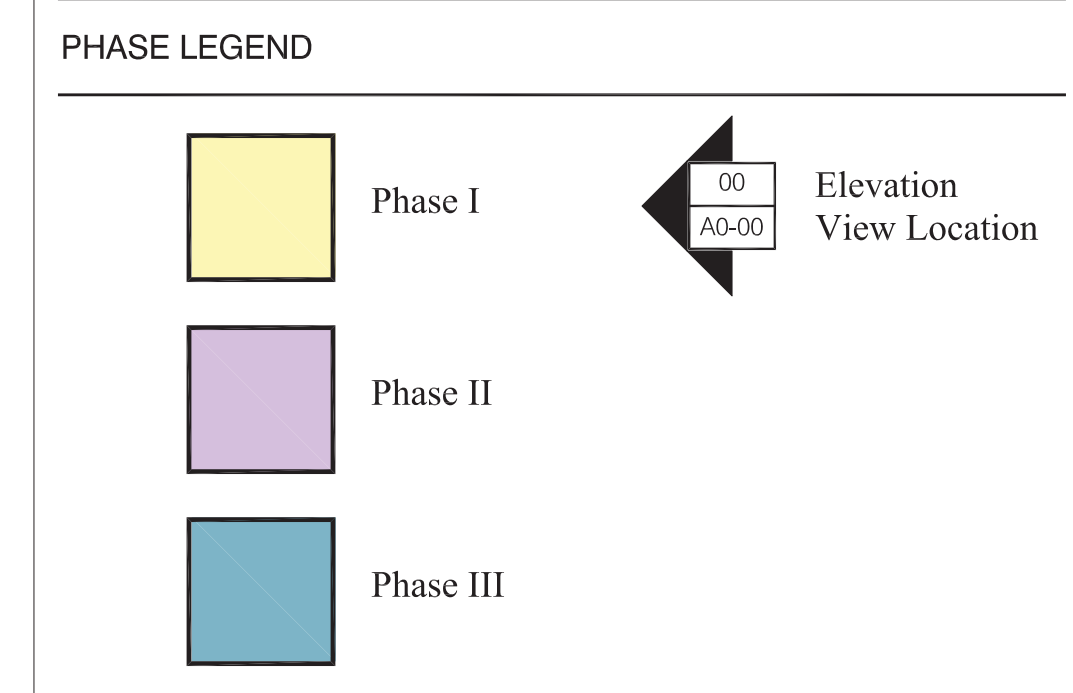


Overall Lower Level Floor Plan
Scale: 1" = 32'-0"
North arrow and graphic scale (0', 8.5', 16', 32', 64')

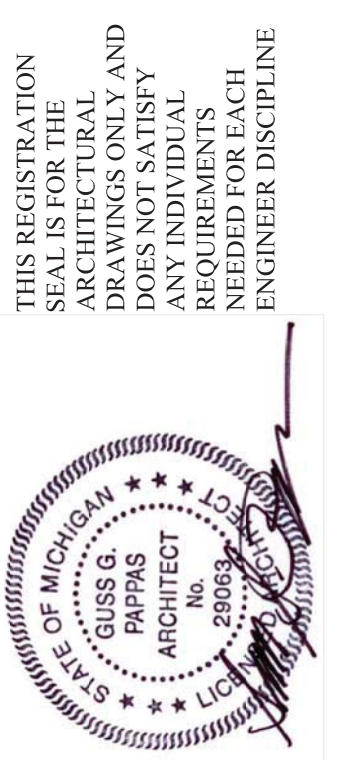
Overall - Main Level Floor Plan
Scale: 1" = 32'-0"
North arrow and graphic scale (0', 8.5', 16', 32', 64')

AREA CALCULATIONS - PHASE I

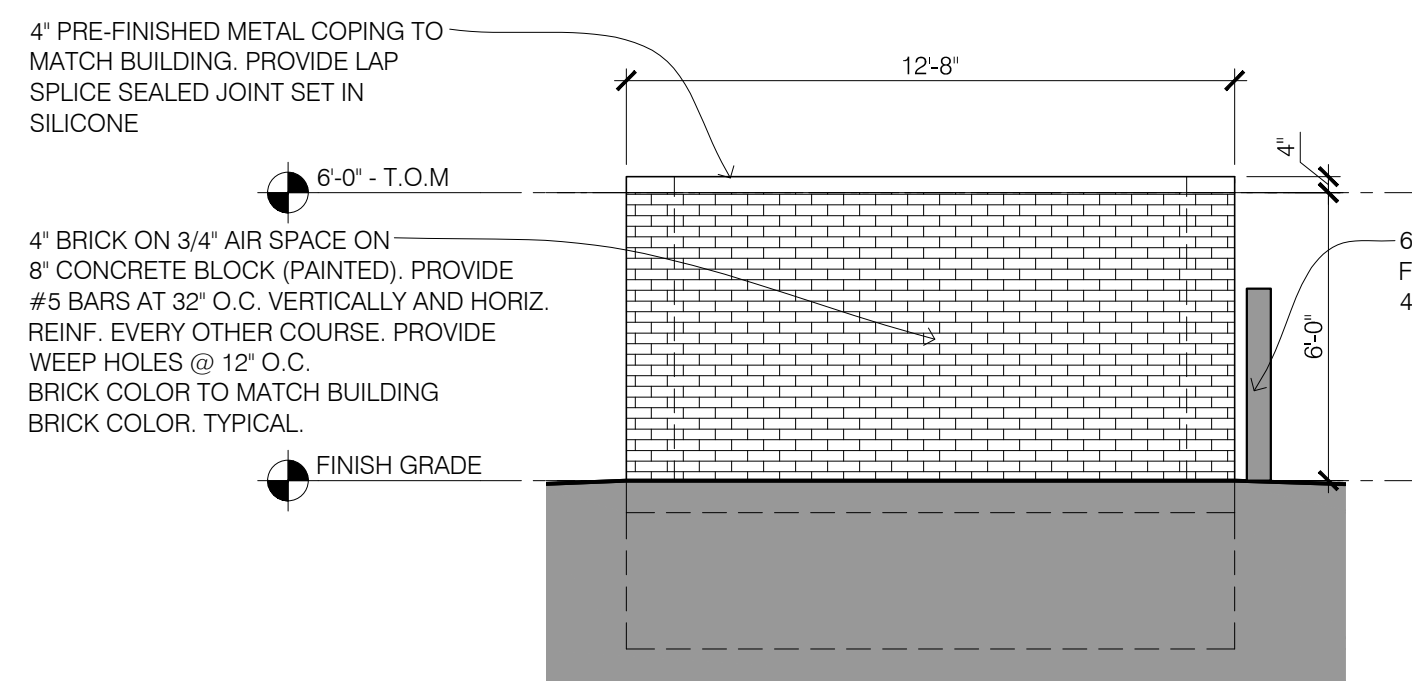
Phase I (Yellow) Main Level Area	=	33,912 sf.
Phase I (Yellow) Lower Level Area	=	+ 11,110 sf.
Total Phase I Area	=	44,022 sf.



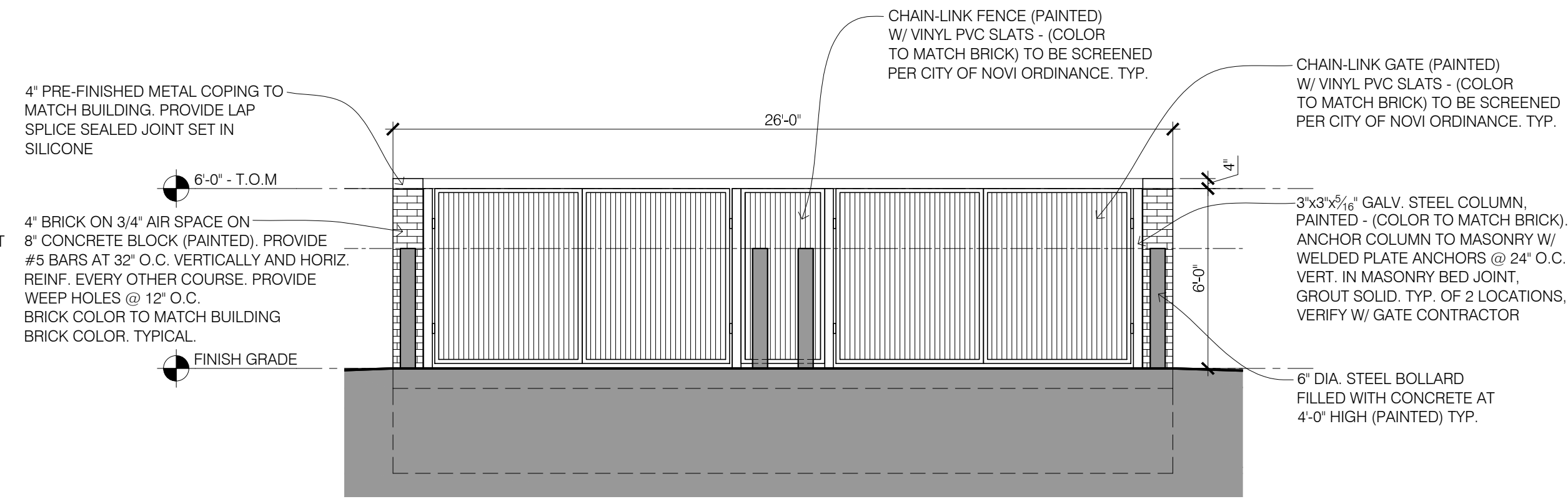
Sheet Title	Overall Plans	Project	Armenian Church and Cultural Center Section 12, City of Novi Oakland County, Michigan
Revisions	Architect's Seal	Project No.	201528
<p><i>Constantine George Pappas AIA</i></p> <p>Architecture / Planning 1025 S. Washington Ave., Royal Oak, MI 48067 P. 248.629.8998 F. 248.298.3192 www.cgp-architecture.com</p>			
<p>Drawn / Checked: JMF / EPC Approved: COP Date: October 4, 2017 Zoning Board of Appeals (ZBA) Submittal</p>			
<p>Copyright 2017 Do Not Scale Print - Use Figured Dimensions</p>			
<p>Sheet No. A-1</p>			



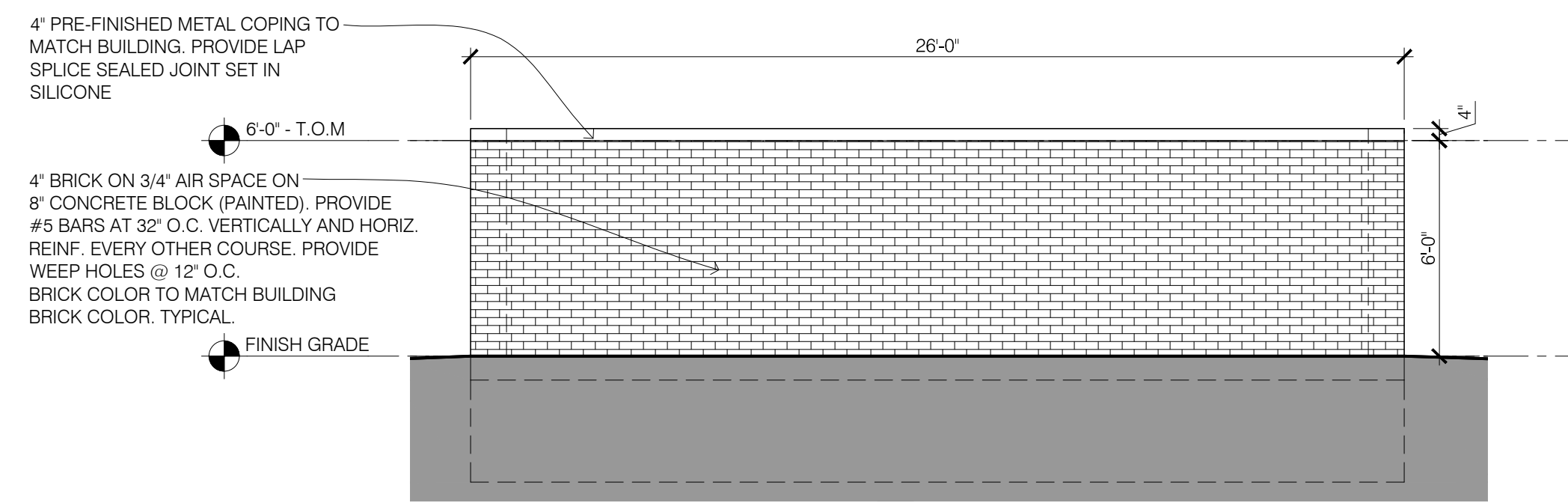
Zoning Board of Appeals (ZBA) Submittal
City of Novi - October 4, 2017



B A-2 EAST DUMPSTER ELEVATION
Scale: 1/4"=1'-0"

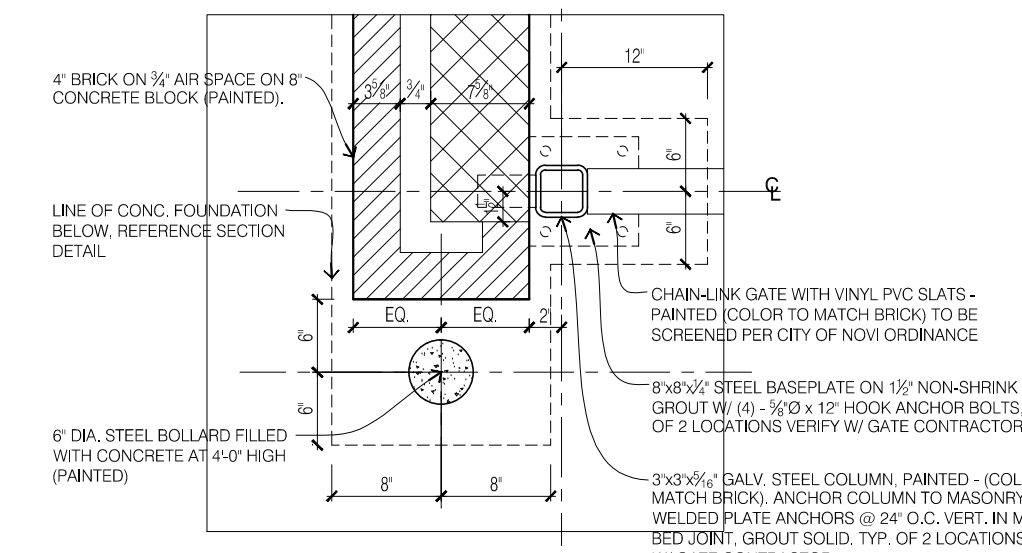


A A-2 NORTH DUMPSTER ELEVATION
Scale: 1/4"=1'-0"

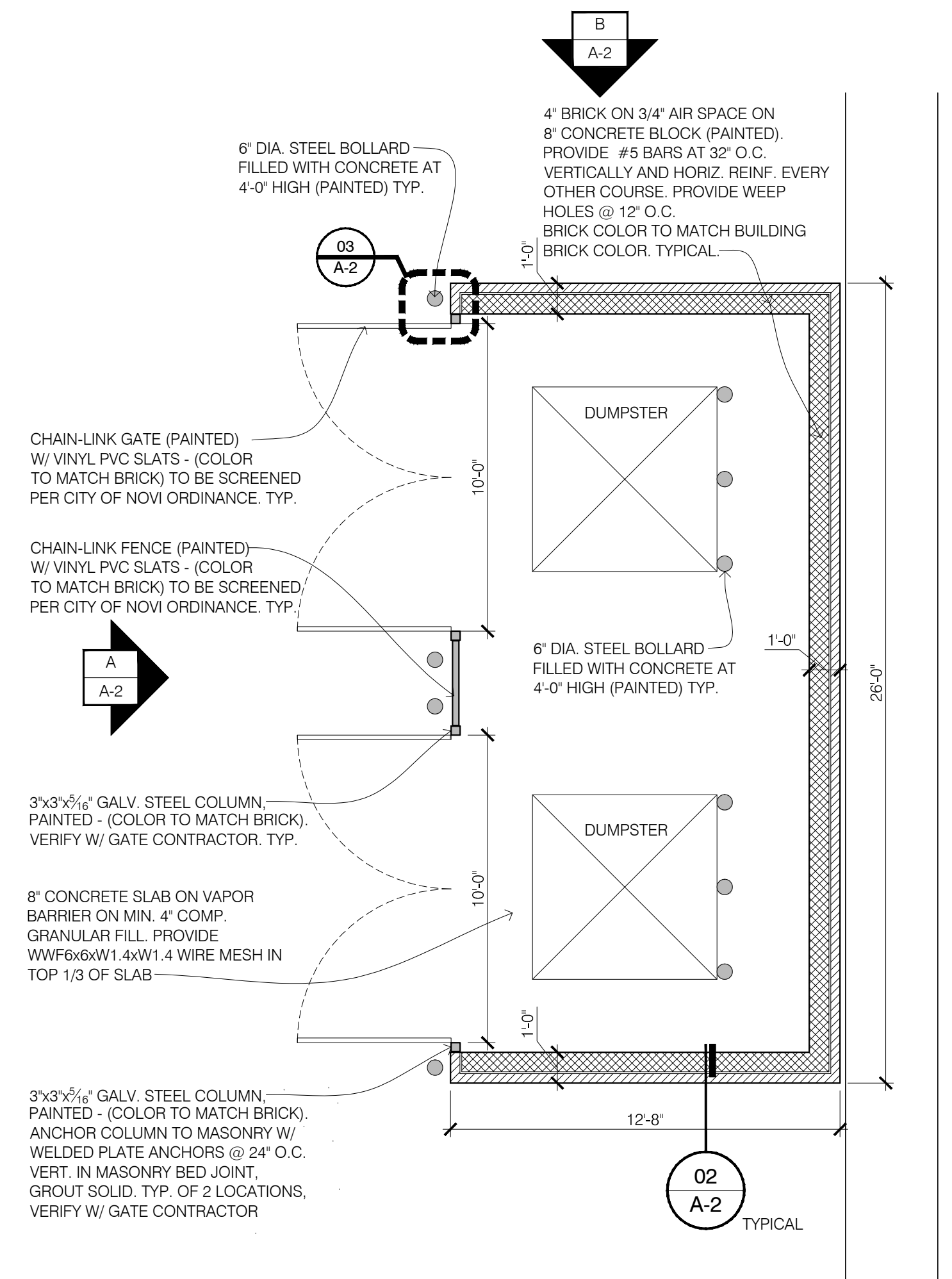
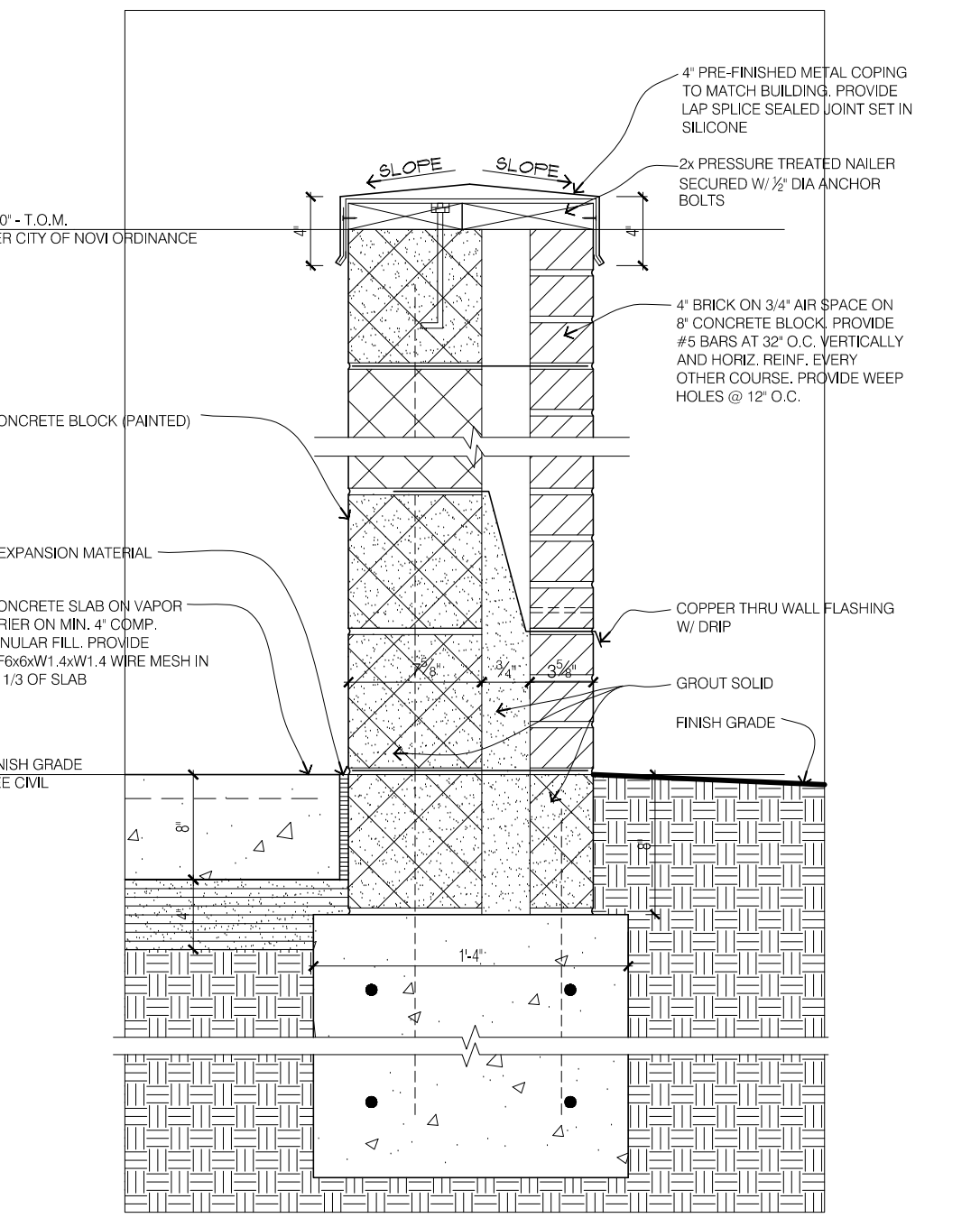


C A-2 SOUTH DUMPSTER ELEVATION
Scale: 1/4"=1'-0"

03 A-2 TYPICAL PLAN DETAIL @ DUMPSTER SCREEN WALL LOCATION
Scale: NOT TO SCALE



02 A-2 TYPICAL SECTION DETAIL @ DUMPSTER SCREEN WALL LOCATION
Scale: NOT TO SCALE



01 A-2 DUMPSTER FLOOR PLAN
Scale: 1/4"=1'-0"