ZONING BOARD OF APPEALS AGENDA

CITY OF NOVI
Regular Meeting
Tuesday, October 13, 2026 7:00 PM
Council Chambers | Novi Civic Center | 45175 Ten Mile
(248) 347-0415

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

Zoning Board of Appeal Members Jappaya, Krieger, Longo, Montague, Peddiboyina, Samona, Thompson

PUBLIC HEARING FORMAT AND RULES OF CONDUCT

APPROVAL OF MINUTES

MINUTES - "September / 2026"

APPROVAL OF AGENDA

October 10, 2026 ZBA Agenda

PUBLIC REMARKS

PUBLIC HEARINGS

1. PZ26-0040 Marc Kennedy
2. PZ26-0054 Armenian Church and Cultural Center
3. Pz26-0055 SV Temple and Cultural Center
4. PZ26-0056 Srikanta Sahoo

OTHER MATTERS

ADJOURNMENT

ZONING BOARD OF APPEALS AGENDA

CITY OF NOVI

Regular Meeting

Tuesday October 13th, 2026 7:00 PM

Council Chambers | Novi Civic Center | 45175 Ten Mile

CALL TO ORDER
PLEDGE OF ALLEGIANCE
ROLL CALL
PUBLIC HEARING FORMAT AND RULES OF CONDUCT
APPROVAL OF MINUTES – AUGUST 2026
APPROVAL OF AGENDA
PUBLIC REMARKS
PUBLIC HEARINGS

PZ26-0040 (Marc Kennedy) 1201 South Lake Drive, south of South Lake Drive, west of Henning Street Parcels 50-22-03-332-003. The applicant is seeking a variance from the City of Novi Zoning Ordinance Section 3.1.5 of the City of Novi Zoning Ordinance for a proposed new roof to be constructed over an existing porch that is measured 4.0 ft from the front property line. (30 ft. required, variance of 26 ft.). This property is zoned One-Family Residential (R-4).

PZ26-0054 (Armenian Church and Cultural Center) 41100 Twelve Mile Road, east of Meadowbrook Road, north of Twelve Mile Road, Parcel 50-22-12-351-053. 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. This property is zoned Residential Acreage (R-A).

PZ26-0055 (SV Temple and Cultural Center) 26233 Taft Road, south of Grand River Avenue, west of Taft Road Parcels 50-22-16-451-081. The applicant is seeking a variance from the City of Novi Zoning Ordinance Section 3.35.3 of the City of Novi Zoning Ordinance for a proposed entry tower with a height of 62 ft. 11 in. (35 ft. permitted, variance of 27 ft. 11 in.). This property is zoned Residential Acreage (R-A).

PZ26-0056 (Srikanta Sahoo) 206 Bernstadt Street, south of South Lake Drive, west of Bernstadt Street, Parcel 50-22-03-453-020. The applicant is seeking variances from Section 3.1.5 of the City of Novi Zoning Ordinance to permit the construction of a single-family home with a minimum side yard setback of 6 ft. along the south side (10 ft. required, variance of 4 ft.); and an exterior side yard setback of 10 ft. (30 ft. required, variance of 20 ft.); and an aggregate side yard setback plus the exterior side yard setback of 16 ft. (40 ft. required, variance of 24 ft.). This property is zoned One Family Residential (R-4).

OTHER MATTERS
ADJOURNMENT

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 **MEETINGDATE:** October 13, 2026

REGARDING: **1201 South Lake Drive #50-22-03-332-003 (PZ26-0040)**

BY: Alan Hall, Deputy Director Community Development

I. GENERAL INFORMATION:

Applicant
Marc Kennedy

Variance Type
Dimensional Variance

Property Characteristics

Zoning District:	this property is zoned One-Family Residential (R-4)
Location:	north of South Lake Drive, west of Henning Street
Parcel #:	50-22-03-332-003

Request
The applicant is seeking a variance from the City of Novi Zoning Ordinance Section 3.1.5 of the City of Novi Zoning Ordinance for a proposed new roof to be constructed over an existing porch that is measured 4.0 ft from the front property line. (30 ft. required, variance of 26 ft.).

II. STAFF COMMENTS:

The applicant is seeking a 26-foot dimensional variance to cover an existing deck (currently located in the front yard setback) with a new roof.

The appearance will be in keeping with the existing home.

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. **PZ26-0040**, 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. **PZ26-0040** 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

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

ZONING BOARD OF APPEALS APPLICATION

APPLICATION MUST BE FILLED OUT COMPLETELY

RECEIVED
JUL 16 2026
CITY OF NOVI
COMMUNITY DEVELOPMENT

Application Fee: $220.00
Meeting Date: 9/8/26
ZBA Case #: PZ 26-0040

I. PROPERTY INFORMATION (Address of subject ZBA Case)

PROJECT NAME / SUBDIVISION

ADDRESS: 1201 South Lake dr | LOT/SIUTE/SPACE #

SIDWELL #: 50-22-03-332-003 (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: Marc Kennedy | TELEPHONE NO.

ORGANIZATION/COMPANY | FAX NO.

ADDRESS: 1201 South Lake dr | CITY: Novi | STATE: MI | ZIP CODE: 48377

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 | TELEPHONE NO.

ORGANIZATION/COMPANY | FAX NO.

ADDRESS | CITY | STATE | ZIP CODE

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 3.1.5 Variance requested Need variance at 5 feet front setback 30 ft. required
2. Section _____ Variance requested _____
3. Section _____ Variance requested _____
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 — Date: 7-16-26

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 — Date: 7-16-26

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

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:

My lot is narrow and I had to get an easement for the deck years ago. The roof that we want to cover the deck now needs a ZBA approval.

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:

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 practical difficulty arises from the location of the existing deck and the application of current dimensional setback requirements to the proposed roof structure. The deck was lawfully constructed and serves as an established outdoor living area for the residence. While the deck itself is permitted in its current location, the addition of a roof over the existing deck requires dimensional variance relief because the roof structure is subject to different zoning requirements than the uncovered deck.

The need for the variance was not created by the current property owner and is not the result of any

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 requested dimensional variance is necessary to allow a reasonable and customary residential improvement to an existing permitted deck. Strict compliance with the current setback and dimensional requirements would effectively prevent the addition of a covered roof structure over the deck, despite the deck already existing in its current location.

The purpose of the proposed roof is to provide weather protection, improve the usability of the outdoor living space, and enhance the property's functionality for normal residential use. Requiring full compliance

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.

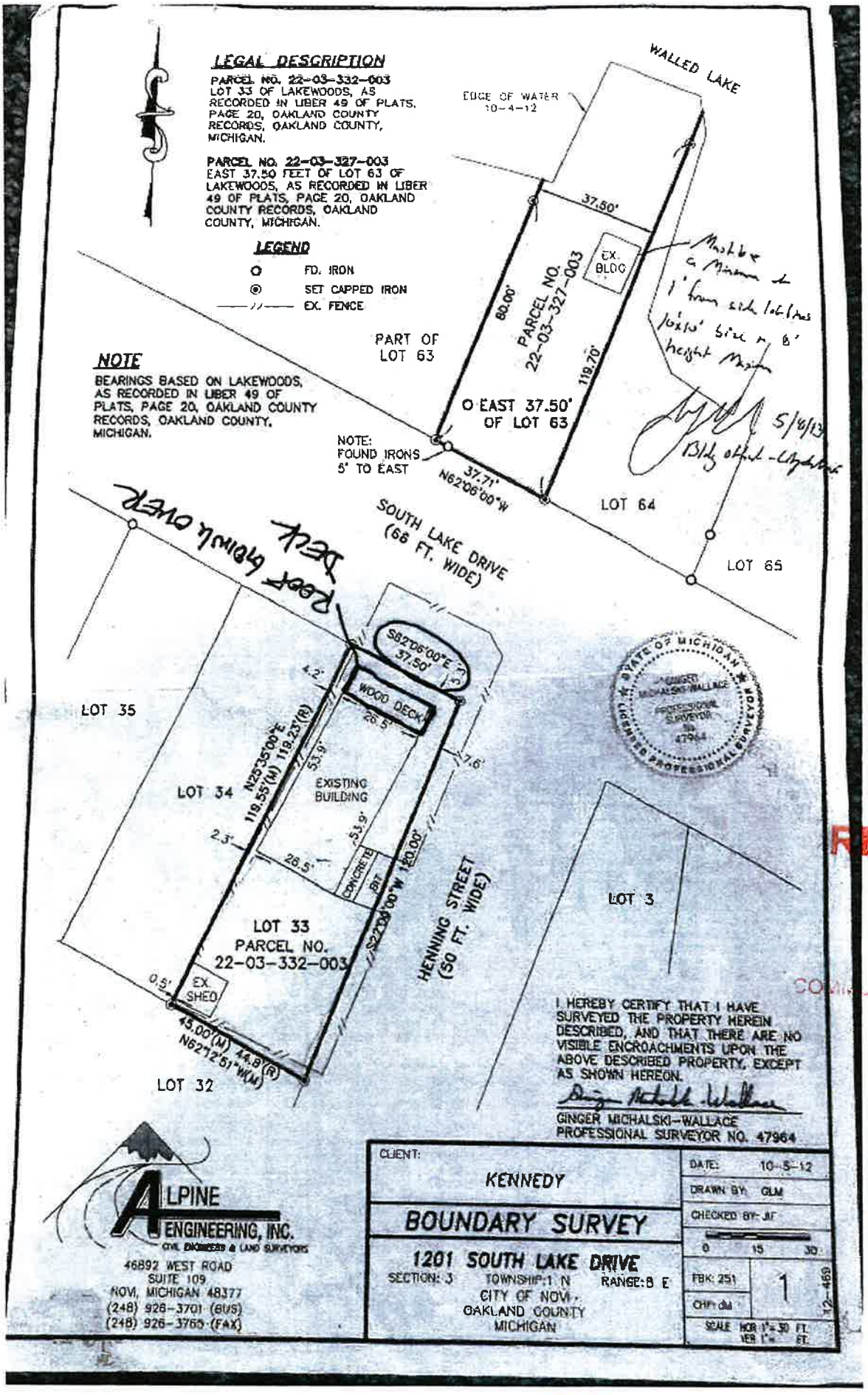
he requested dimensional variance is the minimum variance necessary to allow construction of a covered roof over the existing deck while preserving the reasonable residential use of the property. The proposed roof is limited to the footprint of the existing deck and does not require additional encroachment beyond what is necessary to provide weather protection and improve the functionality of the outdoor living space.

The request seeks only the relief needed to accommodate the roof structure and does not involve expansion of the deck, creation of additional living units, increased density, or any other intensification of

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.

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.



RECEIVED
JUL 13 2026
CITY OF NOVI
COMMUNITY DEVELOPMENT

PBR26-0243

Combo with Deck Contract # 1708

CONTRACTS NO: 1632

FRESH OUTLOOK CONSTRUCTION

www.freshoutlookconstruction.com

586-799-4874

Builder License #262200110

PROPOSAL SUBMITTED TO	PHONE	DATE
Mack Kennedy	(810) 955-5659	6/15/26
STREET	**EMAIL**	
1201 S Lake Rd	Marc.Kennedy45@Yahoo.com	
CITY,STATE,ZIP		
Novi MI 48377		
JOB ADDRESS		

Build Hip style Shed Roof over new Deck

Black Aluminum Roof

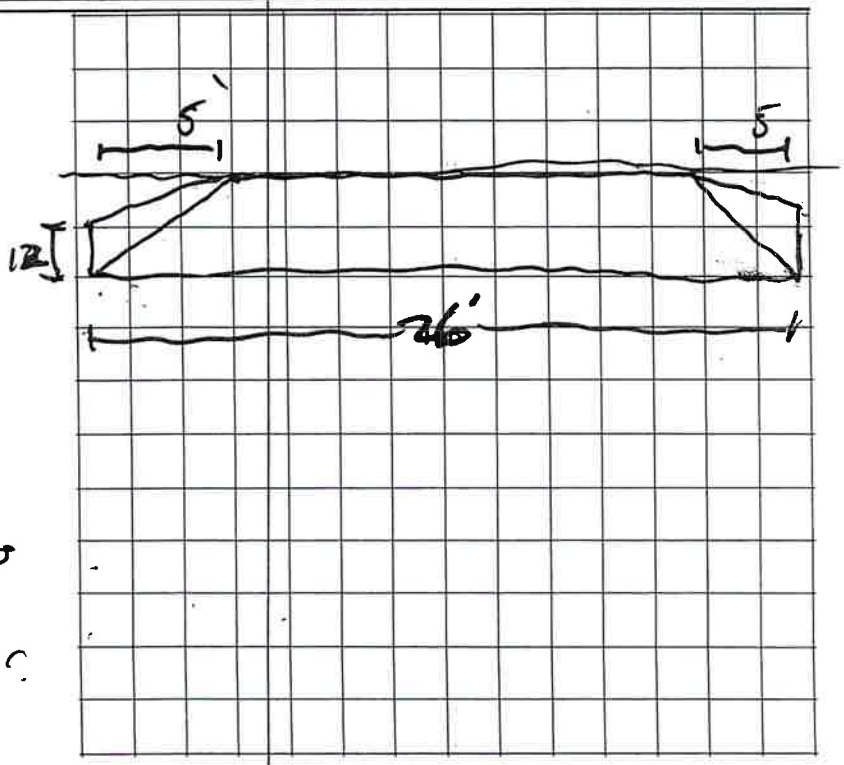
Post & Beams wrapped in Cedar ~~VERSETTA STONE GRANITE PEAK~~

Cedar T&G Soffit

No painting or Staining.

5" Black Gutter & Downspouts

Includes Plans, Permits, Labor & material



Remove vinyl Siding on Front of Home as Needed For Building of New Roof & Re-Install (Re-Use Existing if Possible)

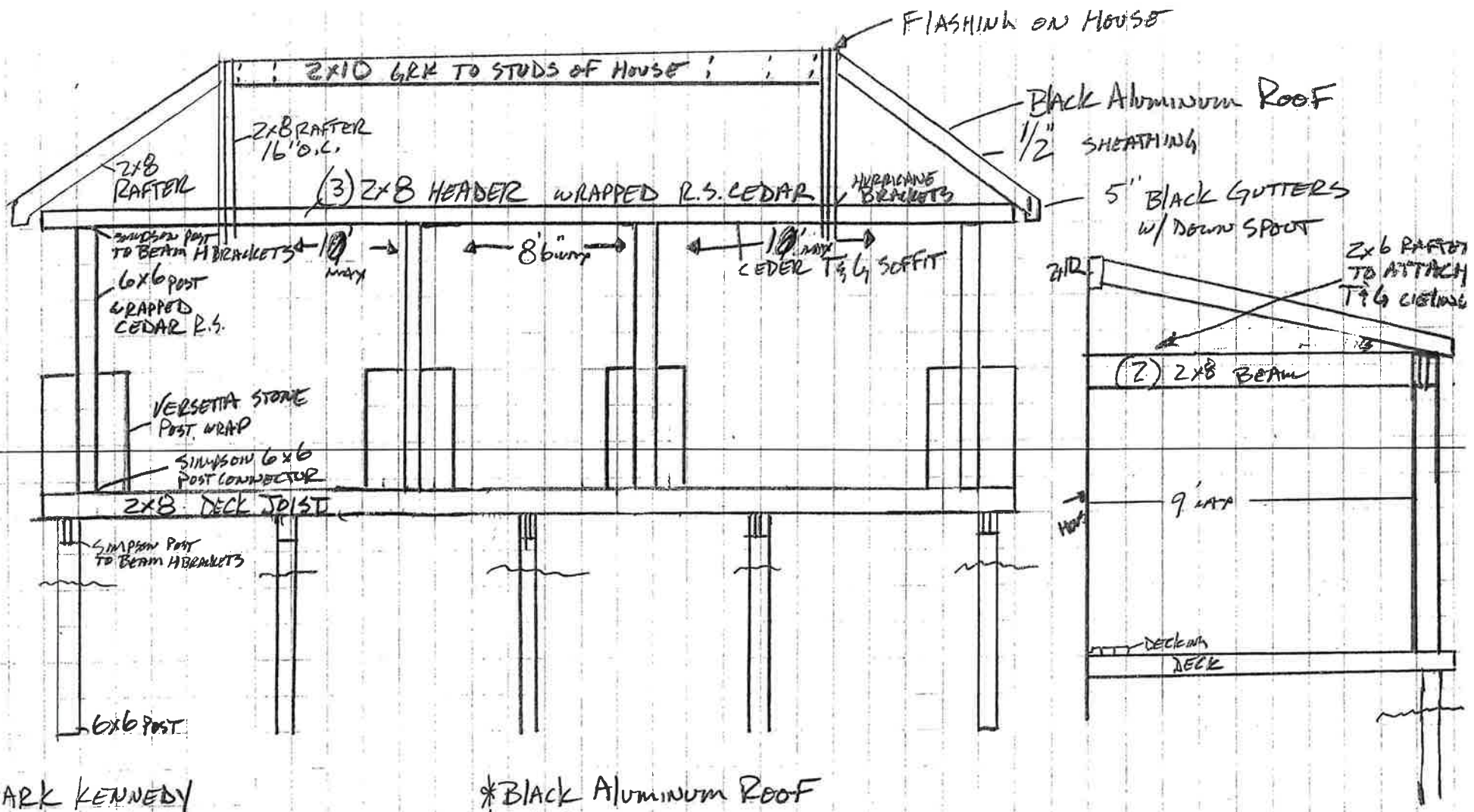
Certainteed Tuscan Clay Double 4"

Estimated Install 10-12 weeks subject to change

We propose hereby to furnish material and labor- complete in accordance with above specifications for the sum of $ 10,000 Dep dollars ($ 54,800) Payment to be made as follows $ 22,380 start $ 22,380 compl

Acceptance of Contract- The above prices, specifications and conditions are satisfactory and are hereby accepted. you are authorizes to do the work as specified. payment will be made as outlined above

Date of acceptance 6-15-2026 **Signature**



MARK KENNEDY
1201 S. LAKE RD
NOVI, MI 48377

* BLACK ALUMINUM ROOF
* BLACK GUTTERS
* VERSETTA STONE ≃ 40" TALL BASE POST WRAP GRANITE PEAK
* CEDAR R.S. POST WRAP & BEAMS
* CEDAR T&G SOFFIT
* 4-SOFFIT VENTS ACROSS FRONT — 2-SOFFIT VENTS ON EACH SIDE

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 **MEETINGDATE:** 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 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. **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

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

ZONING BOARD OF APPEALS APPLICATION

APPLICATION MUST BE FILLED OUT COMPLETELY

RECEIVED
AUG 25 2026
CITY OF NOVI
COMMUNITY DEVELOPMENT

Application Fee: $330.00
Meeting Date: 10/13/26
ZBA Case #: PZ 26-0054

I. PROPERTY INFORMATION (Address of subject ZBA Case)

PROJECT NAME / SUBDIVISION: Armenian Church and Cultural Center

ADDRESS: 41100 Twelve Mile Road, Novi, Michigan

LOT/SIUTE/SPACE #:

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

NAME	EMAIL ADDRESS	CELL PHONE NO.
Constantine G. Pappas		
TELEPHONE NO.		
ORGANIZATION/COMPANY		**FAX NO.**
Constantine George Pappas AIA Architecture / Planning		
ADDRESS	**CITY**	**STATE** / **ZIP CODE**
1025 South Washington Ave	Royal Oak	Michigan 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 3.1.1.D Variance requested To allow a monument height of 62.83 feet OR,
2. Section 4.10.5 Variance requested To increase the maximum permitted height to 62.83 feet
3. Section 4.19.2.F Variance requested To proposed dumpster in the side yard
4. Section _____ Variance requested _____

IV. FEES AND DRAWNINGS

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 _____ Date August 21, 2026

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 _____ Date 8/21/2026

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

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.

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Architecture / Planning
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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.

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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.

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

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

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:

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.

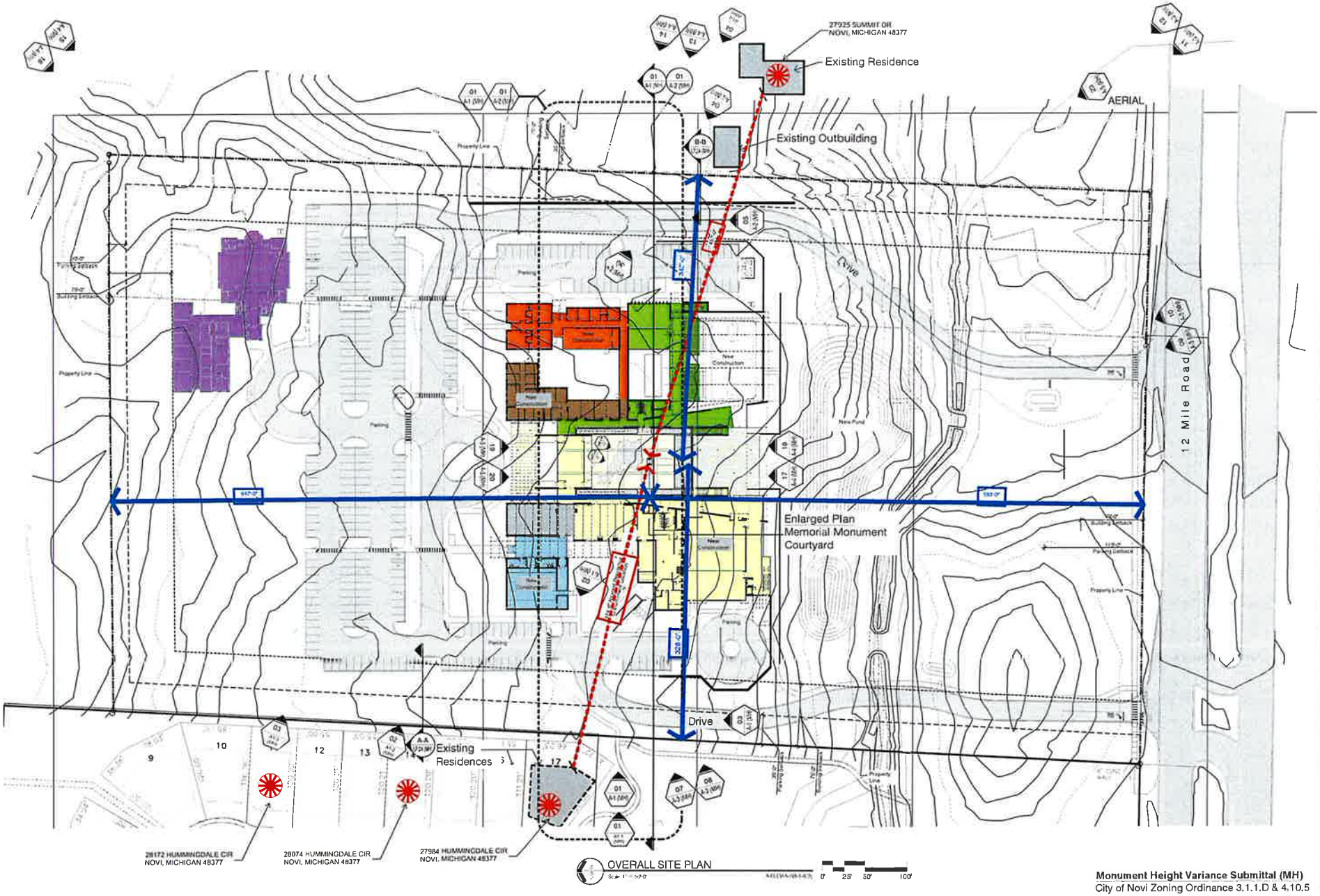
Explain how the Dimensional Variance requested is the minimum variance necessary to do substantial justice to the applicant as well as to other property owners in the district.

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

Architect's Seal

Revisions

ZBA Submittal - August 21, 2026

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Project
Armenian Church
And Cultural Center

Sheet Title
Overall Site Plan

SITE



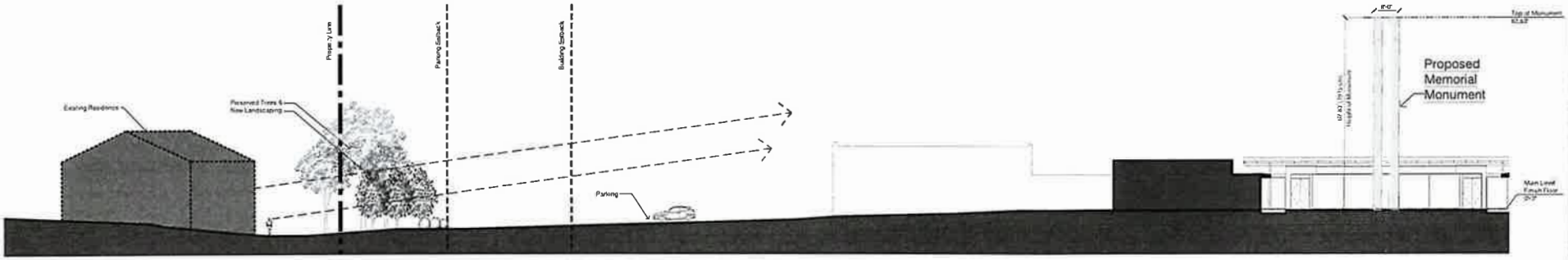
03 A-1 (MH) VIEW FACING NORTH @ DRIVE



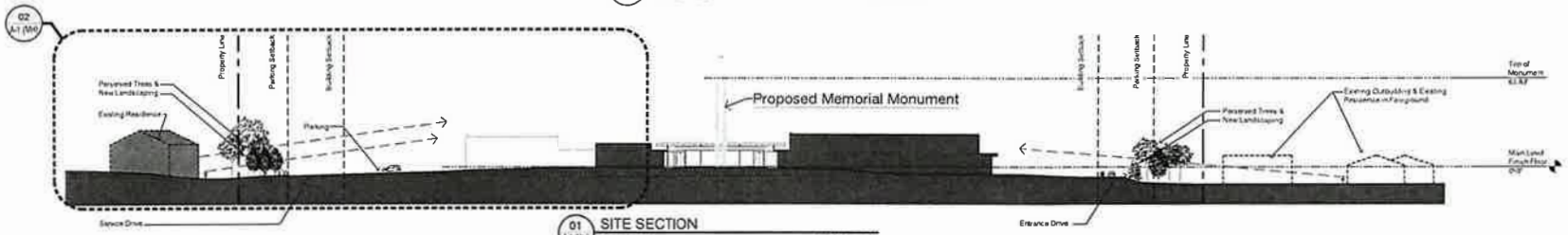
02 A-1 (MH) VIEW FROM LANDSCAPE COURT FACING WEST



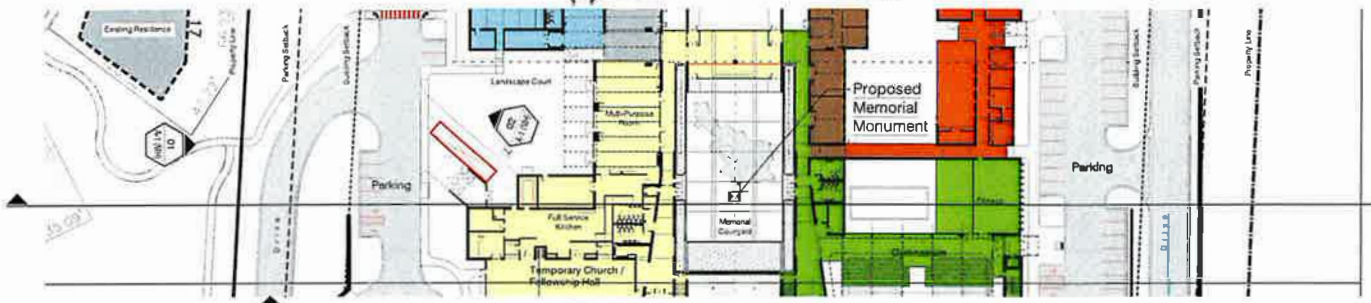
01 A-1 (MH) VIEW FROM EXISTING RESIDENCE



02 A-1 (MH) SITE SECTION



01 A-1 (MH) SITE SECTION



01 A-1 (MH) PARTIAL SITE PLAN

0' 20' 40' 80'

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

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Architect's Seal

Revisions
ZBA Submittal - August 21, 2026

Project
Armenian Church
And Cultural Center

Drawn / Checked
EPC / CGP

Sheet Title
Enlarged Site
Plan & Section

A



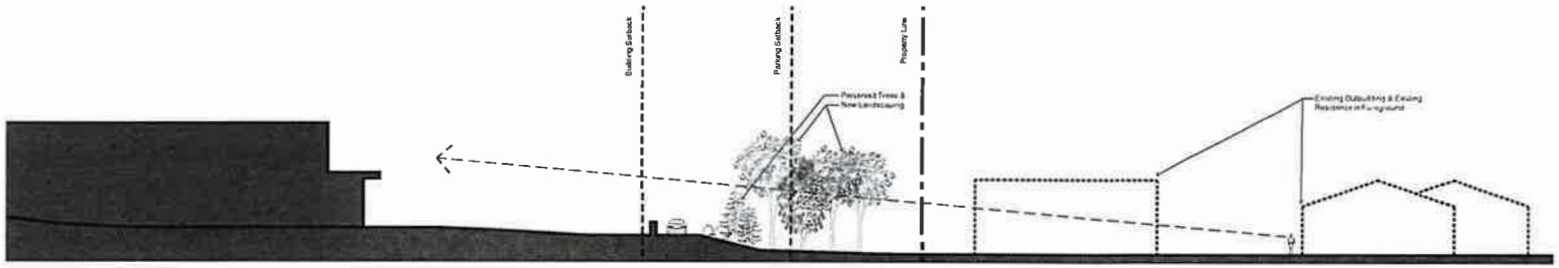
06 VIEW FACING DRIVE



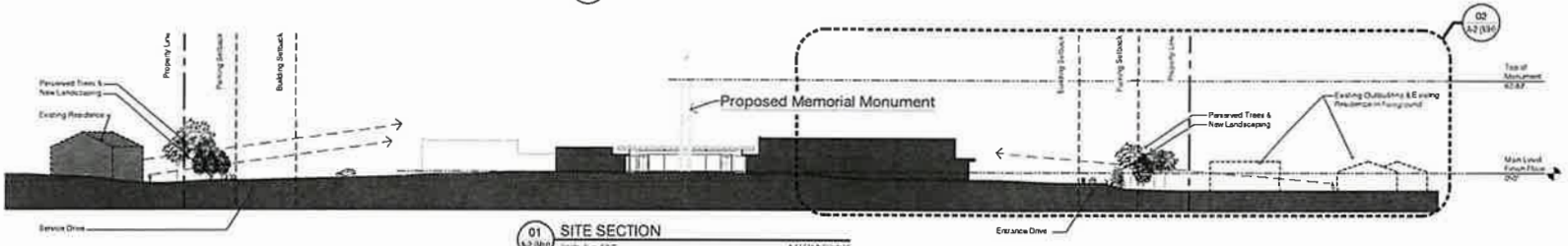
05 VIEW FROM DRIVE FACING NORTH



04 VIEW FROM EXISTING RESIDENCE



02 SITE SECTION



01 SITE SECTION



01 PARTIAL SITE PLAN

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

Architect's Seal

Revisions

ZBA Submittal - August 21, 2026

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Project
Armenian Church And Cultural Center

Drawn / Checked
EPC / CGP

Sheet Title
Enlarged Site Plan & Section

A



12 A3 (MH) SUMMIT DRIVE NIGHT PERSPECTIVE



11 A3 (MH) SUMMIT DRIVE DAY PERSPECTIVE



10 A3 (MH) TWELVE MILE ROAD NIGHT PERSPECTIVE



09 A3 (MH) TWELVE MILE ROAD DAY PERSPECTIVE



08 A3 (MH) EXISTING RESIDENCE NIGHT PERSPECTIVE



07 A3 (MH) EXISTING RESIDENCE DAY PERSPECTIVE

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

Architect's Seal

Revisions

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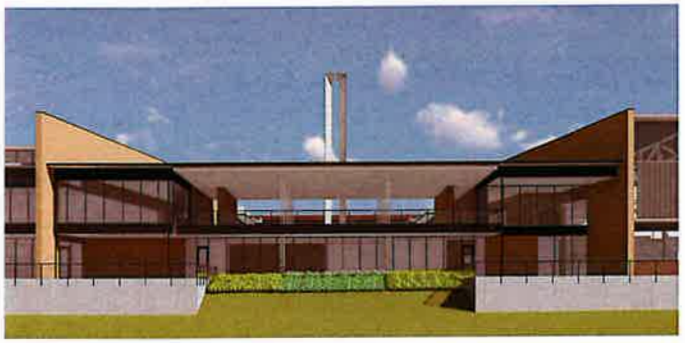
Project
Armenian Church
And Cultural Center

Sheet Title
Perspectives

A



18 A4 (MH) SOUTH VIEW NIGHT PERSPECTIVE
Scale N.T.S



17 A4 (MH) SOUTH VIEW DAY PERSPECTIVE
Scale N.T.S



16 A4 (MH) EXISTING RESIDENCE NIGHT PERSPECTIVE
Scale N.T.S.



15 A4 (MH) EXISTING RESIDENCE DAY PERSPECTIVE
Scale N.T.S



14 A4 (MH) EXISTING RESIDENCE NIGHT PERSPECTIVE
Scale N.T.S.



13 A4 (MH) EXISTING RESIDENCE DAY PERSPECTIVE
Scale N.T.S.

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

Architecture Design Prepare AIA
Architecture / Planning
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Architect's Seal

Revisions
ZBA Submittal - August 21, 2026

Project
Armenian Church
And Cultural Center

Sheet Title
Perspectives

A



23 A-5 (MH) SOUTH VIEW DAY PERSPECTIVE
Scale: N.T.S. A-RENDER-01



22 A-5 (MH) MEMORIAL COURT NIGHT PERSPECTIVE
Scale: N.T.S.



21 A-5 (MH) MEMORIAL COURT DAY PERSPECTIVE
Scale: N.T.S.



20 A-5 (MH) NORTH VIEW (DROP-OFF) NIGHT PERSPECTIVE
Scale: N.T.S.



19 A-5 (MH) NORTH VIEW (DROP-OFF) DAY PERSPECTIVE
Scale: N.T.S. A-RENDER-01

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

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Architect's Seal

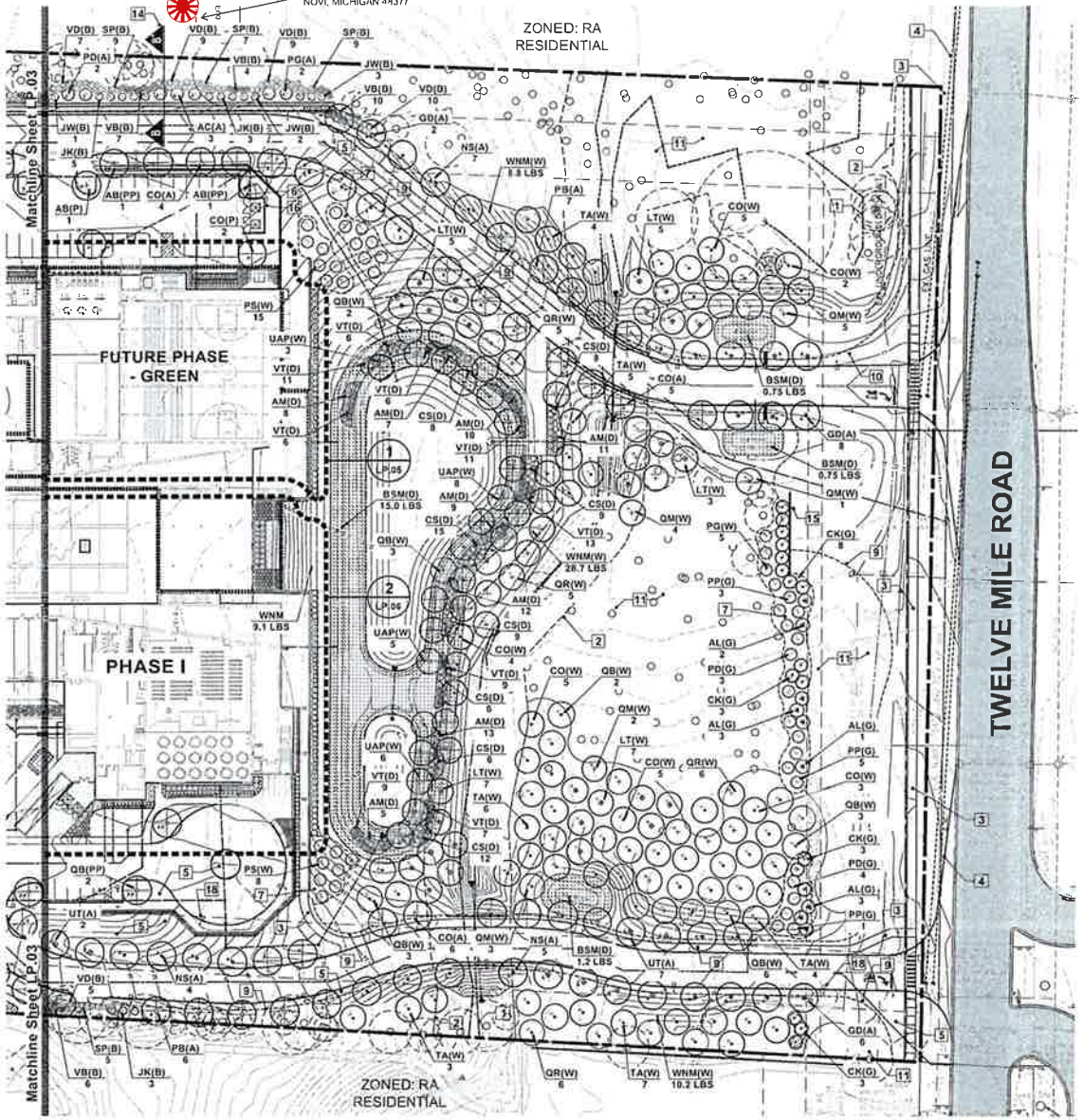
Revisions
ZBA Submittal - August 23, 2024

Project
Armenian Church And Cultural Center

Drawn / Checked
EPC CGP

Sheet Title
Perspectives

A



SITE PLANTING PLAN

SCALE: 1" = 40'

NOTE: IF, ON INSPECTION, THE PROVIDED BUFFER PLANTINGS DO NOT PROVIDE SUFFICIENT SCREENING OF THE DEVELOPED PORTIONS OF THE SITE FROM ADJACENT RESIDENTIAL PROPERTIES, ADDITIONAL PLANTINGS MAY BE REQUIRED AS DETERMINED BY THE CITY.

NOTE:
1. NO OVERHEAD UTILITIES EXIST OR ARE PROPOSED ON SITE.
2. SEE CIVIL DRAWINGS FOR SOIL MAP AND TYPES PRESENT ON SITE.
3. EXISTING TREES IN POOR HEALTH TO BE REMOVED BY OWNER - SPECIFICALLY SCOTCH PINE & AND BLUE SPRUCE WITH NEEDLE CAST.
4. OWNER WILL IDENTIFY ALL PHRAGMITES AUSTRALIS ON SITE AND HAVE REMOVED BY A LICENSED PESTICIDE APPLICATOR DURING THE LATE SUMMER OR EARLY FALL WHICH MAY REQUIRE MULTIPLE SEASONS OF REMOVAL AS DIRECTED BY THE CITY LANDSCAPE ARCHITECT.

1 inch = 40 feet

NORTH

NOTE KEY:

1. EXISTING UNITS
2. 25 FT. WETLAND SETBACK
3. CONCRETE SIDEWALK - SEE CIVIL DWGS.
4. LIGHT DISTRIBUTION CLEAR VIEW - SEE CIVIL DWGS.
5. SEEDED LAWN GIVE MINIMUM 4" DEPTH TOPSOIL SEE TOPSOIL NOTE BELOW
6. SHOW DEPRESSED AREA
7. CONTINUOUS MULCH BED - TYP.
8. SHOVEL CUT BED EDGE - TYP.
9. EDGE OF MOWED LAWN
10. EDGE OF MOWED LAWN
11. UNDISTURBED AREA
12. 2' DIA. ECOSTONE OVER FILTER MAT W 4" RIVERSTONE STEEL EDGING 1" THICK
13. PROPOSED BIKE RACKS - SEE CIVIL DWGS.
14. EROSION SECTION - SEE SHEET LP.04
15. PROJECT SIGN & WALL - SEE ARCH. DWGS.
16. DUMPSTER ENCLOSURE - SEE ARCH. DWGS.
17. WETLAND CONSERVATION EASEMENT - NO MOW SIGN. SEE CIVIL DRAWINGS FOR SIGN DETAIL

NOVI SPECIFICATIONS

1. Whenever in this Ordinance landscape plantings are required or permitted they shall be planted in accordance with the approved final stamped landscape plan.
2. All plant materials shall be installed between April 15th and November 15th. All installed landscape materials including plant materials, mulch, planting irrigation, and seeding must be installed and inspected by the City prior to issuance of a Temporary Certificate of Occupancy. At that time, a financial guarantee of 1.2 times the cost of any deficiencies will be held until materials occur for a Final Certificate of Occupancy. In order to receive a Final Certificate of Occupancy, the deficiencies must be addressed within 30 days during the April 15th to November 15th planting season. If the deficiencies are not addressed in the time period outlined above the City will cash in the amount being held for the outstanding items and remedy those items.
3. A City representative will perform landscape inspections following a request from the developer or owner. The inspection time period is from April 15th to November 15th. If an inspection is requested between November 16 and April 31, a financial guarantee to be provided based on 1.2 times the present incomplete for a Temporary Certificate of Occupancy as outlined above. Beginning April 31st, the Applicant then has 30 days to complete items or the City will cash in the amount being held and finish the job.
4. The establishment period for the plant material guarantee will occur beginning at the Final Certificate of Occupancy inspection and be valid for 2 years from that date. All plantings shall be adequately planted as to be in a healthy, growing condition at the commencement of the establishment period. At the end of the establishment period, any plantings, which are 20% dead or greater, shall be replaced.
5. Notice of Installation/Minor changes
   (1) The owner or developer must notify the City of the installation schedule. The City may reject any material which is defective or in generally poor condition.
   (2) Minor changes regarding plant materials are to be approved and planted in the field by the plant material supervisor, without modification to, and written sign-off by, the City Landscape Architect or assistant, such changes, and location.
   (3) Minor changes during landscape planting sequence and lack of plant availability may be approved in writing by the City Landscape Architect when there is no reduction in the quality of plant materials, no significant change in the size or location of plant material, the new plant material is compatible with the area and is the same general species (evergreen, deciduous tree, ornamental tree, shrub) shown on the approved landscape plan, the material being installed is of the same or more quantity, and the material being installed is of equal or greater value. Minor changes are significant from approved plan, the landscape plan shall be revised and resubmitted for plan approval.
6. Maintenance
   (1) Maintenance of required plantings by the owner shall be carried out as to assure present a healthy, neat and orderly appearance, free from refuse and debris.
   (2) To ensure proper maintenance and as a condition of Final Site Plan approval the property owner shall enter into and record with the office of the Oakland County Register of Deeds a Landscape Maintenance Agreement, or include such provisions as part of subdivision restrictions or condominium master deed, each of which shall be approved by the City Attorney. Such instrument shall identify the minimum plan of maintenance the person or entity responsible for maintenance, and shall provide the procedure, authority and finances for City cure of breaches by the responsible entity. Such instrument shall also include provisions that all unhealthy and dead material shall be replaced within one (1) months or the next appropriate planting period, whichever occurs first, all landscaped areas shall be provided with an irrigation system. Trees staked, guy wires and tree wrap are to be removed after one winter season. Plantings shall be guaranteed for two (2) growing seasons after date of the acceptance of the installation. If grass or weeds exceed the height specified in Chapter 21 of the Novi Code of Ordinances, or if shrubs are allowed to obstruct vision across any portion of the island and the responsible party is unwilling to rectify the problem the City will abate such violations and shall assess the cost of such abatement measures in the manner provided by the developer and approved by the City in such instrument.
7. Responsibility and Certificates of Occupancy. The owner of the property subject to the requirements of this Section shall be responsible for installing and maintaining and landscaping the approved final landscape plan as specified in this Section. Where the property is occupied by a person other than the owner, the occupant shall also be responsible for maintenance. All landscaping work required pursuant to this Section shall be treated as a site improvement for purposes of Subsections 2509.3 and 2.

* These requirements supersede all other planting requirements or specifications.

PLANTING KEY

- GREENBELT TREES
- PARKING LOT, PARKING PERIMETER, & ACCESS DRIVE TREES
- BUFFER PLANTINGS
- WOODLAND REPLACEMENT TREES

NOTE: PLANT MATERIAL SHALL NOT BE PLANTED WITHIN 4 FT. OF PROPERTY LINE PER CITY REQUIREMENTS.
NOTE: ALL TREES TO BE PLANTED A MIN. OF 10 FT. AWAY FROM ANY HYDRANT OR UTILITY STRUCTURE PER CITY REQUIREMENTS.

GENERAL PLANTING REQ.:

A. THE WORK SHALL CONSIST OF PROVIDING ALL NECESSARY MATERIAL, LABOR, EQUIPMENT, TOOLS, AND SUPERVISION REQUIRED FOR THE COMPLETION AS SHOWN ON THE DRAWINGS.

B. ALL PLANT MATERIALS SHALL CONFORM TO THE TYPE STATED ON THE PLANT LIST. SIZES SHALL BE THE MINIMUM STATED ON THE PLANT LIST OR LARGER. ALL MEASUREMENTS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE AMERICAN STANDARDS FOR GRADE NO. 1 NURSERY STOCK AND NORTHERN NURSERY GROWN.

C. ALL TREE LOCATIONS SHALL BE STAKED BY LANDSCAPE CONTRACTOR AND ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF THE PLANT MATERIAL.

D. ALL SINGLE STEM SHADE TREES TO HAVE A CENTRAL LEADER. TREES WITH FORKED OR IRREGULAR TRUNKS WILL NOT BE ACCEPTED. ALL SINGLE STEM SHADE TREES TO HAVE STRAIGHT TRUNKS AND SYMMETRICAL CROWNS.

E. ALL MULTI-STEM TREES SHALL BE HEAVILY BRANCHED AND HAVE SYMMETRICAL CROWNS. ONE SIDED TREES OR THOSE WITH THIN OR OPEN CROWNS SHALL NOT BE ACCEPTED.

F. ALL EVERGREEN TREES SHALL BE HEAVILY BRANCHED AND FULL TO THE GROUND, SYMMETRICAL BY SHAPE AND NOT SHEARED FOR THE LAST FIVE GROWING SEASONS.

G. THE CONTRACTOR IS RESPONSIBLE FOR PLANTING THE MATERIALS AT THE CORRECT GRADES AND SPACING. THE PLANTS SHALL BE ORIENTED AS TO GIVE THE BEST APPEARANCE.

H. WHEN THE PLANT HAS BEEN PROPERLY SET, THE PIT SHALL BE BACKFILLED WITH A TOPSOIL AND NATIVE SOIL MIXTURE, GRADUALLY FILLING AND SETTLING WITH WATER.

I. ALL PLANT MATERIALS SHALL BE PRUNED AND INJURIES REPAIRED. THE AMOUNT OF PRUNING SHALL BE LIMITED TO THE REMOVAL OF DEAD OR INJURED TWIGS AND TO COMPENSATE FOR THE LOSS OF ROOTS FROM TRANSPLANTING. CUTS SHOULD BE FLUSH, LEAVING NO STUBS.

J. THE CONTRACTOR AGREES TO GUARANTEE ALL PLANT MATERIALS FOR THE PERIOD OF TWO (2) YEARS. ALL PLANT MATERIAL SHALL HAVE A MINIMUM OF ONE (1) YEAR WARRANTY, BUT AND TO INCLUDE EXTENDING YEAR GUARANTEE. AT THAT TIME THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT FOR A FINAL INSPECTION. PLANT MATERIAL WITH 25% DIE BACK, AS DETERMINED BY THE OWNER'S REPRESENTATIVE SHALL BE REPLACED. THIS GUARANTEE INCLUDES THE FURNISHING OF NEW PLANTS, LABOR AND MATERIALS. THESE NEW PLANTS SHALL ALSO BE GUARANTEED FOR THE PERIOD OF ONE YEAR.

K. TOPSOIL SHALL BE FRIABLE, FERTILE TOPSOIL OF CLAY LOAM CHARACTER CONTAINING AT LEAST 5% BUT NOT MORE THAN 10% BY VOLUME OF ORGANIC MATTER WITH A PH RANGE FROM 6.0 TO 7.5. SOIL SHALL BE FREE FROM CLAY LUMPS, COARSE SAND, PLANT ROOTS, STICKS AND OTHER FOREIGN MATERIALS.

L. NO MACHINERY IS TO BE USED WITHIN THE DRIP LINE OF EXISTING TREES. HAND TILL ALL LAWN AREAS WITHIN DRIP LINE OF EXISTING TREES.

M. IT IS MANDATORY THAT POSITIVE DRAINAGE IS PROVIDED AWAY FROM ALL BUILDINGS, WALKS AND PAVED AREAS.

N. ALL PLANTING BEDS SHALL RECEIVE 4" SHREDDED BARK MULCH. SEE SPECIFICATIONS.

O. SODDED LAWN AREAS - ALL LAWN AREAS BETWEEN CURBS AND BUILDINGS OR BETWEEN BUILDINGS, DISK SOIL TO 4" DEEP BEFORE TOPSOIL PLACEMENT.

P. SOD SHALL BE TWO YEAR OLD 'KENTUCKY BLUEGRASS' BLUE GRASS GROWN IN A SOD NURSERY ON LOAM SOIL.

PLANT MIX

ALL PLANTING/ PERENNIAL BEDS TO RECEIVE

- 1 - CUBIC YDS. OF COMPOST
- 1 - 40 LB BAG SHREDDED HARDWOOD BARK MULCH
- 1 - 1 LB BAG SIZE 10-10-10 MULTI-PURPOSE FERTILIZER

PER 100 SQ FT BED AREA.
HAND TILL INTO SOIL TO A DEPTH OF 12" MINIMUM

MULCH

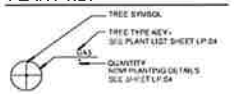
MULCH TO BE DOUBLE SHREDDED HARDWOOD BARK MULCH

NO GROUND WOOD PALETTE MULCH PERMITTED

TOPSOIL

CONTRACTOR TO TILL OR DISK SUBGRADE TO 4" DEPTH AND INSTALL 4" COMPACTED DEPTH TOPSOIL IN ALL LAWN AREAS - TOPSOIL SHALL BE PROVIDED BY CONTRACTOR

PLANT KEY



IRRIGATION

ALL LANDSCAPE AREAS WILL BE IRRIGATED WITH A FULLY AUTOMATIC IRRIGATION SYSTEM.

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

811 Know what's below Call before you dig.

NOT TO BE USED AS CONSTRUCTION DRAWING

deal PLANNING
143 cadycentre
northville mi 48

ARMENIAN CHURCH & CULTURAL CENTER

seal

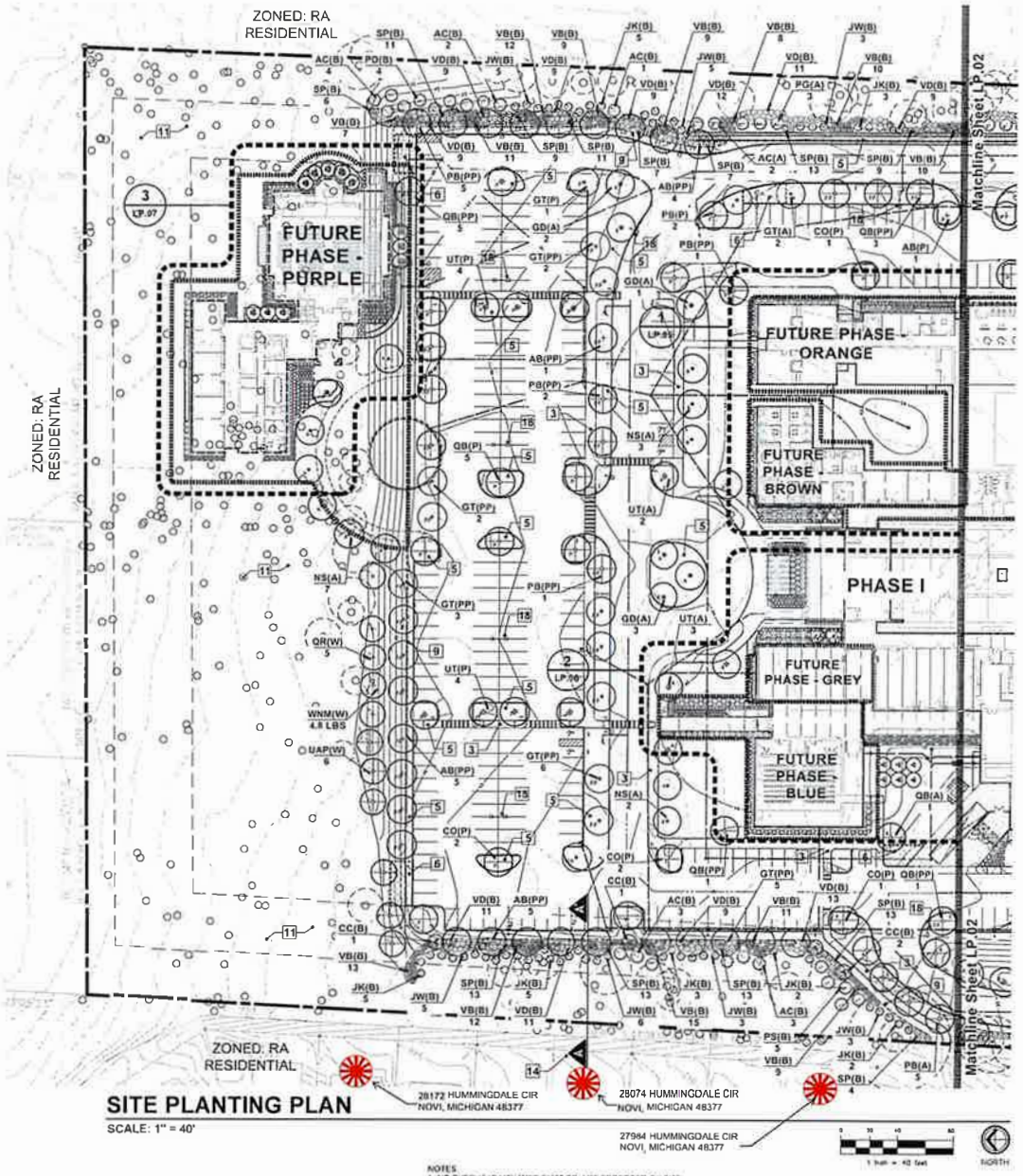
project sponsor:
Armenian Cultural
13310 Ford Road
Dearborn, Michiga
313.336.6700

revisions:
PRELIMINARY SPA
PRELIMINARY SPA
ZBA SUBMITTAL

sheet title:
SITE LANI
PLAN

project no.
202503

sheet no.
LP.02



SITE PLANTING PLAN

SCALE: 1" = 40'

NOTE: IF, ON INSPECTION, THE PROVIDED BUFFER PLANTINGS DO NOT PROVIDE SUFFICIENT SCREENING OF THE DEVELOPED PORTIONS OF THE SITE FROM ADJACENT RESIDENTIAL PROPERTIES, ADDITIONAL PLANTINGS MAY BE REQUIRED AS DETERMINED BY THE CITY.

NOTES
1. NO OVERHEAD UTILITIES EXIST OR ARE PROPOSED ON SITE.
2. SEE CIVIL DRAWINGS FOR SOIL MAP AND TYPES PRESENT ON SITE.
3. EXISTING TREES IN POOR HEALTH TO BE REMOVED BY OWNER - SPECIFICALLY SCOTCH PINES AND BLUE SPRUCE WITH NEEDLE CAST.
4. OWNER SHALL IDENTIFY ALL PHRAGMITES AUSTRALIS ON SITE AND HAVE REMOVED BY A LICENSED PESTICIDE APPLICATOR DURING THE LATE SUMMER OR EARLY FALL WHICH MAY REQUIRE MULTIPLE SEASONS OF REMOVAL AS DIRECTED BY THE CITY LANDSCAPE ARCHITECT.

NOTE KEY:

1. RETAINING WALL
2. 25FT WETLAND SETBACK
3. CONCRETE SIDEWALK - SEE CIVIL DWGS
4. SIGHT DISTANCE/CLEAR VIEW - SEE CIVIL DWGS
5. 35' DED LAWN OVER MINIMUM 4" DEPTH TOPSOIL - SEE TOPSOIL NOTE BELOW
6. SHOVEL CUT BED EDGE - TYP
7. CONTINUOUS MULCH BED - TYP
8. SHOVEL CUT BED EDGE - TYP
9. EDGE OF MOWED LAWN
10. EDGE OF MOWED LAWN
11. UNDISTURBED AREA
12. 3" DIA. (USSUFINE OVER FILTER MESH W/ RIVERSTONE STEEL EDGING @ TWIN
13. PROPOSED BIKE RACKS - SEE CIVIL DWGS
14. GRADE SECTION - SEE SHEET LP.04
15. PROJECT SIGN & WALL - SEE MAIN DWGS
16. DUMPSTER ENCLOSURE - SEE MAIN DWGS
17. WETLAND CONSERVATION EASEMENT - NO MOW SIGN - SEE CIVIL DRAWINGS FOR SIGN DETAIL
18. LIGHT POLE - SEE ELECTRICAL PLANS

NOVI SPECIFICATIONS

1. Wherever in this Ordinance landscape plantings are required or permitted, they shall be planted in accordance with the approved final stamped landscape plan.
2. All plant materials shall be installed between April 15th and November 15th. All installed landscaped materials including plant materials, mulch, staking, irrigation, and sodding must be installed and inspected by the City prior to issuance of a Temporary Certificate of Occupancy. At that time, a financial guarantee of 1.2 times the cost of any deficiencies will be held until inspection, including for a Final Certificate of Occupancy. In order to receive a Final Certificate of Occupancy, the deficiencies must be addressed within 30 days during the April 15th to November 15th planting season. If the deficiencies are not addressed in the time period outlined above, the City will cash in the amount being held for the outstanding items and remedy those items.
3. A City representative will perform landscape inspections following a request from the developer or owner. The inspection time period is from April 15th to November 15th. If an inspection is requested between November 16 and April 14, a financial guarantee is to be provided based on 1.2 times the current acceptable for a Temporary Certificate of Occupancy as outlined above. Beginning April 15th, the Applicant then has 30 days to complete items or the City will cash in the amount being held and finish the job.
4. The establishment period for the plant material guarantee will occur beginning at the Final Certificate of Occupancy inspection and end 2 years from that date. All plantings shall be in quality planted as to be in a healthy growing condition at the conclusion/end of the establishment period. At the only of the establishment period any plantings which are 25% dead or greater, shall be replaced.
5. Notice of Installation/Minor changes:
   (a) The owner or developer shall notify the City of the installation schedule. The City may inspect any and all phases of or portions of the landscaping installation.
   (b) Minor changes regarding plant materials per the approved and stamped landscape plan may be allowed under certain circumstances, and written approval by the City Landscape Architect of species, size, change, and location.
   (c) Minor changes due to seasonal planting conditions and loss of plant availability may be approved in writing by the City Landscape Architect when there is no reduction in the quality of plant materials, no significant change in size or location of plant material, the new plant material is compatible with the area and is the same general species (deciduous/evergreen), and making same design characteristics (mature height, invasive, etc.) the original intent of landscape plan is not fulfilled or changes are significant from approved plan, the landscape plan shall be reviewed and resubmitted for plan approval.
6. Maintenance
   (a) Maintenance of required plantings by the owner shall be carried out so as to prevent a healthy, neat and orderly appearance, free from refuse and debris.
   (b) To insure proper maintenance and as a condition of Final Site Plan approval the property owner shall enter into and record with the office of the Oakland County Register of Deeds a Landscape Maintenance Agreement, in include such provisions as part of Agreement requirements or condominium master deed, each of which shall be approved by the City Attorney. Such instrument shall identify the minimum plan of maintenance, the person or entity responsible for maintenance, and shall provide the applicable authority and finance for City care of breaches by the responsible entity. Such instrument shall also include provisions that all unhealthy and dead material shall be replaced within one (1) months, or the next appropriate planting period, whichever occurs first, all landscaped areas shall be provided with an irrigation system. Trees staken, guy wires and tree wrap are to be removed after one winter season, plantings shall be guaranteed for two (2) growing seasons after date of the acceptance of the installation of grass or weeds exceed the height specified in Chapter 21 of the Novi Code of Ordinances, or if shrubs are allowed to obstruct vision access any portion of the street and the responsible party is unwilling to rectify the problem the City will abate such violations and shall assess the cost of such abatement measures in the manner as used by the developer and approved by the City in such instrument.
7. Responsibility and Certificates of Occupancy. The owner of the property subject to the requirements of this Section shall be responsible for installing and maintaining and landscaping the approved final landscape plan as specified in this Section. Where there is an irrigation as required by a section other than this section, the occupant shall also be responsible for maintenance. All landscaping work required pursuant to this Section shall be treated as a site improvement for purposes of Subsections 3203-2 and 3.

* These requirements supersede all other planting requirements as specified.

GENERAL PLANTING REQ.:

A. THE WORK SHALL CONSIST OF PROVIDING ALL NECESSARY MATERIAL, LABOR, EQUIPMENT, TOOLS AND SUPERVISION REQUIRED FOR THE COMPLETION AS SHOWN ON THE DRAWING.

B. ALL PLANT MATERIALS SHALL CONFORM TO THE TYPE STATED ON THE PLANT LIST, SIZES SHALL BE THE MINIMUM STATED ON THE PLANT LIST OR LARGER. ALL MEASUREMENTS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE "AMERICAN STANDARDS FOR GRADE NO. 1 NURSERY STOCK" AND NORTHERN NURSERY GROWN.

C. ALL TREE LOCATIONS SHALL BE STAKED BY LANDSCAPE CONTRACTOR AND ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF THE PLANT MATERIAL.

D. ALL SINGLE TRUNK SHADE TREES TO HAVE A CENTRAL LEADER, TREES THAT ARE FORKED OR IRREGULAR IN BRANCHING HABIT WILL NOT BE ACCEPTED. ALL SINGLE STEM SHADE TREES TO HAVE STRAIGHT TRUNKS AND SYMMETRICAL CROWNS.

E. ALL MULTI-STEM TREES SHALL BE HEAVILY BRANCHED AND HAVE SYMMETRICAL CROWNS, ONE SPECIMEN TREES OR THOSE WITH PAIR OR GROUPED CROWNS SHALL NOT BE ACCEPTED.

F. ALL EVERGREEN TREES SHALL BE HEAVILY BRANCHED AND FULL TO THE GROUND, SYMMETRICAL IN SHAPE, AND NOT SHEARED FOR THE LAST FIVE GROWING SEASONS.

G. THE CONTRACTOR IS RESPONSIBLE FOR PLANTING THE MATERIALS AT THE CORRECT GRADES AND SPACING. THE PLANTS SHALL BE GROUPED AS TO GIVE THE BEST APPEARANCE.

H. WHEN THE PLANTING BEEN PROPERLY SET, THE PIT SHALL BE BACKFILLED WITH A TOP SOIL AND MIXTURE (1/3 MIXTURE, GRADUALLY FILLING, PACKING AND SETTLING WITH WATER.

I. ALL PLANT MATERIALS SHALL BE PRUNED AND INJURIES REPAIRED THE AMOUNT OF PRUNING SHALL BE LIMITED TO THE REMOVAL OF DEAD LIMBS OR TWIGS AND TO COMPENSATE FOR THE LOSS OF ROOTS FROM TRANSPLANTING. CUTS SHOULD BE FLUSH LEAVING NO STUBS.

J. THE CONTRACTOR AGREES TO GUARANTEE ALL PLANT MATERIALS FOR THE PERIOD OF TWO (2) YEARS. ALL PLANT MATERIAL SHALL HAVE A MINIMUM OF ONE CULTIVATION PLUS 1" OF MULCH AGAINST STEM THE TWO YEAR PERIOD. AT THE END OF THE GUARANTEE PERIOD A REPRESENTATIVE REVIEWS THE RIGHT FOR A FINAL INSPECTION. PLANT MATERIAL WITH 25% DIE BACK AS DETERMINED BY THE OWNER'S REPRESENTATIVE SHALL BE REPLACED. THIS GUARANTEE INCLUDES THE FURNISHING OF NEW PLANTS, LABOR AND MATERIALS. THESE NEW PLANTS SHALL ALSO BE GUARANTEED FOR THE PERIOD OF ONE YEAR.

K. TOPSOIL SHALL BE FRIABLE, FERTILE TOPSOIL OF LOAM CHARACTER CONTAINING AT LEAST 5% BUT NOT MORE THAN 20% BY WEIGHT OF ORGANIC MATTER AND HAVING A PH RANGE FROM 5.5 TO 7.5. SOIL SHALL BE FREE FROM CLAY LUMPS, COARSE SAND, PLANT ROOTS, STICKS AND OTHER FOREIGN MATERIALS.

L. NO MACHINE MAY BE USED WITHIN THE DRIP LINE OF EXISTING TREES. HAND GRADE ALL LAWN AREAS WITHIN DRIP LINE OF EXISTING TREES.

M. IT IS MANDATORY THAT POSITIVE DRAINAGE IS PROVIDED AWAY FROM ALL BUILDINGS, WALKS AND PAVED AREAS.

N. ALL PLANTING BEDS SHALL RECEIVE 4" SHREDDED BARK MULCH. SEE SPECIFICATIONS.

O. SOD/SEED LAWN AREAS - ALL LAWN AREAS BEHIND CURBS AND BUILDINGS OR BETWEEN BUILDINGS SEE SOIL TO 4" DEEP BEFORE TOPSOIL PLACEMENT

P. SOD SHALL BE TWO YEAR OLD "BARON/EMERALD" KENTUCKY BLUE GRASS GROWN IN A SOD FARM SERVED ON LOAM SOIL.

PLANTING KEY

- GREENBELT TREES
- PARKING LOT, PARKING PERIMETER, & ACCESS DRIVE TREES
- BUFFER PLANTINGS
- WOODLAND REPLACEMENT TREES

NOTE: PLANT MATERIAL SHALL NOT BE PLANTED WITHIN 4 FT. OF PROPERTY LINE PER CITY REQUIREMENTS.
NOTE: ALL TREES TO BE PLANTED A MIN. OF 10 FT. AWAY FROM ANY HYDRANT OR UTILITY STRUCTURE PER CITY REQUIREMENTS.

PLANT MIX

ALL PLANTING/ PERENNIAL BEDS TO RECEIVE

- 1 - 3 CU FT. QTY. OF COMPOST
- 1 - 4LB BAG GREENSAND
- 1 - 1LB BAG SHRINE 18-18-18 MULTI PURPOSE FERTILIZER

PER 100 SQ FT BED AREA,
HAND TILL INTO SOIL TO A DEPTH OF 12" MINIMUM

MULCH

MULCH TO BE DOUBLE SHREDDED HARDWOOD BARK MULCH

NO GROUND WOOD PALETTE MULCH PERMITTED

TOPSOIL

CONTRACTOR TO TILL OR DISK SUBGRADE TO 4" DEPTH AND INSTALL 4" COMPACTED DEPTH TOPSOIL IN ALL LAWN AREAS - TOPSOIL SHALL BE PROVIDED BY CONTRACTOR

PLANT KEY



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City of Novi Zoning Ordinance 3.1.1.D & 4.10.5

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seal

project sponsor:
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313.336.6200

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STORM WATER BASIN MIX
– INCLUDE S150 BLANKET ENTIRE AREA

WOODLAND NATURALIZED MIX
– INCLUDE S150 BLANKET SLOPED AREAS

EROSION CONTROL BLANKET



NATIVE SEEDING MAINTENANCE

During the first growing season, native grass should be mowed a minimum of four times to a height of about 4"-6" when the growth reaches 12"-18". Subsequent mowings each year, if needed, should be limited to same as unwanted weed populations. If a mower cannot be set high enough, a string trimmer may be used.

During the second growing season, native grass should be mowed a minimum of two times to a height of about 3" when the growth reaches 12"-18". Subsequent mowings each year, if needed, should be limited to same as unwanted weed populations.

By the second growing season it should be apparent if some areas need reseeding. Reseed as previously needed to achieve full coverage.

Long term management may include prescribed burning, mowing, hand pulling, and selective herbicide applications. If burning is not allowed or feasible, the planting may be mowed to a short height and the clippings removed at the early completion of ground nesting bird season each year.

SEED MIX NOTES

1. The seed mixes shall be applied at the specified rate of for each mix.
2. Mix to be installed to manufacturer specification and requirements.

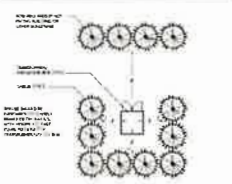
Manufacturer: Native Connections
3815 N Westnedge Ave
Kalamazoo, MI 49004
269.459.1900
nativeconnections.net

NOTE: The contractor shall send proof of the mixes must be sent in the form of a photo of the seed bag or copy of the invoice to mcadle@cityofnovi.org for approval prior to planting.

NOVI PLANTING DETAILS

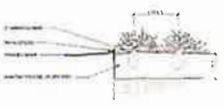

SHRUB PLANTING DETAIL

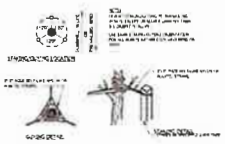

MULTI-STEM TREE PLANTING DETAIL

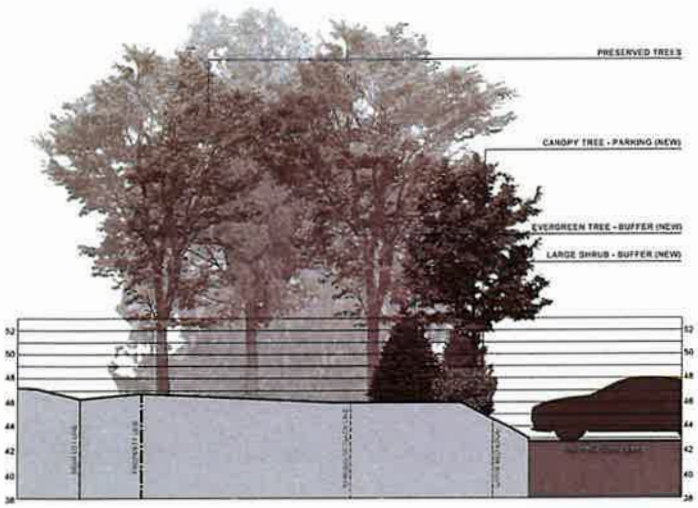

TRANSFORMER SCREENING DETAIL


EVERGREEN TREE PLANTING DETAIL


DECIDUOUS TREE PLANTING DETAIL


PERENNIAL PLANTING DETAIL


TREE STAKING DETAIL



SECTION A-A'
SCALE: HORZ. 1" = 10' VERT. 1" = 5'

PLANT LIST - Woodland - Phase One

QUAN.	KEY	COMMON/ BOTANICAL NAME	NATIVE	SIZE	SPEC.	UNIT	TOTAL
24	CO(W)	Bowhorn Hackberry Celtis occidentalis x	N	2.5" cal.	B&B	$ 400.00	$ 9,600.00
27	LT(W)	Tulip Tree Liriodendron tulipifera	N	2.5" cal.	B&B	$ 400.00	$ 7,560.00
18	QB(W)	Swamp White Oak Quercus bicolor	N	2.5" cal.	B&B	$ 400.00	$ 5,040.00
27	QR(W)	Red Oak Quercus rubra	N	2.5" cal.	B&B	$ 400.00	$ 10,800.00
13	QM(W)	Bur Oak Quercus macrocarpa	N	2.5" cal.	B&B	$ 400.00	$ 10,800.00
28	TA(W)	American Linden Tilia americana	N	2.5" cal.	B&B	$ 400.00	$ 11,200.00
20	UAP(W)	Princeton Elm Ulmus americana 'Princeton'	N	2.5" cal.	B&B	$ 400.00	$ 11,200.00
5	PG(W)	White Spruce Picea glauca	N	8' ht.	B&B	$ 400.00	$ 2,000.00
23	PB(W)	White Pine Pinus strobus	N	8' ht.	B&B	$ 400.00	$ 2,300.00
61 S	WMM(W)	Woodland Naturalization Mix		10.0 lb/ac.	LBS.	$ 43.00	$ 2,580.00
24		SHREDDED HARD BARK MULCH (C.Y.)				$ 35.00	$ 840.00
						TOTAL:	$ 82,880.00

PLANT LIST - Buffer - Phase One

QUAN.	KEY	COMMON/ BOTANICAL NAME	NATIVE	SIZE	SPEC.	UNIT	TOTAL
13	AC(B)	Canadian Fir Abies canadensis	N	7' ht.	B&B	$ 375.00	$ 4,875.00
4	PD(B)	Black Hills Spruce Picea g. 'Densata'	N	7' ht.	B&B	$ 375.00	$ 1,500.00
5	PS(B)	White Pine Pinus strobus	N	7' ht.	B&B	$ 375.00	$ 1,875.00
3	CC(B)	Eastern Redbud Cercis canadensis	N	8' ht.	B&B	$ 375.00	$ 1,125.00
31	JM(B)	Redbud Juniper Juniperus 'Redbud'		6' ht.	B&B	$ 150.00	$ 4,650.00
36	JH(B)	Wichita Blue Juniper Juniperus 'Wichita Blue'		6' ht.	B&B	$ 150.00	$ 5,400.00
150	EP(B)	Miss Kim Lilac Syringa p. 'Miss Kim'		5 gal.	Cont.	$ 50.00	$ 7,500.00
153	VS(B)	Burkwood Viburnum Viburnum x burkwoodii		5 gal.	Cont.	$ 50.00	$ 7,650.00
152	VO(B)	Arrowwood Viburnum Viburnum dentatum	N	5 gal.	Cont.	$ 50.00	$ 7,600.00
30		SHREDDED HARD BARK MULCH (C.Y.)				$ 35.00	$ 1,050.00
						TOTAL:	$ 37,675.00

PLANT LIST - Detention Basin Shrubs - Phase One

QUAN.	KEY	COMMON/ BOTANICAL NAME	NATIVE	SIZE	SPEC.	UNIT	TOTAL
73	AM(D)	Iroquois Beauty Chokeberry Aronia m. 'Iroquois Beauty'	N	5 gal.	Cont.	$ 50.00	$ 3,750.00
73	CS(D)	Red Osier Dogwood Cornus sericea	N	5 gal.	Cont.	$ 50.00	$ 3,650.00
78	VT(D)	Bailey Compact Viburnum Viburnum trilobum 'Bailey Compact'	N	5 gal.	Cont.	$ 50.00	$ 3,900.00
17 J	SSH	Sum Show Seed Mix		30.0 lb/ac.	LBS.	$ 25.00	$ 425.00
9		SHREDDED HARD BARK MULCH (C.Y.)				$ 35.00	$ 315.00
						TOTAL:	$ 12,110.00

NOTE:
1. CONTRACTOR TO VERIFY ALL PLANT QUANTITIES ON PLANS.
2. PLANT SPECIES SELECTIONS PROVIDED TO MEET CITY REQUIREMENTS.
3. DO NOT USE DWARF SPECIES OF CORNUS SERICEA.
4. ALL SUBSTITUTIONS REQUIRE WRITTEN APPROVAL BY THE CITY.

PLANT LIST - Greenbelt - Phase One

QUAN.	KEY	COMMON/ BOTANICAL NAME	NATIVE	SIZE	SPEC.	UNIT	TOTAL
6	PR(G)	Green Spruce Picea pungens	N	7' ht.	B&B	$ 375.00	$ 2,250.00
7	PD(G)	Black Hills Spruce Picea pungens 'Densata'	N	7' ht.	B&B	$ 375.00	$ 2,625.00
9	AL(G)	Downy Serviceberry Amelanchier laevis	N	7' ht.	B&B	$ 375.00	$ 3,375.00
17	CA(G)	Kousa Dogwood Cornus kousa		2.5" cal.	B&B	$ 375.00	$ 6,375.00
4		SHREDDED HARD BARK MULCH (C.Y.)				$ 35.00	$ 140.00
						TOTAL:	$ 15,765.00

PLANT LIST - Parking/ Perimeter/ Access Drive - Phase One

QUAN.	KEY	COMMON/ BOTANICAL NAME	NATIVE	SIZE	SPEC.	UNIT	TOTAL
19	AB(PP/PA)	Autumn Blaze Maple Acer g. freemanii 'Autumn Blaze'		2" cal	B&B	$ 400.00	$ 7,600.00
23	CD(PP/PA)	Hackberry Celtis occidentalis	N	2" Cal	B&B	$ 400.00	$ 9,200.00
22	CK(PP/PA)	Kentucky Coffee Tree Gymnocladus dioicus	N	2" Cal	B&B	$ 400.00	$ 8,800.00
21	OTI(PP/PA)	Skyline Thornless Honeylocust Gleditsia t. 'Skyline'		2" cal	B&B	$ 400.00	$ 8,400.00
28	AS(PP/PA)	Sour Gum Nyssa sylvatica	N	2" cal	B&B	$ 400.00	$ 11,200.00
29	PB(PP/PA)	Bloodgood Plane Tree Platanus x. acerifolia 'Bloodgood'		2" Cal	B&B	$ 400.00	$ 11,600.00
18	QB(PP/PA)	Swamp White Oak Quercus bicolor	N	2" cal	B&B	$ 400.00	$ 7,200.00
23	UTI(PP/PA)	Triumph Elm Ulmus x 'Triumph'		2" Cal	B&B	$ 400.00	$ 9,200.00
5	AC(A)	Canadian Fir Abies canadensis	N	7' ht.	B&B	$ 375.00	$ 1,875.00
2	PD(A)	Black Hills Spruce Picea g. 'Densata'	N	7' ht.	B&B	$ 375.00	$ 750.00
5	PG(A)	White Spruce Picea glauca	N	7' ht.	B&B	$ 375.00	$ 1,875.00
15		SHREDDED HARD BARK MULCH (C.Y.)				$ 35.00	$ 525.00
						TOTAL:	$ 79,575.00

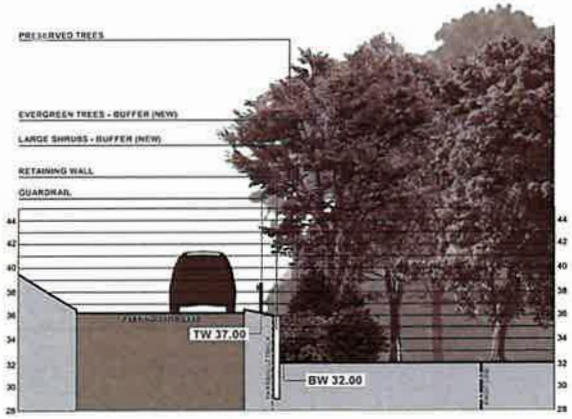
PLANT LIST - Parking/ Access Drive - Purple Phase

QUAN.	KEY	COMMON/ BOTANICAL NAME	SIZE	SPEC.	UNIT	TOTAL
7	NS(PA)	Sour Gum Ny ssa sylvatica	2" cal.	B&B	$ 400.00	$ 400.00
1		SHREDDED HARD BARK MULCH (C.Y.)			$ 35.00	$ 35.00
					TOTAL:	$ 435.00

SEED CONVERSION:

S.Y.= LBS / (LBS. PER AC. ÷ I.E. 37.7) x 43,560 / 9

EXAMPLE:
58.8 LBS. / 37.7 x 43,560 / 9 = 7,523 S.Y.



SECTION B-B'
SCALE: HORZ. 1" = 10' VERT. 1" = 5'

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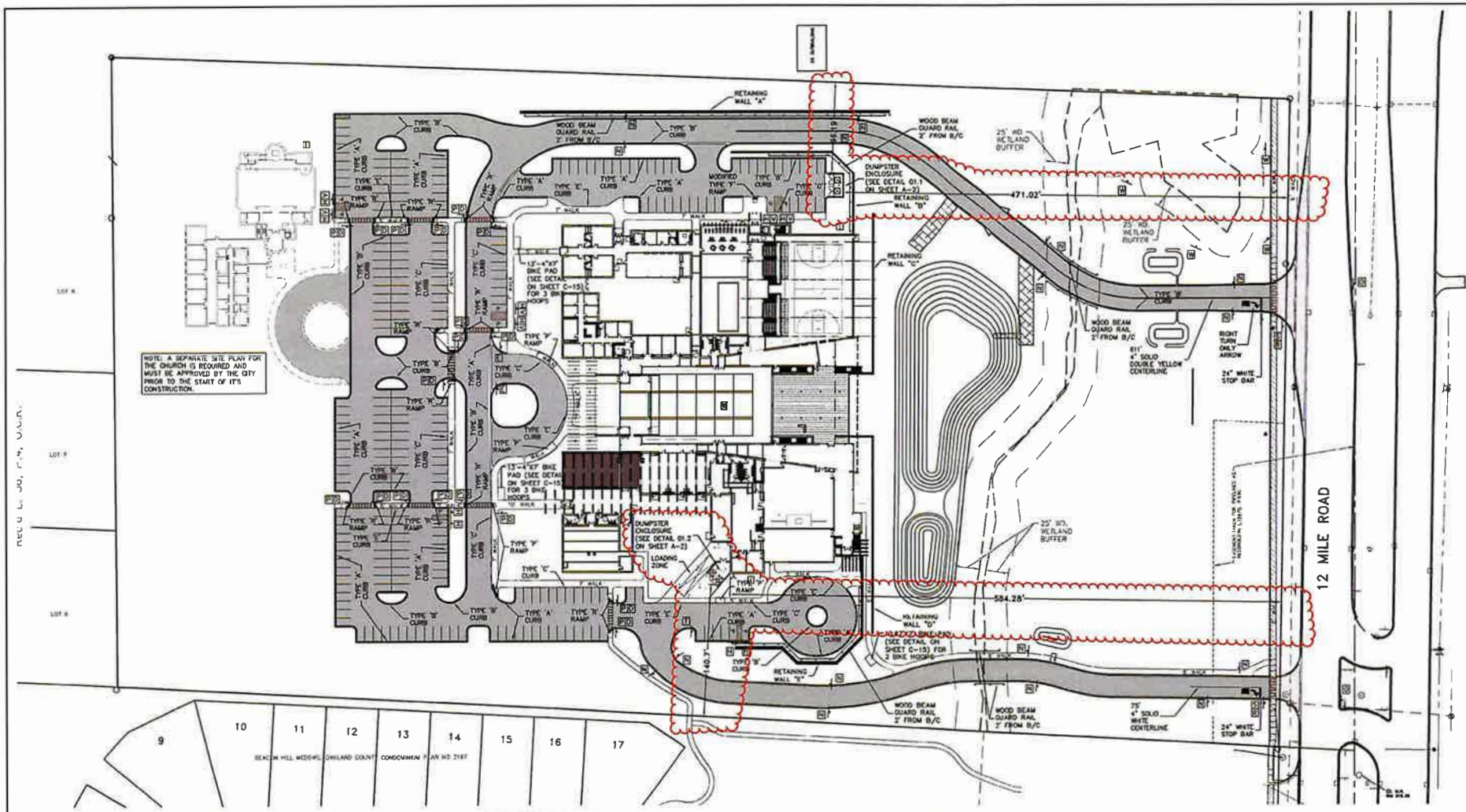
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TRAFFIC SIGNING REQUIREMENTS:

ITEM	MMUTCD CODE	QUANTITY	SIZE	DESCRIPTION
D	W16-7P	18	24"X12"	DOWNWARD ARROW
E	R5-1	2	30"X30"	DO NOT ENTER
H	R7-8	10	12"X18"	RESERVED PARKING ONLY
N	R7-1	16	12"X8"	NO PARKING ANY TIME
O	R6-1	2	36"X12"	ONE WAY
P	W11-2	18	30"X30"	PEDESTRIAN CROSSING
R	R3-31	2	30"X24"	RIGHT TURN ONLY
S	R1-1	2	30"X30"	STOP
V	R7-8P	6	12"X6"	VAN ACCESSIBLE
W	CUSTOM	4	12"X18"	WETLAND CONSERVATION EASEMENT
T	CUSTOM	1	12"X18"	NO TRUCKS ALLOWED

NOTE:
ALL TRAFFIC CONTROL AND PARKING SIGNS AND PAVEMENT MARKINGS SHALL COMPLY WITH CURRENT MMUTCD STANDARDS.

PAVEMENT LEGEND: (REFER TO CITY OF NOVI STANDARD DETAILS)

- ASPHALT PAVEMENT (DETAIL 7C)
- ON-SITE CONCRETE SIDEWALK (DETAIL 11B)
- ON-SITE CONCRETE PAD (DETAIL 8)
- 12 MILE ROAD NON-MOTORIZED PATHWAY (DETAIL 11A)
- GRAVEL MAINTENANCE ACCESS ROUTE (DETAIL 12)
- 12 MILE ROAD CONCRETE DRIVEWAY APPROACH (DETAIL 9)

FULL PAVEMENT MARKING SPECIFICATIONS:

1. BARRIER-FREE PARKING SPACES AND ASSOCIATED CROSS-HATCHED ACCESS AISLES SHALL BE MARKED IN BLUE.
2. NON-BARRIER-FREE PARKING SPACES AND CROSS-WALKS SHALL BE MARKED IN WHITE.
3. ABUTTING BARRIER-FREE AND NON-BARRIER-PARKING SPACES SHALL BE SEPARATED BY ADUTTING BLUE AND WHITE STRIPES.
4. THE INTERNATIONAL SYMBOL OF ACCESSIBILITY (I.E. WHEELCHAIR) SHALL BE MARKED IN WHITE.
5. SEE ADDITIONAL DETAILS ON SHEET C-16.

SIGN NOTES:

1. ALL ROADSIDE SIGNS SHOULD BE INSTALLED TWO FEET FROM THE FACE OF THE CURB TO THE NEAR EDGE OF THE SIGN.
2. SINGLE SIGNS WITH NOMINAL DIMENSIONS OF 12" X 18" OR SMALLER IN SIZE SHALL BE MOUNTED ON A GALVANIZED 2 LB. U-CHANNEL POST. MULTIPLE SIGNS AND/OR SIGNS WITH NOMINAL DIMENSION GREATER THAN 12" X 18" SHALL BE MOUNTED ON A GALVANIZED 3 LB. OR GREATER U-CHANNEL POST AS DICTATED BY THE WEIGHT OF THE PROPOSED SIGNS.
3. TRAFFIC CONTROL SIGNS SHALL USE THE FEDERAL HIGHWAY ADMINISTRATION (FHWA) STANDARD ALPHABET SERIES.
4. TRAFFIC CONTROL SIGNS SHALL HAVE HIGH INTENSITY PRISMATIC (HIP) SHEETING TO MEET FHWA RETROREFLECTIVITY REQUIREMENTS.
5. SEE ADDITIONAL DETAILS ON SHEETS C-15 AND C-16.

SCALE: 1" = 50'
0 25' 50' 100'

CURB LEGEND: (REFER TO CITY OF NOVI STANDARD DETAILS)

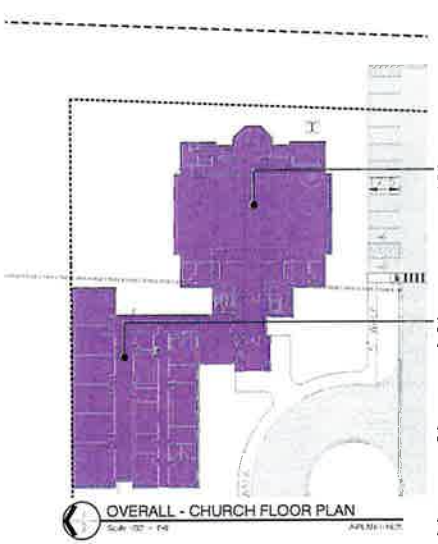
- TYPE 'A' CURB (4" CONCRETE CURB AND GUTTER - DETAIL 7D)
- TYPE 'B' CURB (6" CONCRETE CURB AND GUTTER - DETAIL 7D)
- TYPE 'C' CURB (4" INTEGRAL WALK/CURB - DETAIL 7B)
- TYPE 'E' CURB (0" INTEGRAL WALK/CURB - MODIFIED DETAIL 7B)

NOT FOR CONSTRUCTION
SIDWELL #22-12-351-053
CITY FILE NO. JSP17-0037

JULIAN JAY WARGO, JR. ENGINEER

Julian J. Wargo Jr.

Dumpster Variance Submittal
City of Novi Zoning Ordinance 4



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

OVERALL - CHURCH FLOOR PLAN



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

OVERALL - LOWER LEVEL FLOOR PLAN



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

OVERALL - MAIN LEVEL FLOOR PLAN

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 A
Art Gallery

Future Phase
Area A
Auditorium, Lobby & Toilets

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

Architect's Seal

Revisions
ZBA Submittal - August 21, 2026

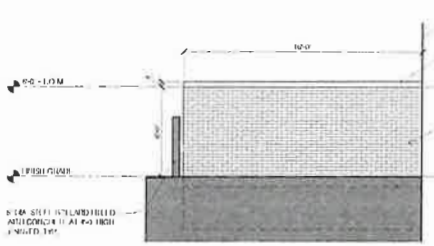
Project
Armenian Church
And Cultural Center

Sheet Title
Overall Plans

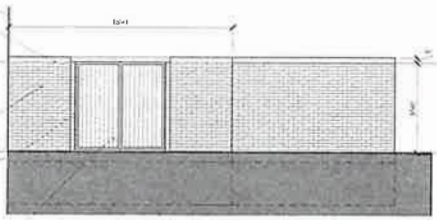
Drawn: Checked:
EPC: CGP

A

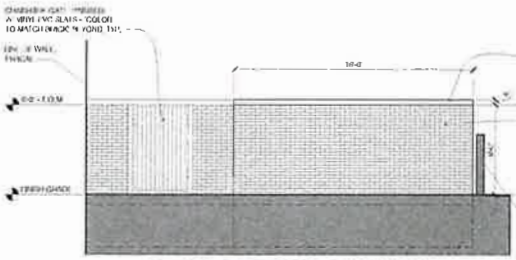
Bonthuys Geroge Rogers AIA
Architecture : Planning
1025 S Washington Ave Royal Oak MI 48067



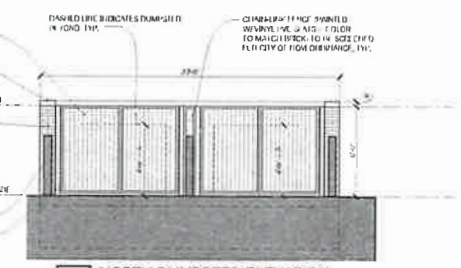
D.2 SOUTH DUMPSTER ELEVATION
A2 (DS) Scale: 1/4" = 1'-0"



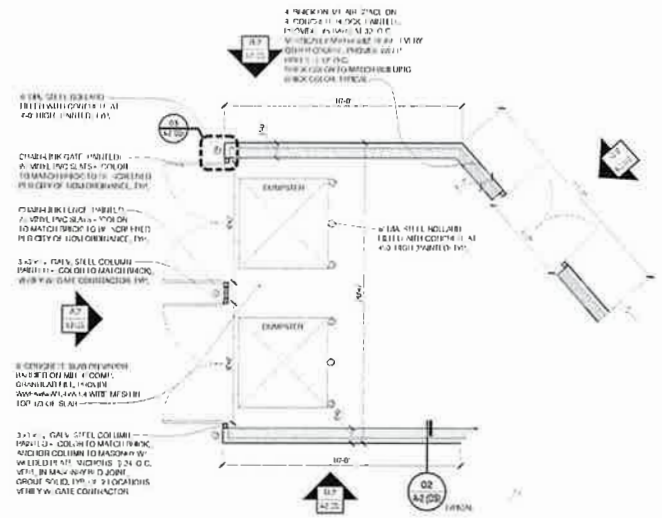
C.2 EAST DUMPSTER ELEVATION
A2 (DS) Scale: 1/4" = 1'-0"



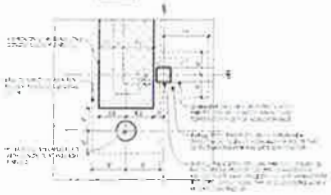
B.2 SOUTH DUMPSTER ELEVATION
A2 (DS) Scale: 1/4" = 1'-0"



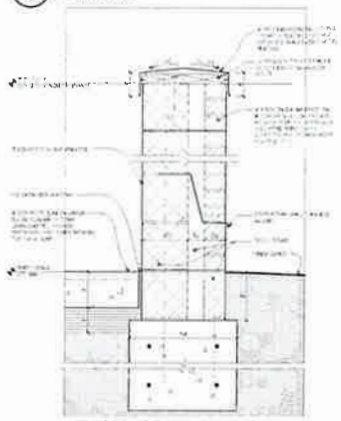
A.2 NORTH DUMPSTER ELEVATION
A2 (DS) Scale: 1/4" = 1'-0"



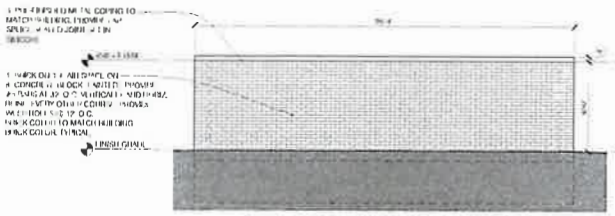
02 A2 (DS) DUMPSTER FLOOR PLAN
Scale: 1/4" = 1'-0"



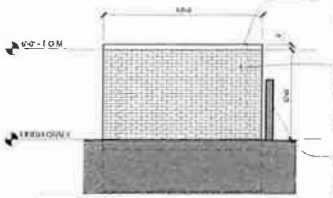
03 A2 (DS) TYPICAL PLAN DETAIL @ DUMPSTER SCREEN WALL LOCATION
Scale: NOT TO SCALE



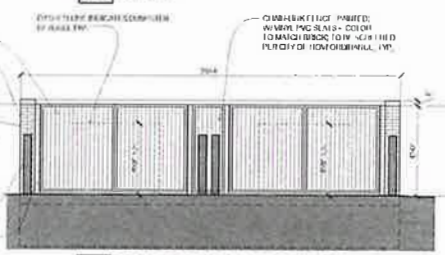
02 A2 (DS) TYPICAL SECTION DETAIL @ DUMPSTER SCREEN WALL LOCATION
Scale: NOT TO SCALE



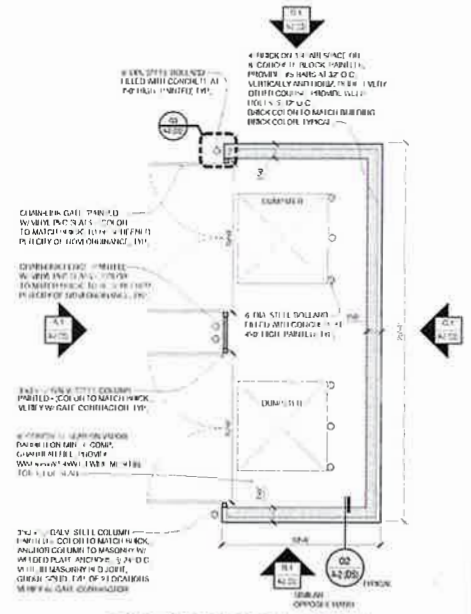
C.1 SOUTH DUMPSTER ELEVATION
A2 (DS) Scale: 1/4" = 1'-0"



B.1 EAST DUMPSTER ELEVATION
A2 (DS) Scale: 1/4" = 1'-0"



A.1 NORTH DUMPSTER ELEVATION
A2 (DS) Scale: 1/4" = 1'-0"



01 A2 (DS) DUMPSTER FLOOR PLAN
Scale: 1/4" = 1'-0"

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

Bonthuis Bergs Pappas AIA
Architecture / Planning
1025 S Washington Ave Royal Oak MI 48067

Architect's Seal

Revisions
ZBA Submittal - August 21, 2024

Project
Armenian Church
And Cultural Center

Sheet Title
Dumpster Screen Wall

Drawn / Checked
PPC / CCP

A-

Constantine George Pappas AIA
Architecture · Planning
1025 S. Washington Ave. Royal Oak, MI 48067
P. 248.629.8998 F. 248.298.3192

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
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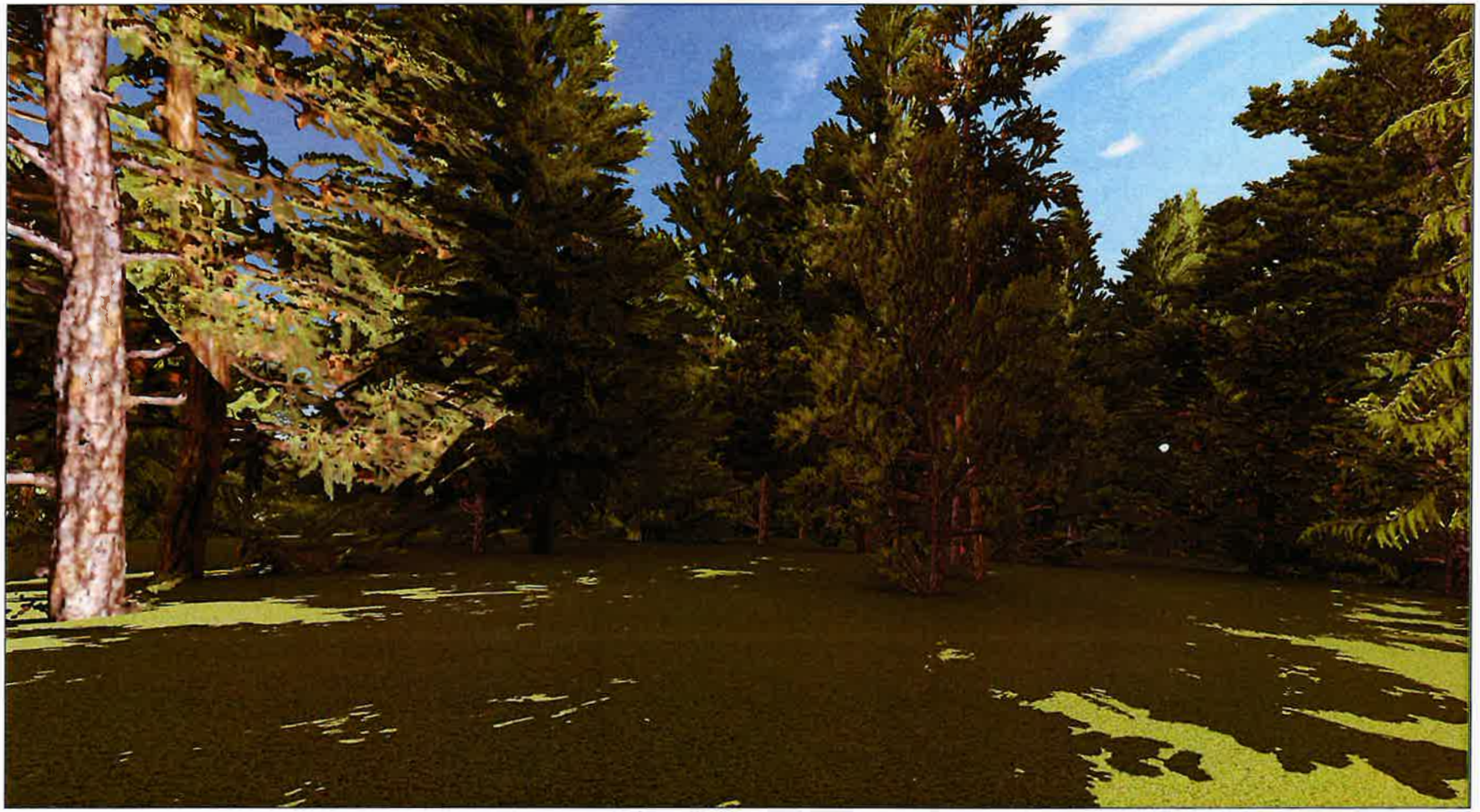
A1-1(MH)
Sheet No.

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1025 S Washington Ave. Royal Oak, MI 48067
P. 248.629.5998 F. 248.298.3192

ADDRESS:
28074 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

02
A1-2
(MH)

VIEW FROM EXISTING RESIDENCE

Scale: 1/32" = 1'-0"

A-RENDER-19

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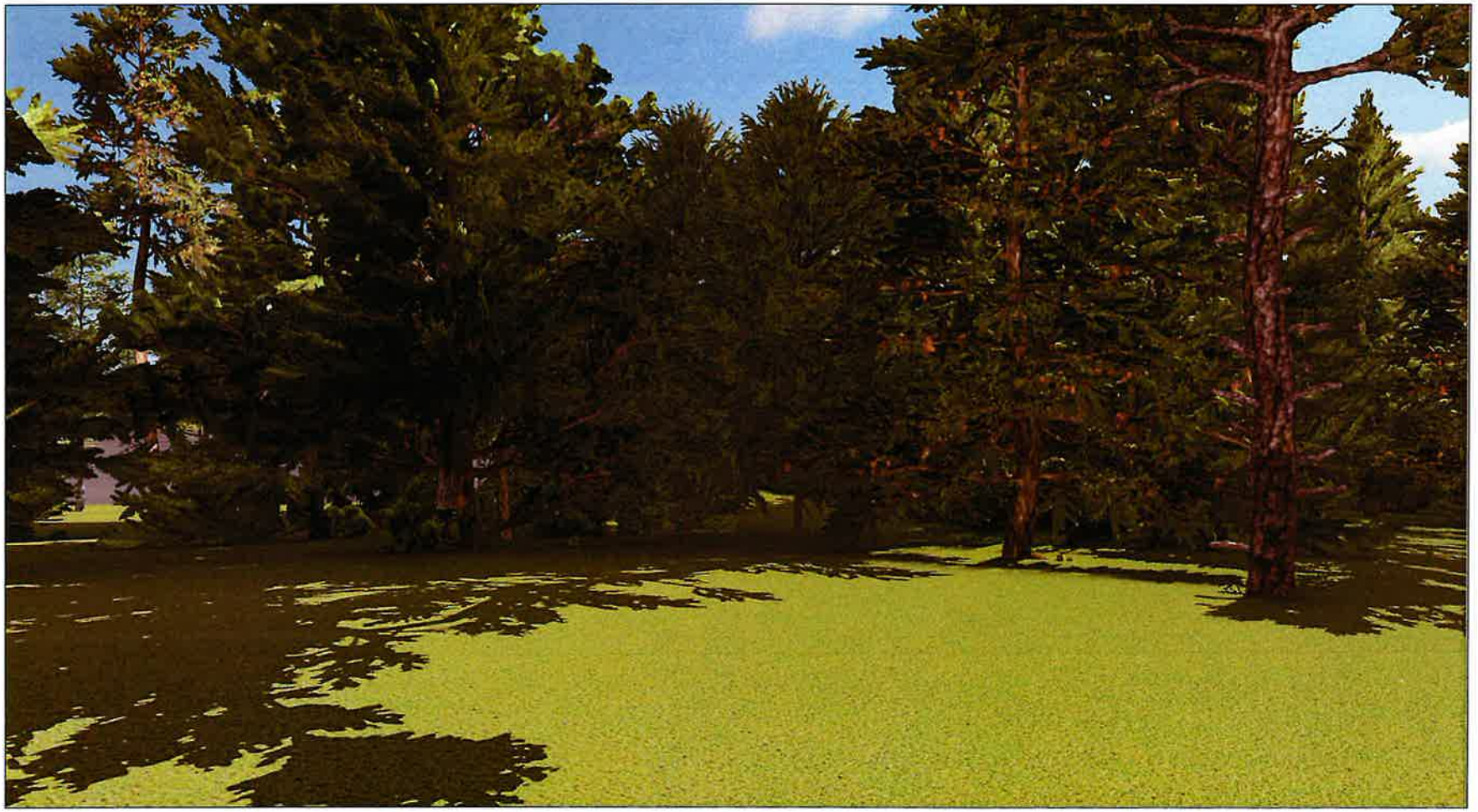
A1-2(MH)
Sheet No.

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Architecture | Planning
1025 S Washington Ave Royal Oak MI 48067
P. 248.629.8998 F. 248.298.3192

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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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

A1-3(MH)
Sheet No.

Constantine George Poppas AIA
Architecture | Planning
1025 S. Washington Ave. Royal Oak, MI 48067
P. 248.629.8998 F. 248.298.3192

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
Date: August 21, 2026



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

04
A1-4 (MH)

VIEW FACING NORTH @ EXISTING RESIDENCE

Scale N.T.S.

A-RENDER-19

A1-4(MH)
Sheet No.

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 **MEETINGDATE:** October 13, 2026

REGARDING: **26233 Taft Road #50-22-16-451-081 (PZ26-0055)**

BY: Alan Hall, Deputy Director Community Development

I. GENERAL INFORMATION:

Applicant
SV Temple and Cultural Center

Variance Type
Dimensional Variance

Property Characteristics

Zoning District:	this property is zoned Residential Acreage (R-A)
Location:	south of Grand River Avenue, west of Taft Road
Parcel #:	50-22-16-451-081

Request
The applicant is seeking a variance from the City of Novi Zoning Ordinance Section 3.35.3 of the City of Novi Zoning Ordinance for a proposed entry tower with a height of 62 ft. 11 in. (35 ft. permitted, variance of 27 ft. 11 in.).

II. STAFF COMMENTS:

The applicant is seeking a dimensional variance for a 27'-11" height increase.

Total height will be 62'-11".

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. **PZ26-0055**, 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. **PZ26-0055** 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

CITY OF NOVI
cityofnovi.org

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

ZONING BOARD OF APPEALS APPLICATION

APPLICATION MUST BE FILLED OUT COMPLETELY

RECEIVED
SEP 01 2026
CITY OF NOVI
COMMUNITY DEVELOPMENT

Application Fee: $330.00
Meeting Date: 10/13/26
ZBA Case #: PZ26-0055

I. PROPERTY INFORMATION (Address of subject ZBA Case)

PROJECT NAME / SUBDIVISION: SV Temple and Cultural Center - Phase III : Rajagopuram

ADDRESS: 26233 Taft Road | LOT/SIUTE/SPACE #:

SIDWELL #: 50-22-16 -451 -032 (May be obtain from Assessing Department (248) 347-0485)

CROSS ROADS OF PROPERTY: Between Grand River Ave and 11 Mile Rd.

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

NAME: Praveen Manyam

ORGANIZATION/COMPANY: Manyam Group LLC | FAX NO.

ADDRESS: 7552 Tuscola Rd. | CITY: Frankenmuth | STATE: MI | ZIP CODE: 48734

B. PROPERTY OWNER ☐ CHECK HERE IF APPLICANT IS ALSO THE PROPERTY OWNER

Identify the person or organization that owns the subject property: | EMAIL | NAME | CELL PHONE NO.

Ravi Gullapalli | TELEPHONE NO.

ORGANIZATION/COMPANY: SV Temple and Cultural Center | FAX NO.

ADDRESS: 26233 Taft Rd. | CITY: Novi | STATE: MI | ZIP CODE: 48374

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 3.35.3 Variance requested Permit a height of 62'-11" for Rajagopuram Tower.
2. Section _____ Variance requested _____
3. Section _____ Variance requested _____
4. Section _____ Variance requested _____

IV. FEES AND DRAWNINGS

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 — September 1, 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.

P. Sampath

Property Owner Signature — September 1st, 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
(248) 347-0415 Phone
(248) 735-5600 Facsimile
www.cityofnovi.org

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:

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).

There are a number of religious components to the building to create a more authentic Hindu Temple. A number of these were completed within the original Phase I work. These included dome structures that extended beyond the roof line. The Rajagopuram is one of the critical religious components of the temple. Similar in nature to a church steeple, it is an element germane to a traditional temple that rises up above. It's dimesions and proportionality is strictly determined by the religious figures inside.

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 aim of this temple is to provide a more authentic and traditional religious experience akin to traditional temples of South India. The true structure is one that sits at the entrance as a main gateway into the temple. It is meant to be a visual landmark marking the sacred domain of the god. The tapering tiers are covered in sculptures depicting events and beings, serving as visual scriptures for devotees before they enter. The passing under the Rajagopuram is symbolic of moving from the material outer world into the inner spiritual sacred space of the temple.

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.

The Rajagopuram is designed to be grand in stature and is very symbolic. It will serve as the face of the temple. It will announce the temple in its grandeur. It was always part of the Master Plan to develop this structure. This structure will complete the construction of the temple building. The way it is now proposed will further enhance and clean up the front of the builidng to provide a very ornate and photo-friendly structure for the area.

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 of the Rajagopuram is deep within the temple property. It's proposed height is merely 7'-10" taller than the already existing previously approved dome on the current temple building. Because of it's location and the site location of the existing builidng, it will not cast shadows on neighboring properties nor will it be in the sightlines of any of the neighboring properties as they are currently developed.

MANYAM GROUP *llc*

design
consulting
project management

September 1, 2026

Zoning Board of Appeals
City of Novi, Community Development
45175 Ten Mile Road
Novi, MI 48375

RE: JSP24-17 SV TEMPLE PHASE III: RAJAGOPURAM DIMENSIONAL VARIANCE REQUEST

Dear Members of the Board:

We wish to submit our request for your consideration of a dimensional variance for our proposed Rajagopuram structure as part of the Phase III development of the temple Master Plan for the Sri Venkateswara Temple and Cultural Center located at 26233 Taft Rd. in Novi.

We have appeared before on November 12, 2008 requesting similar for the various religious components of the then proposed main temple structure for dimensional variances of varying heights, the tallest of which was 55'-1", which have been approved and constructed. We are now looking to begin the development of the next religious component, the Rajagopuram.

Religious Significance

The Rajagopuram presents a grand gateway for entrance to the temple. It is one of three main energy centers that make up a traditional South Indian temple. The tapering tiers are covered in sculptures that depict deities and events and act as a focal point for positive vibrations and cosmic forces. Passing under the Rajagopuram is symbolic of movement from the material outer world into the sacred spiritual inner space of the temple.

It is very similar in concept to the church steeple. It's tapering points it upwards to the sky as reaching towards the cosmic energy of the heavens and by size it's meant to visually attract its followers and help locate it (stand out) amongst other buildings.

Implementation of Structure

Our original Master Plan planned for a separate independent structure of 37'-4 ½". This was also approved at the Zoning Board of Appeals meeting on November 12, 2008, but always planned as a future Phase III. In moving forward with that development today, it was desired to be combined with the building to address a better approach to being the face of the temple. In doing so the proportionality

7552 Tuscola Rd.
Frankenmuth, MI 48734

Tel: 989.327.2727
www.manyamgroup.com

needed to be adjusted to allow it to serve its purpose and stand out as a prominent visual landmark. The development of proportions and dimensions are rooted from the sizing of the idols in the inner sanctums to the overall building dimensions to maintain a harmonious configuration amongst the energy centers.

The structure itself is very sacred. There will be no additional program space within this structure, it is merely a space for one to pass through and is largely symbolic in nature.

Impact

The site that the temple is located on is very deep and the location of the Rajagopuram will not affect the neighboring properties. The proposed structure is roughly under 8' over the existing tallest structure on the current building. It is meant to stand out in its cultural significance and grandeur and will present a dramatic and elegant face to the entrance of the temple.

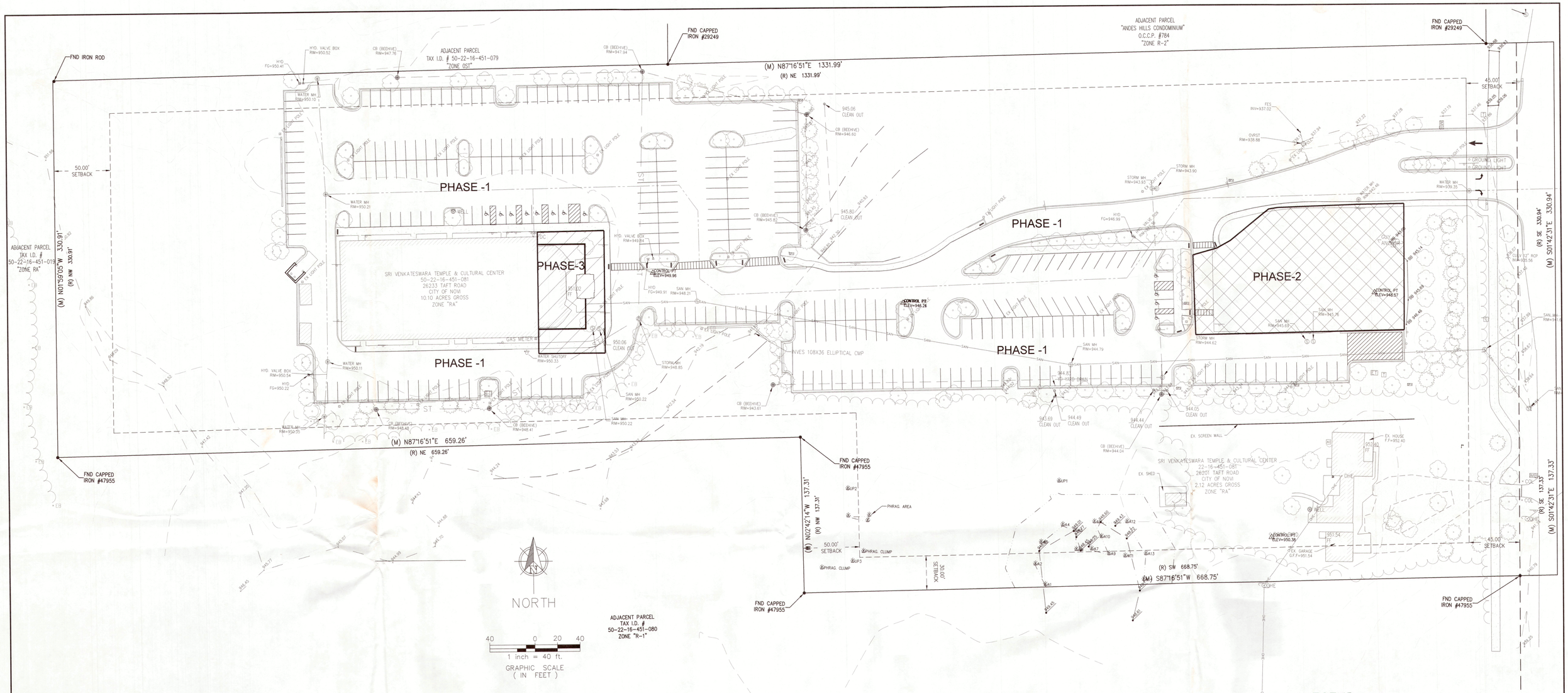
We thank you kindly for your consideration for this implementation. We are very excited to be able to proceed to the next steps of bringing this project to fruition.

Sincerely,
MANYAM GROUP LLC

Praveen Manyam

Designed By:
FRP Accessories USA, Inc


Designed By
FRP Accessories USA Inc



SITE DATA

EXISTING ZONING	RA	
GROSS SITE AREA	12.22 ACRES	
BUILDING SETBACKS	REQUIRED	PROVIDED
TAFT ROAD SETBACK	75'	75'
WEST SETBACK PROP. LINE	50'	251.86'
NORTH SETBACK PROP. LINE	75'	114.50'
SOUTH SETBACK PROP. LINE	75'	78'

REQUIRED PARKING

THE PRAYER HALL WILL PROVIDE AN OCCUPANCY 1 PERSON / 7 SQ. FT. (BASED ON THE EQUIVALENT OF PEOPLE SITTING IN CHAIRS) AND THE MULTI-PURPOSE ROOM WILL PROVIDE AN OCCUPANCY OF 1 PERSON / 15 SQ. FT. (BASED ON THE EQUIVALENT OF PEOPLE SITTING AT TABLES AND CHAIRS)

WITH ONE PARKING SPACE FOR EVERY THREE OCCUPANTS OF BOTH OF THE ROOMS COMBINED A TOTAL OF 305 PARKING SPACES WOULD BE REQUIRED (PRAYER HALL REQUIRES 194 SPACES AND THE MULTI-PURPOSE ROOM REQUIRES 112 SPACES).

SIMULATIONS USE OF TEMPLE AND THE CULTURAL CENTER HAS BEEN RESTRICTED PER THE DEVELOPER'S AGREEMENT WITH THE CITY.

PROVIDED PARKING	
HANDI CAP SPACES	12
STANDARD SPACES	294
TOTAL SPACES	306-SPACES

PROVIDED PHASE 1 PARKING = 306 SPACES

FIRE DEPARTMENT NOTES:

ALL WEATHER ACCESS ROADS CAPABLE OF SUPPORTING 35 TONS SHALL BE PROVIDED FOR FIRE APPARATUS ACCESS PRIOR TO CONSTRUCTION H ABOVE THE FOUNDATION.

ALL WATER MAINS AND FIRE HYDRANTS ARE TO BE INSTALLED AND BE IN SERVICE PRIOR TO CONSTRUCTION ABOVE THE FOUNDATION.

THE BUILDING ADDRESS IS TO BE POSTED FACING THE STREET THROUGHOUT CONSTRUCTION. THE ADDRESS IS TO BE AT LEAST 3 INCHES HIGH ON A CONTRASTING BACKGROUND.

THE LOCATION OF THE FIRE DEPARTMENT CONNECTIONS ON THE TEMPLE AND CULTURAL CENTER SHALL BE COORDINATED BETWEEN THE ARCHITECT, THE SPRINKLER DESIGNER, AND THE FIRE DEPARTMENT. THEY SHALL BE IN AN ACCESSIBLE LOCATION ON THE FRONT/ADDRESS SIDE OF THE BUILDING AND WITHIN 100' OF THE HYDRANT.

LEGEND

- PROPERTY LINE
- RIGHT OF WAY
- SECTION LINE
- SETBACK LINES
- EXIST STORM SEWER
- EXIST STORM SEWER STRUCTURE
- EXIST GRAVITY SEWER LINE
- EXIST SANITARY SEWER MANHOLE
- EXIST DOMESTIC WATER LINE
- EXIST HYDFRANT
- PHASE-1 EXISTING
- PHASE-2 FUTURE
- PHASE-3 PROPOSED

STATE OF MICHIGAN — MADHUKAR D. MAHAJAN — ENGINEER — 6201055 — PROFESSIONAL ENGINEER — 10/24/25

DATE	ISSUE	BY	DATE	ISSUE	BY
10/24/25	REVISED AS PER CITY COMMENTS	BK			
02/03/26	REVISED AS PER CITY COMMENTS	BK			
02/26/26	REVISED AS PER OWNER COMMENTS	BK			
04/08/26	REVISED AS PER CITY COMMENTS	BK			

PROJECT
SRI VENKATESWARA TEMPLE & CULTURAL CENTER
26233 TAFT RD, NOVI, MI 48374

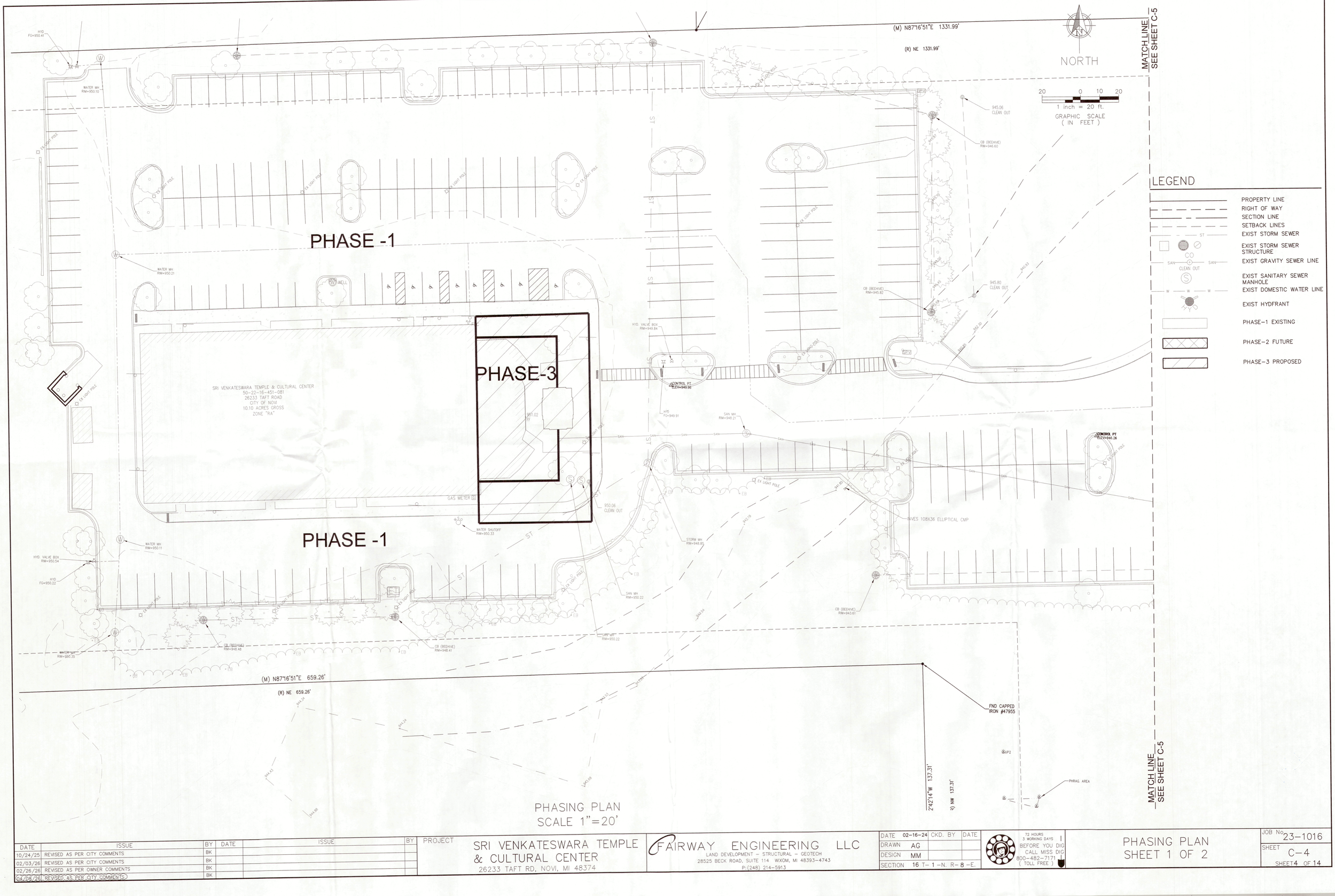
FAIRWAY ENGINEERING LLC
LAND DEVELOPMENT – STRUCTURAL – GEOTECH
28525 BECK ROAD, SUITE 114 WIXOM, MI 48393-4743
P:(248) 214-5913

DATE	02-16-24	CKD. BY	DATE
DRAWN	AG		
DESIGN	MM		
SECTION	16 T- 1 -N. R- 8 -E.		

72 HOURS 3 WORKING DAYS BEFORE YOU DIG CALL MISS DIG 800-482-7171 (TOLL FREE)

EXISTING AS-BUILT & PROPOSED PLAN

JOB No. 23-1016
SHEET C-3
SHEET 3 OF 14



PHASING PLAN
SCALE 1"=20'

DATE	ISSUE	BY	DATE	ISSUE	BY
10/24/25	REVISED AS PER CITY COMMENTS	BK			
02/03/26	REVISED AS PER CITY COMMENTS	BK			
02/26/26	REVISED AS PER OWNER COMMENTS	BK			
04/08/26	REVISED AS PER CITY COMMENTS	BK			

PROJECT
SRI VENKATESWARA TEMPLE & CULTURAL CENTER
26233 TAFT RD, NOVI, MI 48374

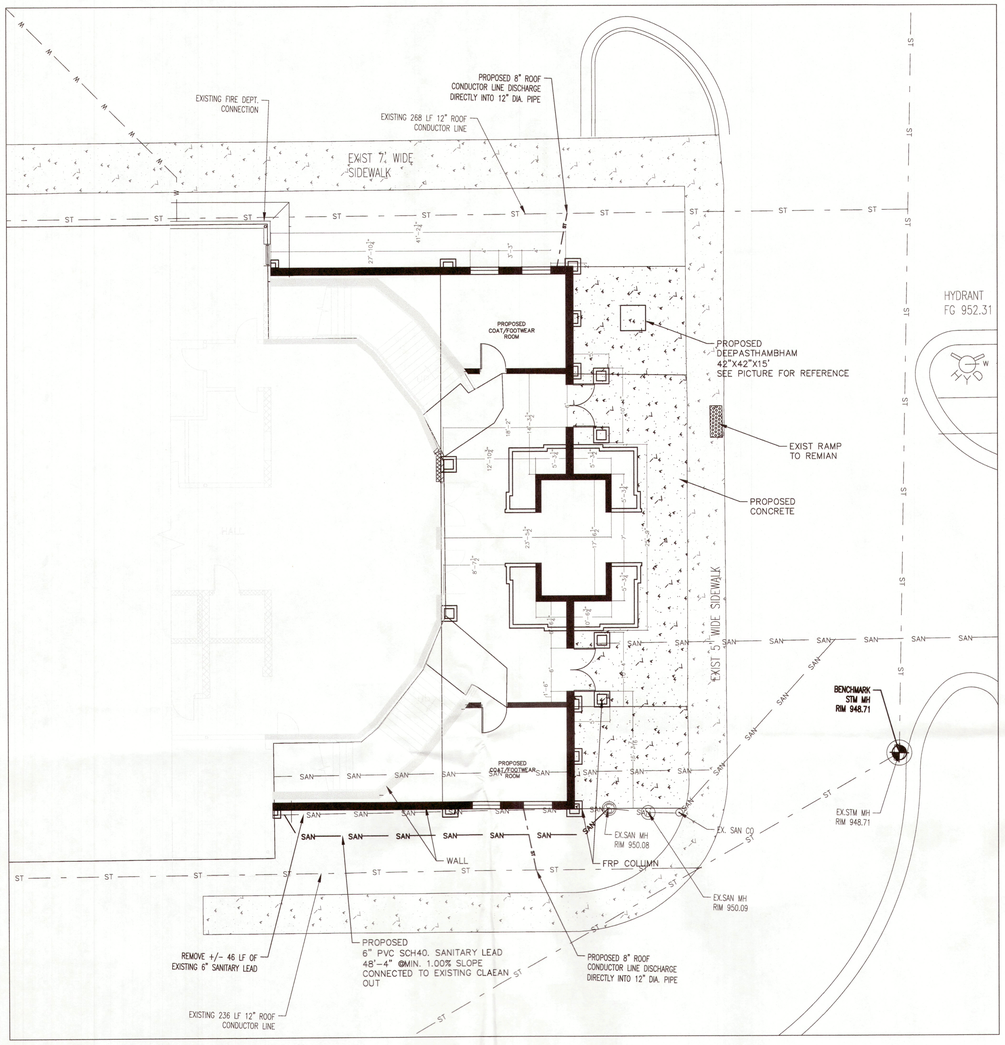
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72 HOURS
3 WORKING DAYS
BEFORE YOU DIG
CALL MISS DIG
800-482-7171
(TOLL FREE)

PHASING PLAN
SHEET 1 OF 2

JOB No. 23-1016
SHEET C-4
SHEET 4 OF 14



PROPOSED PLAN
SCALE 1"=10'



DEEPASTHAMBHAM
(ILLUSTRATION ONLY)

NORTH

10 0 5 10
1 inch = 10 ft.
GRAPHIC SCALE
(IN FEET)

LEGEND

- EXIST STORM SEWER
- EXIST STORM SEWER STRUCTURE
- EXIST GRAVITY SEWER LINE
- CLEAN OUT
- EXIST SANITARY SEWER MANHOLE
- EXIST DOMESTIC WATER LINE
- EXIST HYDFRANT
- EXIST OVERHEAD WIRES
- EXIST UTILITY POLE
- BENCH MARK
- PROP. BUILDING
- PROP. CONCRETE
- EXIST. BRICK PAVERS
- EXIST. TREE
- PROPOSED SANITARY LEAD

GENERAL NOTES

1. NOTIFY THE CITY OF NOVI, A MINIMUM OF 48 HOURS PRIOR TO START OF CONSTRUCTION.
2. ALL CONSTRUCTION MUST BE CONFORMING TO THE CURRENT STANDARDS AND SPECIFICATIONS ADOPTED BY THE CITY OF NOVI.
3. ALL UTILITIES TO BE UNDERGROUND.
4. CALL MISS DIG (800-482-7171) A MINIMUM OF 72 HOURS PRIOR TO THE START OF CONSTRUCTION.
5. ALL EXCAVATION UNDER THE 45 DEGREE ZONE OF INFLUENCE LINE OF PAVEMENTS, BIKE PATHS, SIDEWALKS, AND/OR DRIVE APPROACHES, EXISTING OR PROPOSED, SHALL BE BACKFILLED AND COMPACTED WTH SAND (CLASS II MDOT) TO AT LEAST 95% OF MAXIMUM DRY DENSITY OF THE SOIL USED.
7. THE CONTRACTOR IS RESPONSIBLE FOR ALL DAMAGE TO EXISTING UTILITIES FROM HIS OPERATIONS.
8. PRIOR TO ISSUANCE OF AN OCCUPANCY PERMIT, ENGINEERING SITE INSPECTION IS REQUIRED.
9. ALL SIGNS AND TRAFFIC CONTROL DURING CONSTRUCTION AND MAINTENANCE ACTIVITIES SHALL BE ACCORDING TO THE MOST CURRENT MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MMUTCD).
10. IF DEWATERING IS ANTICIPATED OR ENCOUNTERED DURING CONSTRUCTION A DEWATERING PLAN MUST BE SUBMITTED TO THE ENGINEERING DIVISION FOR REVIEW.
11. A MINIMUM OF 18" VERTICAL SEPARATION SHALL BE MAINTAINED WHERE UTILITIES ARE CROSSING EACHOTHER. IADDITIONAL BEDDING MEASURES SHALL BE UTILIZED AT THE POINT OF CROSSING WHERE ADEQUATE CLEARANCE CANNOT BE MAINTAINED

DATE	ISSUE	BY	DATE	ISSUE	BY
10/24/25	REVISED AS PER CITY COMMENTS	BK			
02/03/26	REVISED AS PER CITY COMMENTS	BK			
02/26/26	REVISED AS PER OWNER COMMENTS	BK			
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PROJECT
SRI VENKATESWARA TEMPLE & CULTURAL CENTER
26233 TAFT RD, NOVI, MI 48374

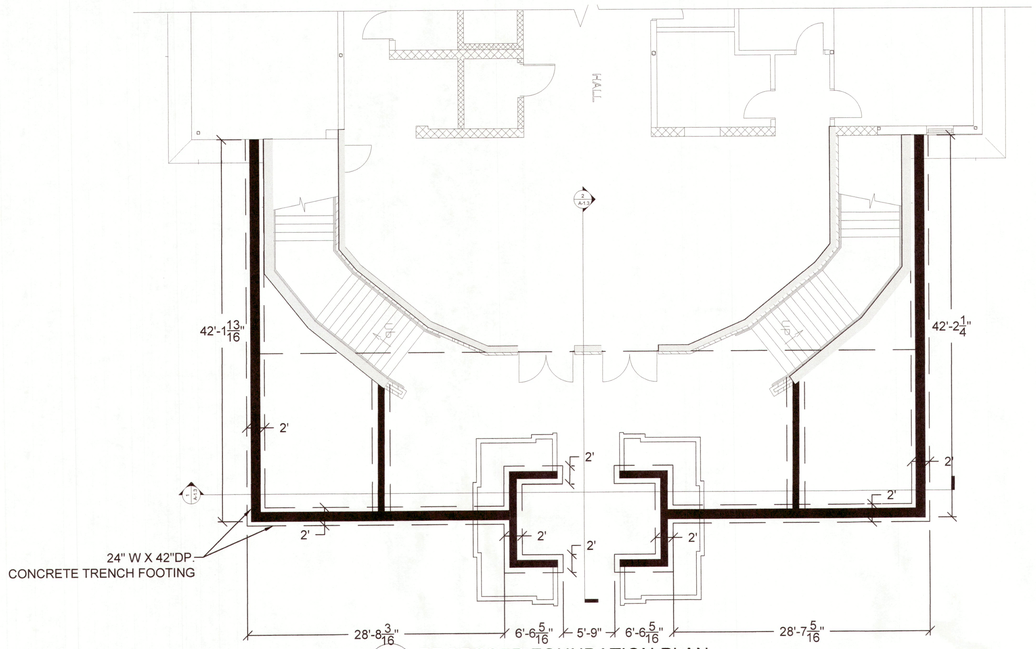
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SECTION	16 T-1-N. R-8-E.		

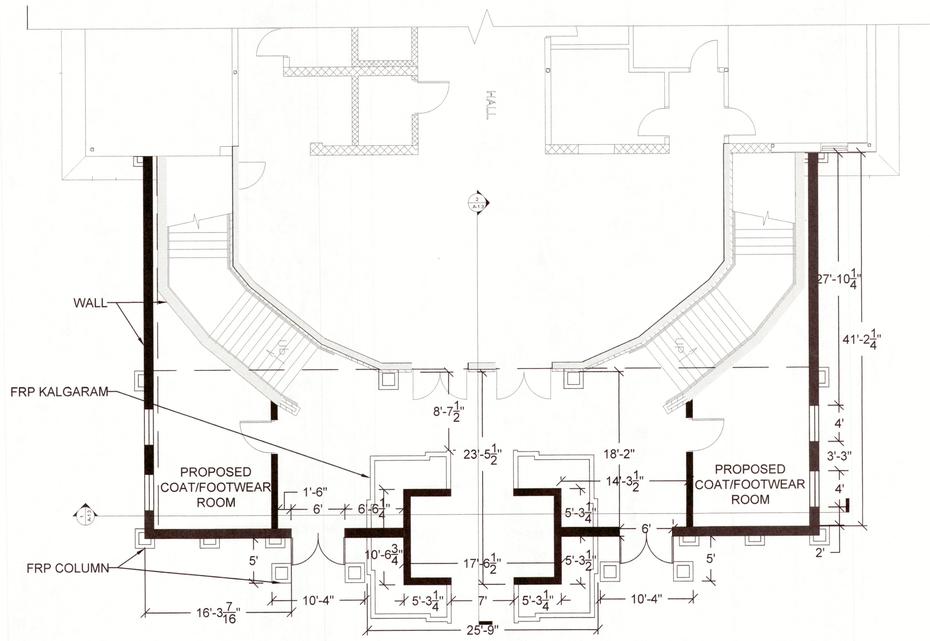
72 HOURS 3 WORKING DAYS BEFORE YOU DIG CALL MISS DIG 800-482-7171 (TOLL FREE)

PROPOSED PLAN (ENLARGED)

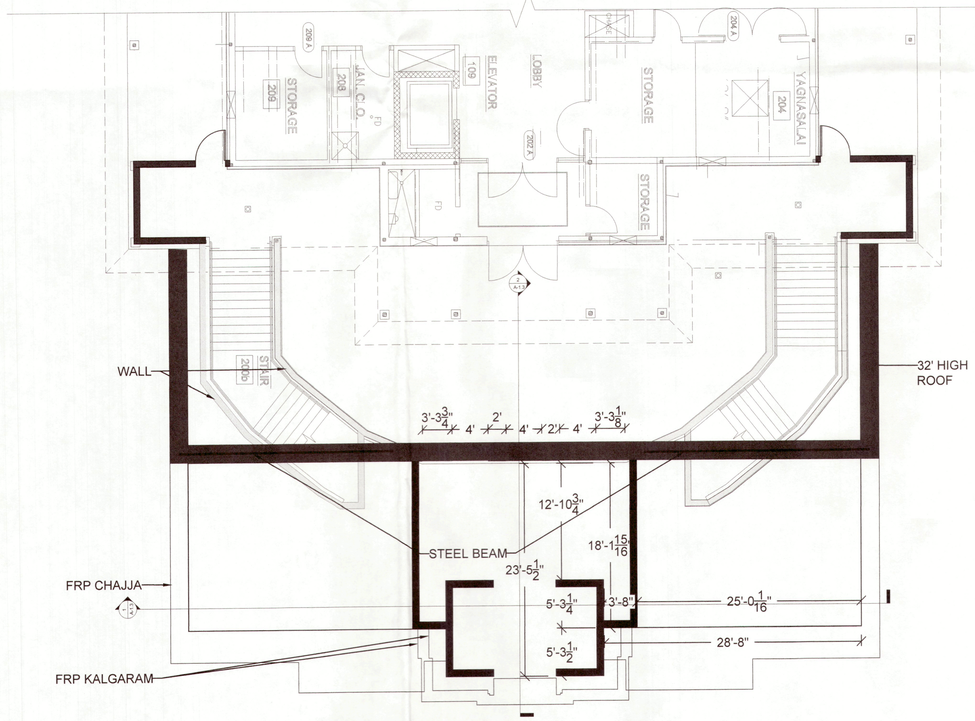
JOB No 23-1016
SHEET C-6
SHEET 6 OF 14



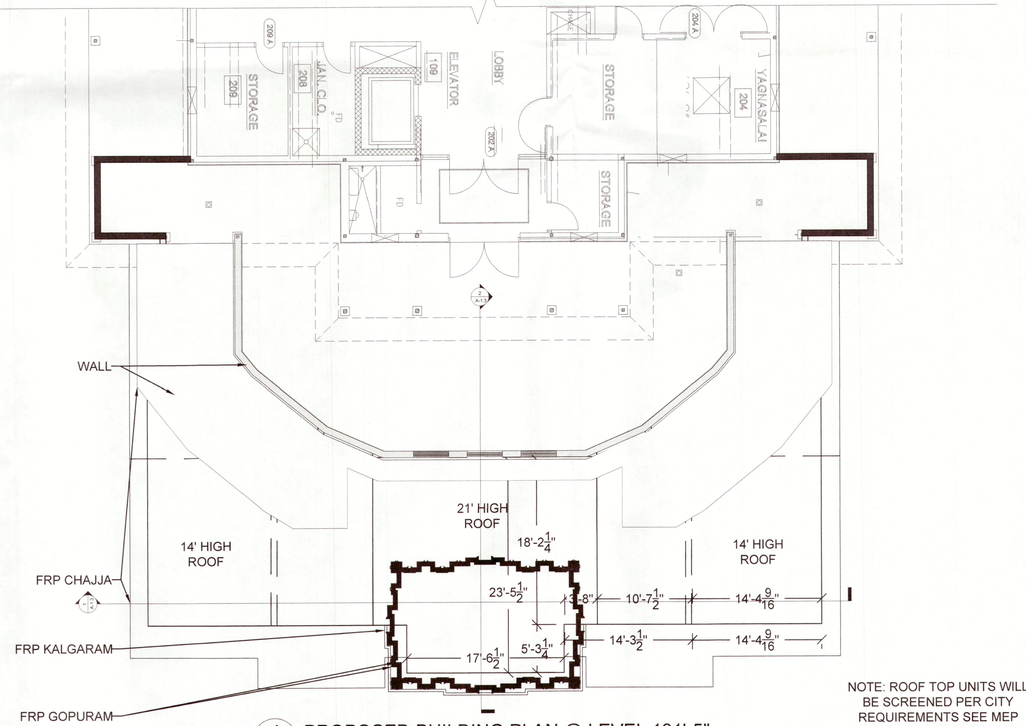
1 A-1.2 PROPOSED FOUNDATION PLAN
Scale: 1/8"=1'-0"



2 A-1.2 PROPOSED BUILDING FIRST FLOOR PLAN
Scale: 1/8"=1'-0"



3 A-1.2 PROPOSED BUILDING PLAN @ LEVEL 114' - 0"
Scale: 1/8"=1'-0"



4 A-1.2 PROPOSED BUILDING PLAN @ LEVEL 121'-5"
Scale: 1/8"=1'-0"

NOTE: ROOF TOP UNITS WILL BE SCREENED PER CITY REQUIREMENTS SEE MEP PLANS FOR REFERENCE.

DATE	ISSUE	BY	DATE	ISSUE	BY
10/27/25	REVISED AS PER CITY COMMENTS	BK			

PROJECT
SRI VENKATESWARA TEMPLE & CULTURAL CENTER
26233 TAFT RD, NOVI, MI 48374

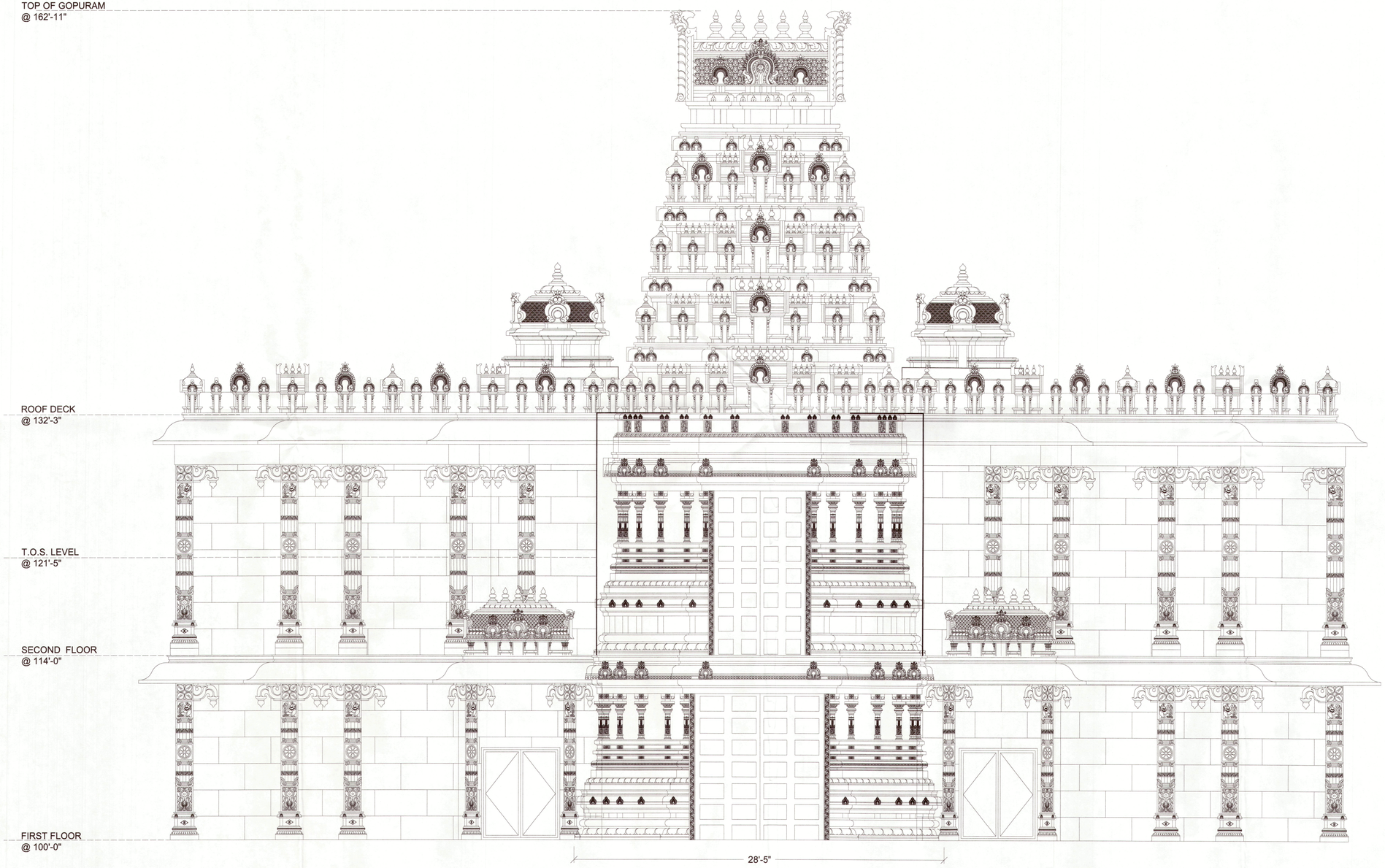
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DATE	02-16-24	CKD. BY	DATE
DRAWN	POOJA		
DESIGN	MM		
SECTION	16 T- 1 -N. R- 8 -E.		

72 HOURS 3 WORKING DAYS BEFORE YOU DIG CALL MISS DIG 800-482-7171 (TOLL FREE)

PROPOSED FLOOR PLAN

JOB No 23-1016
SHEET A-1.2
SHEET2 OF 3



1 / A-1.1 PROPOSED BUILDING EAST ELEVATION WITH FRP DECORATION

Scale: 1/4"=1'-0"

These Drawings Belong To FRP Accessories USA Inc. These Drawings Should Only Be Used Once By The Listed Client For The Listed Site Location. They Should Not Be Copied, Reproduced Or In Anyway Duplicated In Whole OR Partially Without Written Consent Of FRP Accessories USA Inc.

REVISION NO	REV. DT
REVISION 1	AUG 31 2026
FIRST DRAWING	Sep 25 2021
APPROVED DRAWING	

CONCEPTURAL DRAWING

NOT FOR CONSTRUCTION

FRP Accessories USA Inc.
ACCESSORIES
Creating Wonders with Composites
335 New Road, Suite 9,
Monmouth Junction, NJ 08852 USA
Tel / Fax:732 355 0253 / 732 875 0269
E.mail:vipul_fadia@frpacc.com Website: www.indiacrafters.com

PROJECT NAME:

SITE LOCATION:

PREPARED FOR:

DRAWING TITLE:
PROPOSED BUILDING ELEVATION WITH FRP DECORATION.

DRAWN BY:	CHECKED BY:	DATE:
DK		08/31/2023

JOB NO. : 1190

DRAWING SHEET NO. : A-1.1

IF SHEET IS LESS THAN 22" X 34"
REDUCED PRINT – USE GRAPHIC SCALES



1 / A-1.2 PROPOSED BUILDING NORTH ELEVATION WITH FRP DECORATION
Scale: 1/4"=1'-0"

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PROJECT NAME:

SITE LOCATION:

PREPARED FOR:

DRAWING TITLE:
PROPOSED BUILDING ELEVATION WITH FRP DECORATION.

DRAWN BY:	CHECKED BY:	DATE:
DK		08/31/2023

JOB NO. : 1190

DRAWING SHEET NO. : A-1.2

IF SHEET IS LESS THAN 22" X 34"
REDUCED PRINT – USE GRAPHIC SCALES

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 **MEETINGDATE:** October 13, 2026

REGARDING: **206 Bernstadt Street #50-22-03-453-020 (PZ26-0056)**

BY: Alan Hall, Deputy Director Community Development

I. GENERAL INFORMATION:

Applicant
Srikanta Sahoo

Variance Type
Dimensional Variance

Property Characteristics

Zoning District:	this property is zoned One Family Residential (R-4)
Location:	south of South Lake Drive, west of Bernstadt Street
Parcel #:	50-22-03-453-020

Request
The applicant is seeking variances from Section 3.1.5 of the City of Novi Zoning Ordinance to permit the construction of a single-family home with a minimum side yard setback of 6 ft. along the south side (10 ft. required, variance of 4 ft.); and an exterior side yard setback of 10 ft. (30 ft. required, variance of 20 ft.); and an aggregate side yard setback plus the exterior side yard setback of 16 ft. (40 ft. required, variance of 24 ft.).

II. STAFF COMMENTS:

The applicant is seeking (3) dimensional variances to build a new home. The property is very narrow and located at the corner of two streets (Bernstadt Street and Owemton Street).

1) *A 4-foot reduction in the minimum side yard setback (10-foot required, 6-foot provided)*
2) *A 20-foot reduction in the exterior side yard setback (30-foot required, 10-foot provided)*
3) *A 24-foot reduction in the aggregate side yard setback (40-foot required, 16-foot provided)*
   *(**The aggregate side yard** = 10-foot minimum side yard + 30-foot exterior side yard **= 40-foot**)*

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. **PZ26-0056**, 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. **PZ26-0056** 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

DigiSign Verified - 2a0c07bb-ffa3-4 8724-4a6206790fa6

CITY OF NOVI
cityofnovi.org

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

ZONING BOARD OF APPEALS APPLICATION

APPLICATION MUST BE FILLED OUT COMPLETELY

RECEIVED
SEP 01 2026
CITY OF NOVI
COMMUNITY DEVELOPMENT

Application Fee: $275

Meeting Date: 10/13/26

ZBA Case #: PZ 26-0056

I. PROPERTY INFORMATION (Address of subject ZBA Case)

PROJECT NAME / SUBDIVISION: New Single-Family Residence - 206 Bernstadt

ADDRESS: 206 Bernstadt St. Novi, MI 48377

LOT/SILITE/SPACE #: Lots 107 & 108

SIDWELL #: 50-22- 03 | 453 | 020 (May be obtain from Assessing Department (248) 347-0435)

CROSS ROADS OF PROPERTY: Bernstadt St & Owemton St

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: srikanta sahoo

TELEPHONE NO.:

ORGANIZATION/COMPANY:

FAX NO.:

ADDRESS: 48261 fieldstone dr | CITY: northville | STATE: mi | ZIP CODE: 48168

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: Diana Paulson

TELEPHONE NO.:

ORGANIZATION/COMPANY:

FAX NO.:

ADDRESS: 206 Bernstadt | CITY: Novi | STATE: MI | ZIP CODE: 48377

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 3.1.5 Variance requested: south side yard setback of 6 feet (10 feet required, variance of 4 feet)
2. Section 3.1.5 Variance requested: Aggregate side yard setback of 16 feet (25 feet required, variance of 9 feet)
3. Section Variance requested:
4. Section Variance requested:

IV. FEES AND DRAWNINGS

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

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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 incicates 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

Brékenta Schies — Applicant Signature

09/01/2026 — Date

JOSHUA CLYDE SCHIESLER
Notary Public - State of Michigan
County of Oakland
My Commission Expires Apr 10, 2027
Acting in the County of

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.

Diana Paulson — Property Owner Signature

09/01/2026 — 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

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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

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:

The combined property is reported to be approximately 40 feet wide by 190 feet deep (about 7,405 square feet). Its exceptional narrowness and elongated shape substantially limit the buildable width for a permitted single-family residence.

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:

No separate environmental or topographic condition is asserted in this application

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:

The property abuts Bernstadt Street and the Owemton Street right-of-way. Treating Owemton as the exterior street side requires 30 feet on that side plus 10 feet on the south side, consuming the full reported 40-foot lot width.

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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 narrowness of the lot was fixed when the Idlemere Park subdivision was platted, decades before the current owner or the applicant acquired any interest in the property. The applicant has not subdivided, reconfigured, or reduced the lot. The practical difficulty arises

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.

On a 40-foot-wide lot, the required 10-foot side yard plus 25-foot aggregate leaves only

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.

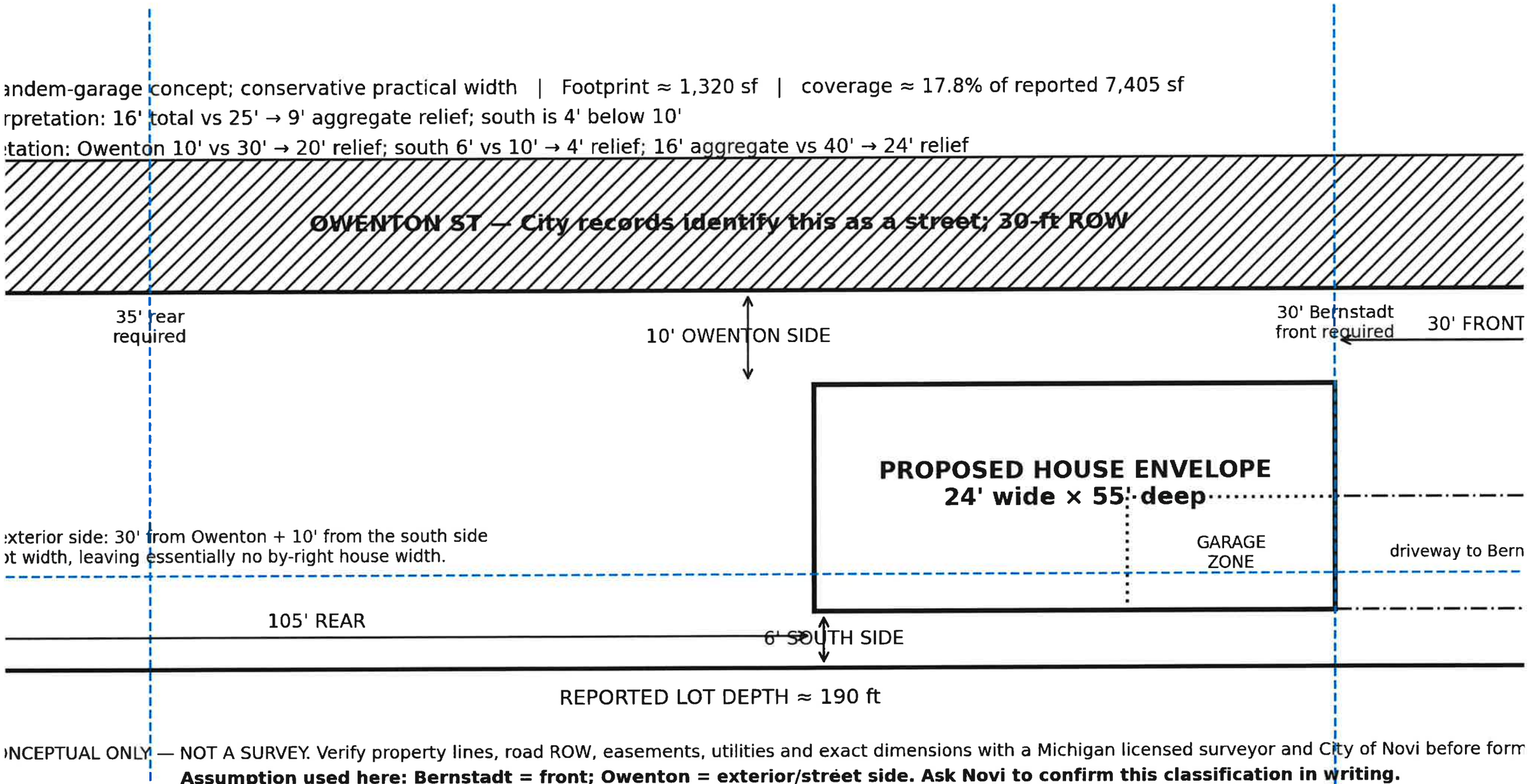
The request is limited to the minimum relief needed to build a modest home. The proposed residence is only 24 feet wide. The applicant seeks just a 4-foot reduction in the 10-foot south side yard (to 6 feet) and a 9-foot reduction in the 25-foot aggregate (to 16 feet), while keeping the full 10-foot side yard on the Owenton side. Lot coverage is about 17.8% (25%

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 home will not adversely affect surrounding property, property values, or the enjoyment of neighboring property. The design conforms to lot coverage, building height, and front and rear setback requirements, and the reduced side yards are consistent with the surrounding neighborhood, which is characterized by similarly narrow platted lots. A new, code-compliant single-family residence on a currently vacant parcel is expected to maintain or enhance neighborhood character and values.

206 Bernstadt St, Novi — Option B — Recommended / Precedent-Oriented
Conceptual building envelope for preliminary City/ZBA discussion



NCEPTUAL ONLY — NOT A SURVEY. Verify property lines, road ROW, easements, utilities and exact dimensions with a Michigan licensed surveyor and City of Novi before form

Assumption used here: Bernstadt = front; Owenton = exterior/street side. Ask Novi to confirm this classification in writing.