



ARMENIAN CHURCH AND CULTURAL CENTER JSP17-37

ARMENIAN GENOCIDE MEMORIAL JSP 17-37

Public hearing at the request of Armenian Cultural Center for revised Special Land Use and revised Preliminary Site Plan approval. The subject property is located in Section 12, on the north side of Twelve Mile Road and east of Meadowbrook Road, in Residential Acreage (RA) zoning district. The project area is approximately 19.30 acres. The applicant previously received approval of a church and cultural center with accessory uses such as day care center, multipurpose hall, café, religious educational rooms, and recreational facility. The applicant is now seeking approval of a proposed Armenian Genocide Memorial structure within the courtyard. The previous Planning Commission approval stipulated that Special Land Use approval would be required if a structure did not meet the height limits of the Ordinance.

Required Action

Approve/Deny the revised Special Land Use and revised Preliminary Site Plan.

REVIEW	RESULT	DATE	COMMENTS
Planning	Approval recommended	09-22-20	<ul style="list-style-type: none"> • Special Land Use for memorial structure that exceeds the height limit of the RA District • A Zoning Board of Appeals variance for exceeding the maximum height permitted. • Items to be addressed by the applicant prior to Final Site Plan approval
Engineering	Approval recommended	09-14-20	<ul style="list-style-type: none"> • Items to be addressed by the applicant prior to Final Site Plan approval
Façade	Approval recommended	09-21-20	<ul style="list-style-type: none"> • Section 9 Façade waiver recommended for exceeding the allowable percentage of Stainless Steel and Copper Metal panels on the monument structure

MOTION SHEET

Approval – Special Land Use Permit

In the matter of Armenian Church Genocide Memorial JSP17-37, motion to **approve** the Special Land Use Permit to allow a Place of Worship and daycare based on and subject to the following:

- a. The proposed use will not cause any detrimental impact on existing thoroughfares (*no additional traffic will be generated by the monument*);
- b. The proposed use will not cause any detrimental impact on the capabilities of public services and facilities (*based on Engineering review*);
- c. The proposed use is compatible with the natural features and characteristics of the land (*because the addition of the monument is within the courtyard and does not impact natural features*);
- d. The proposed use is compatible with adjacent uses of land (*because the proposed use conforms to the requirements of Places of Worship and the monument will be a reasonable distance from adjacent properties and will limit the hours of illumination*);
- e. The proposed use is consistent with the goals, objectives, and recommendations of the City's Master Plan for Land Use (*the project creates an aesthetically pleasing development*);
- f. The proposed use will promote the use of land in a socially and economically desirable manner (*as the proposed use will promote cultural awareness and education*);
- g. The proposed use is (1) listed among the provision of uses requiring special land use review as set forth in the various zoning districts of this Ordinance, and (2) is in harmony with the purposes and conforms to the applicable site design regulations of the zoning district in which it is located; and
- h. (*additional comments here if any*)

(This motion is made because the plan is otherwise in compliance with Article 3, Article 4, Article 5, and Article 6 of the Zoning Ordinance and all other applicable provisions of the Ordinance.)

- AND -

Approval – Preliminary Site Plan

In the matter of Armenian Church Genocide Memorial JSP17-37, motion to **approve** the revised Preliminary Site Plan based on and subject to the following:

- a. The primary use of 'Church' will be established prior to any other accessory uses proposed.
- b. A Section 9 Façade waiver to allow the use of Flat metal panels to exceed the 50% maximum permitted by the ordinance (100% Stainless Steel proposed on the North and South, 100% Copper on the East and West) because the design utilizes high quality materials and is consistent with the intent and purpose of the Façade Ordinance, which is hereby granted;
- c. A waiver per Section 5.7.3.M to allow the decorative lighting proposed to project upward to illuminate the monument structure, as the light will not project onto adjacent residential properties, and will be turned on from dusk to 11:00 p.m., with possible extended hours for culturally significant holidays, which is hereby granted;
- d. A Zoning Board of Appeals determination per Section 3.23.3 to allow a height of 62.83 feet for a public monument, or a variance from Section 3.1.1.E to increase

- the maximum permitted height for the genocide memorial (35 feet allowed, 62.83 feet proposed);
- e. The findings of compliance with Ordinance standards in the staff and consultant review letters and the conditions and the items listed in those letters being addressed on the Final Site Plan; and
 - f. *(additional conditions here if any)*

(This motion is made because the plan is otherwise in compliance with Article 3, Article 4, and Article 5 of the Zoning Ordinance and all other applicable provisions of the Ordinance.)

- OR -

Denial – Special Land Use Permit

In the matter of Armenian Church Genocide Memorial JSP17-37, motion to **deny** the Special Land Use Permit...*(because the plan is not in compliance with Article 4, Article 5, and Article 6 of the Zoning Ordinance and all other applicable provisions of the Ordinance.)*

- AND -

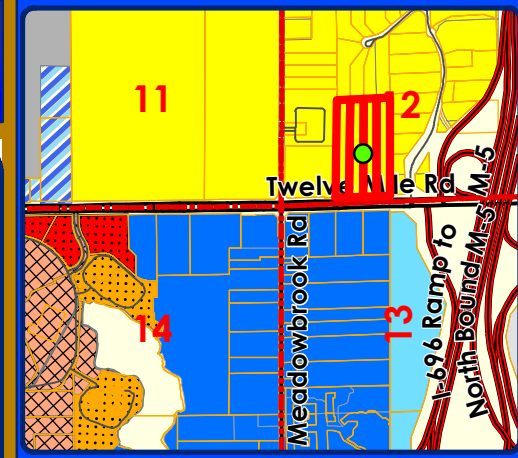
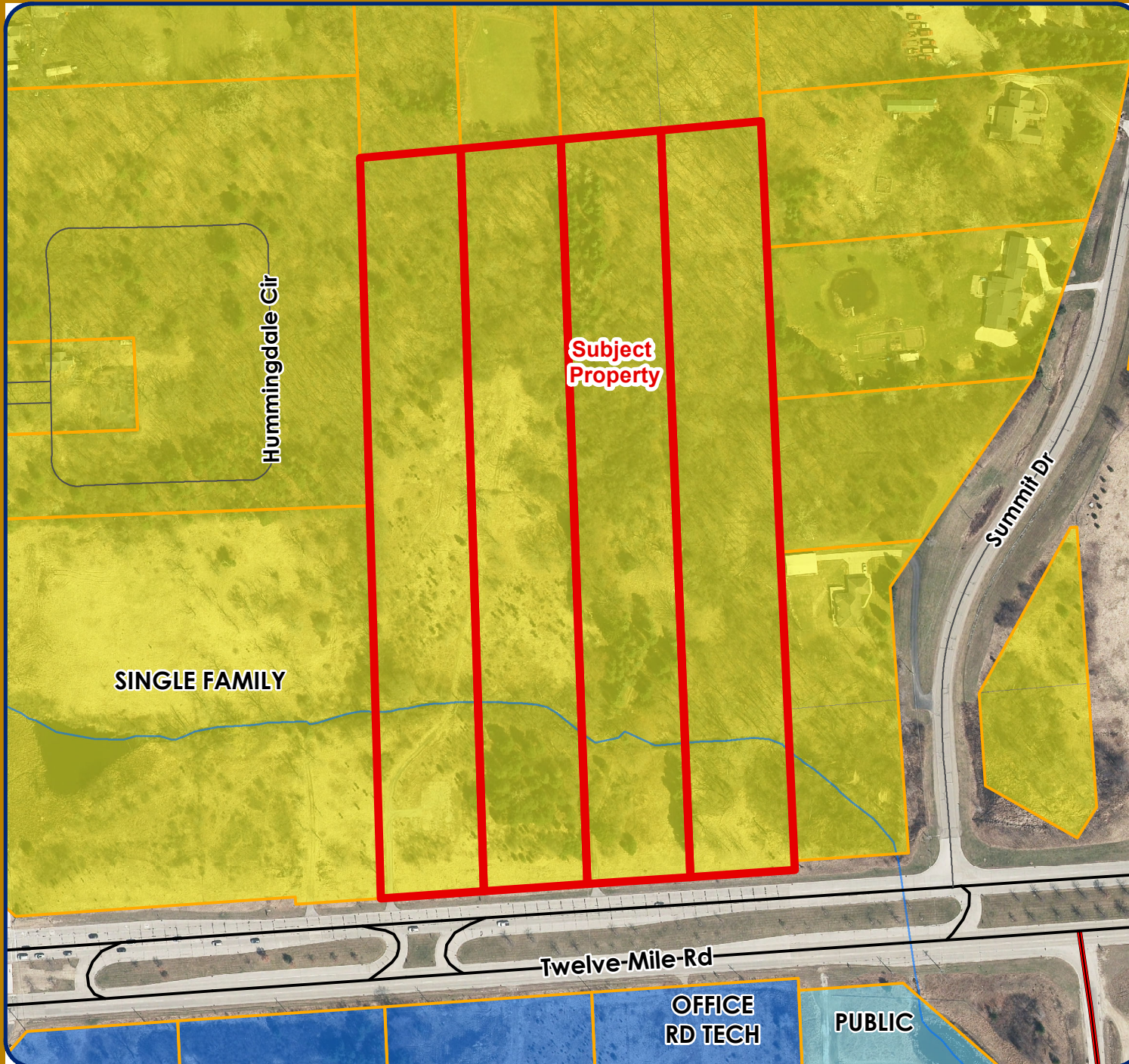
Denial – Preliminary Site Plan

In the matter of Armenian Church Genocide Memorial JSP17-37, motion to **deny** the revised Preliminary Site Plan...*(because the plan is not in compliance with Article 3, Article 4, and Article 5 of the Zoning Ordinance and all other applicable provisions of the Ordinance.)*

MAPS
Location
Zoning
Future Land Use
Natural Features

17-37 Armenian Church and Cultural Center

Future Land Use



LEGEND

- Sections
- FUTURE LAND USE**
- Single Family
- PD1
- Community Office
- Office RD Tech
- Regional Commercial
- PD2
- Public
- Cemetry
- Utility

CITY OF NOVI
City of Novi
Dept. of Community Development
City Hall / Civic Center
45175 W Ten Mile Rd
Novi, MI 48375
cityofnovi.org

Map Author: Sri Komaragiri
Date: 10/06/17
Project: 17-37 Armenian Church and Cultural Center
Version #: 1

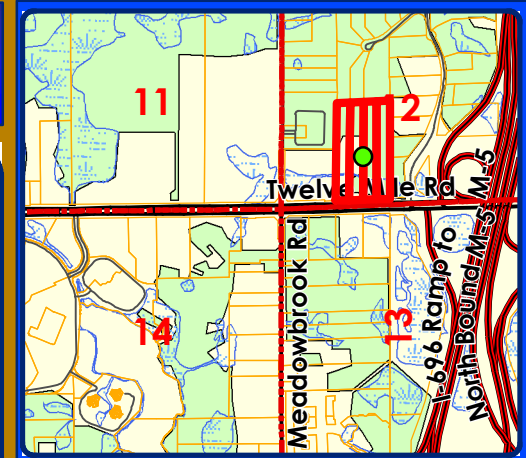
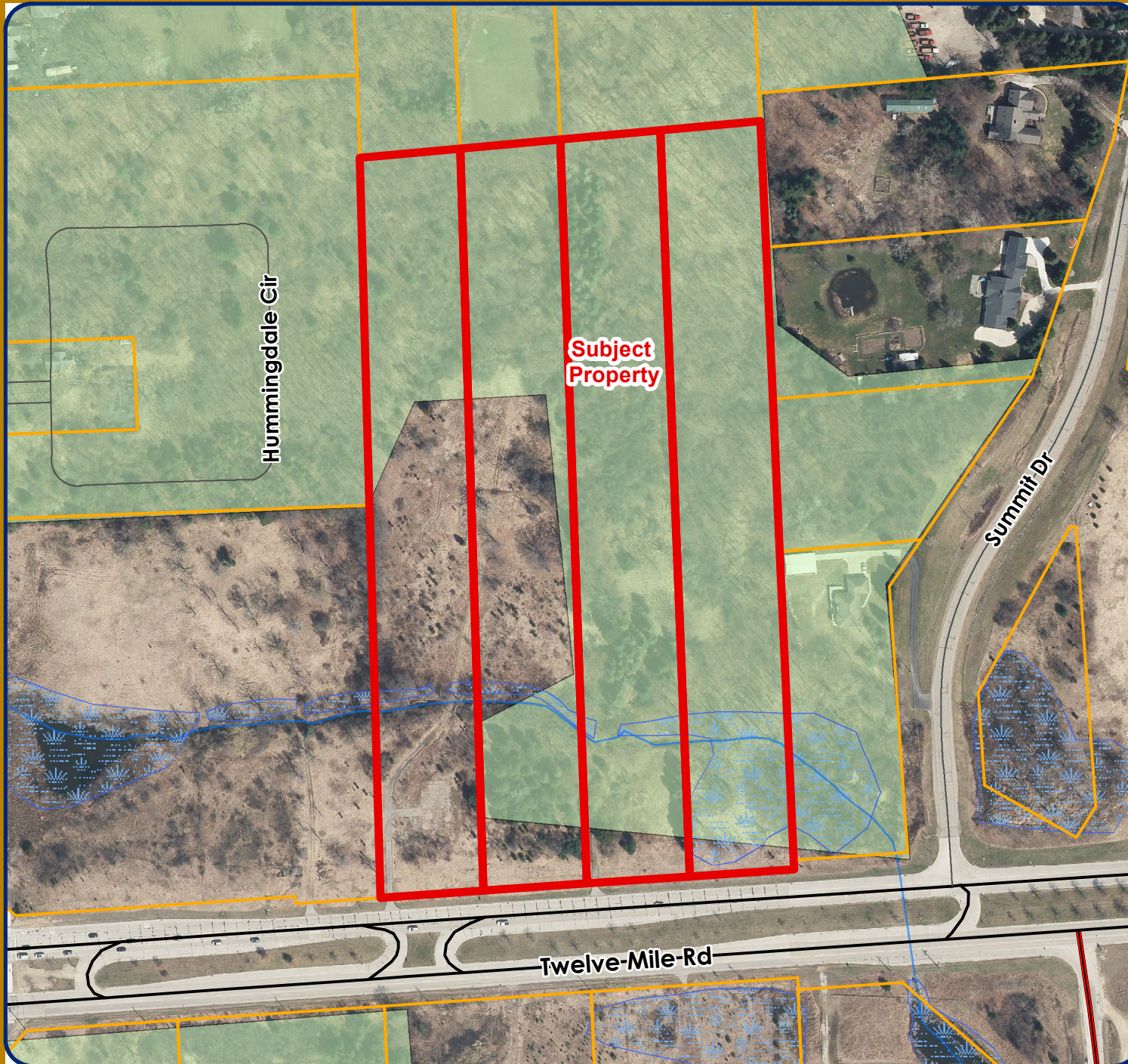
0 50 100 200 300 Feet
1 inch = 241 feet

MAP INTERPRETATION NOTICE




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17-37 Armenian Church and Cultural Center

Natural Features



LEGEND

-  Sections
-  WETLANDS
-  WOODLANDS



City of Novi

Dept. of Community Development
City Hall / Civic Center
45175 W Ten Mile Rd
Novi, MI 48375
cityofnovi.org

Map Author: Sri Komaragiri
Date: 10/06/17
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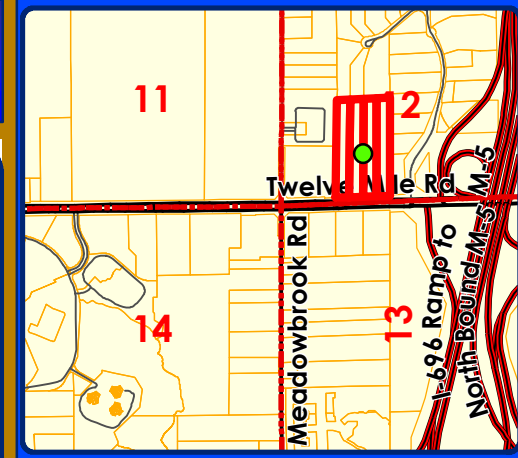


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17-37 Armenian Church and Cultural Center

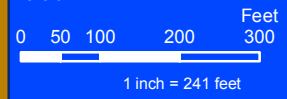
Location



LEGEND
 Sections

**City of Novi**
Dept. of Community Development
City Hall / Civic Center
45175 W Ten Mile Rd
Novi, MI 48375
cityofnovi.org

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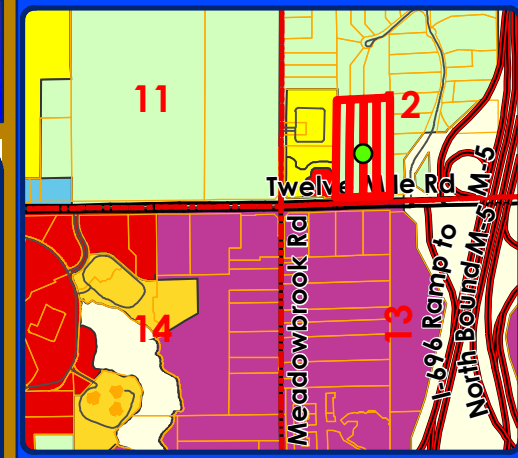
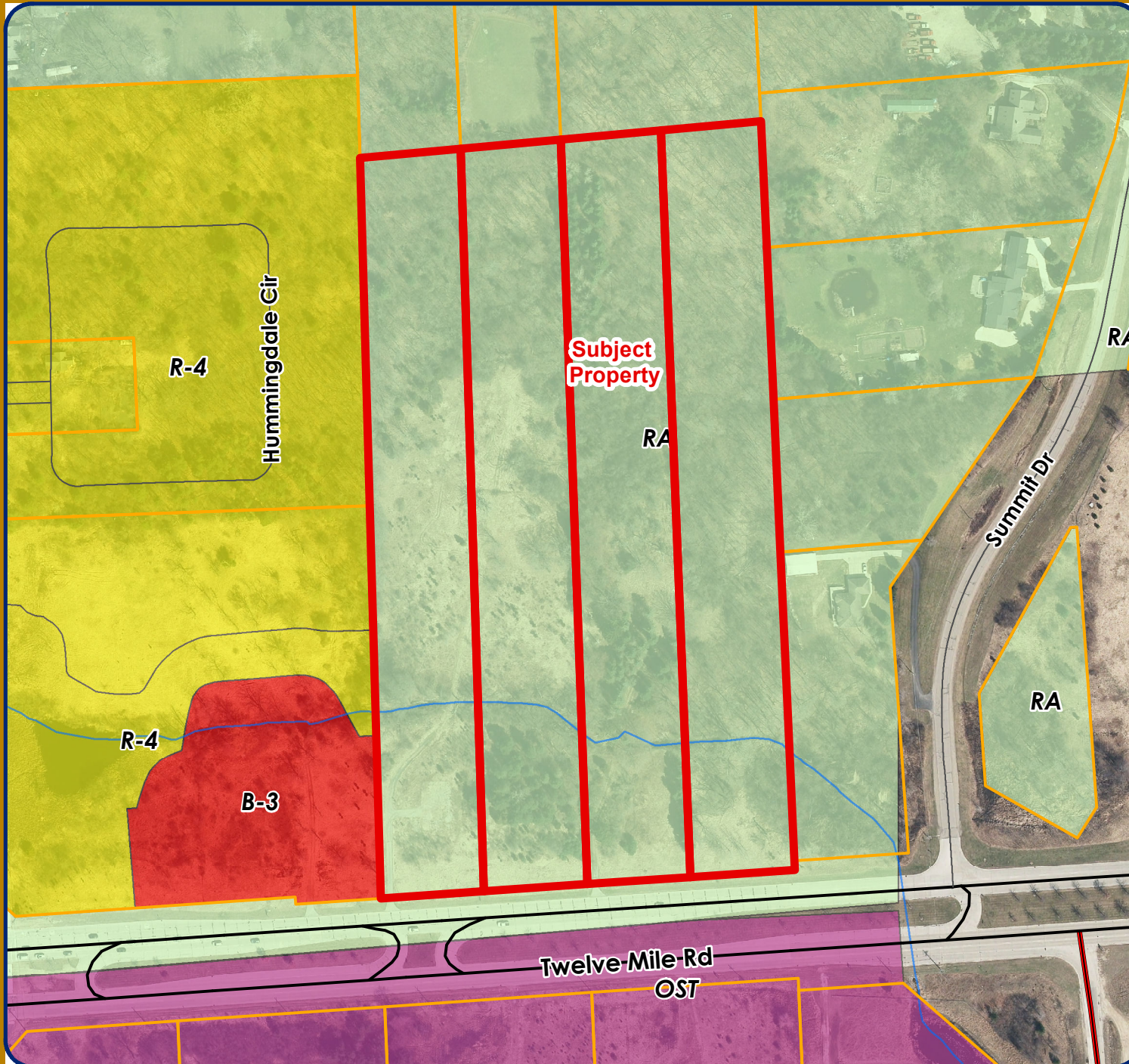


MAP INTERPRETATION NOTICE









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17-37 Armenian Church and Cultural Center

Zoning



LEGEND

-  Sections
-  R-A: Residential Acreage
-  R-4: One-Family Residential District
-  RM-1: Low-Density Multiple Family
-  B-3: General Business District
-  OS-1: Office Service District
-  OST: Office Service Technology
-  RC: Regional Center District



City of Novi

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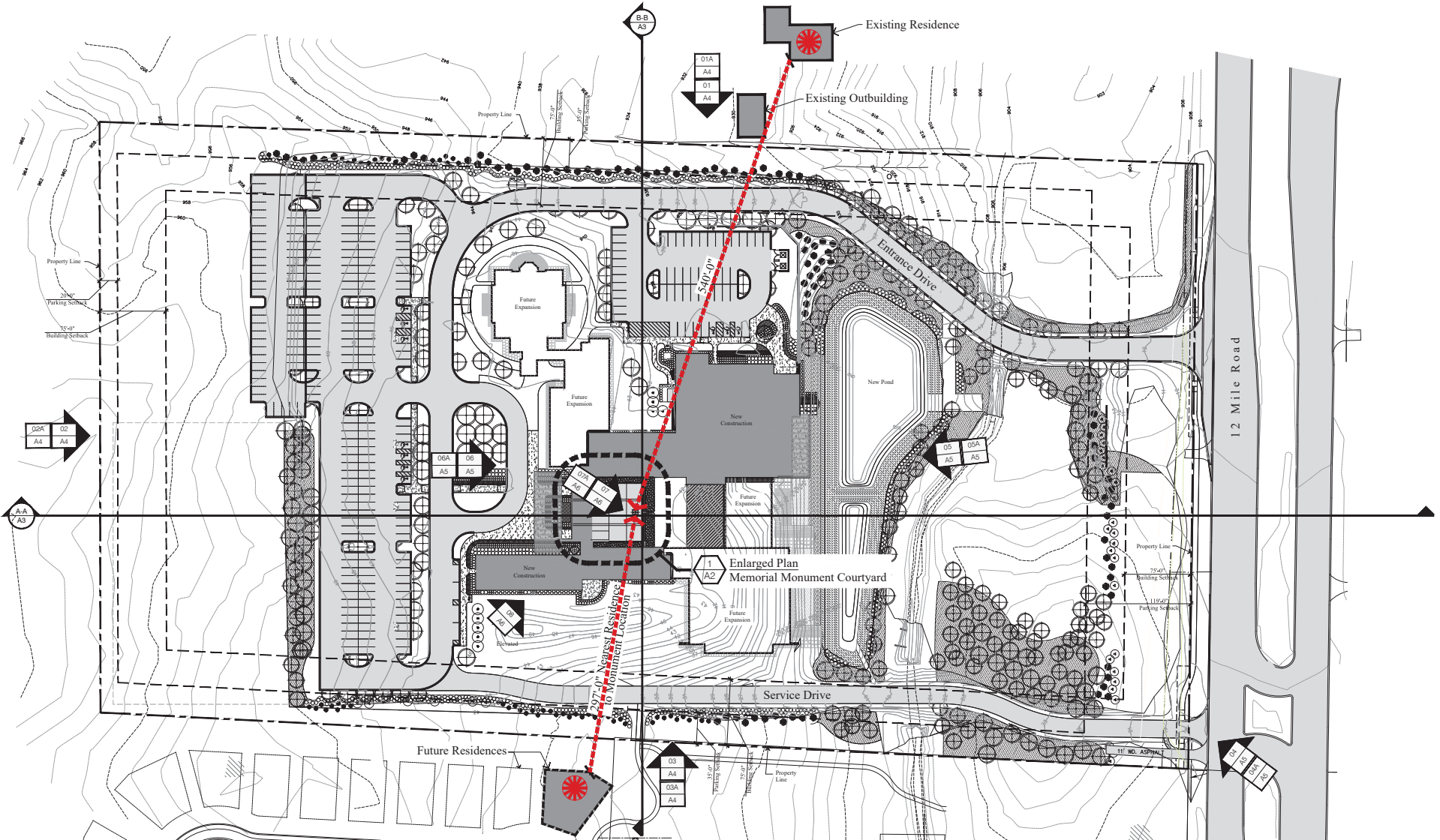


MAP INTERPRETATION NOTICE

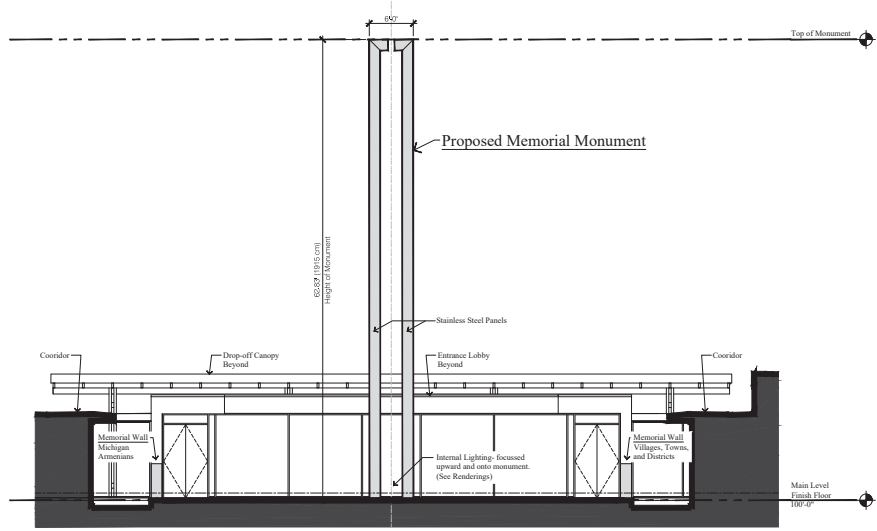
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SITE PLAN

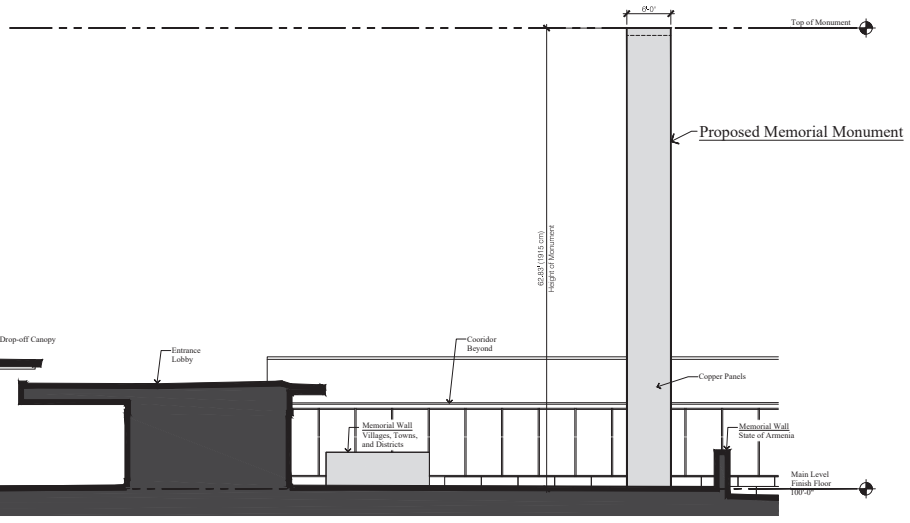
(Full plan set available for viewing at the Community Development Department.)



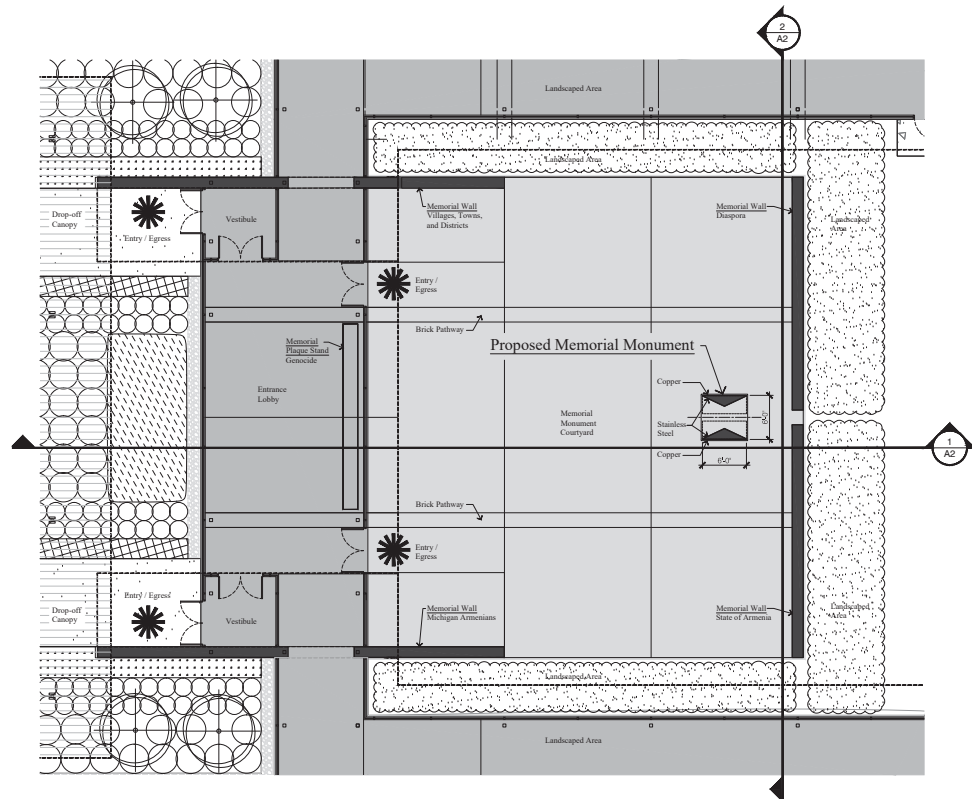
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 Pappas AIA Architecture/Planning.
 Do Not Scale - Use Figured Dimensions



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

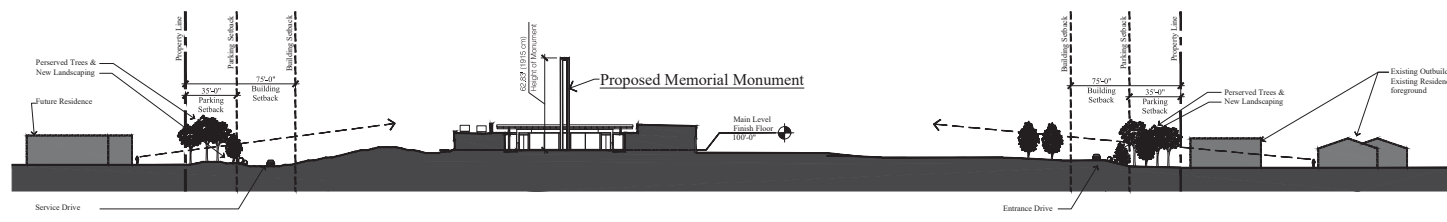


1 Enlarged Section
 Scale: 1/8" = 1'-0"
 0' 2' 4' 8' 16"

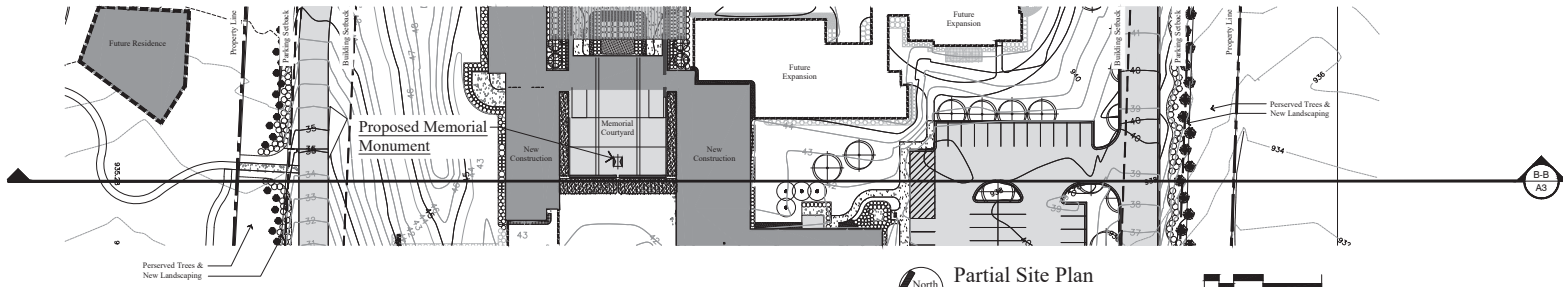


North 1 Partial Enlarged Plan
 Scale: 1/8" = 1'-0"
 0' 2' 4' 8' 16"

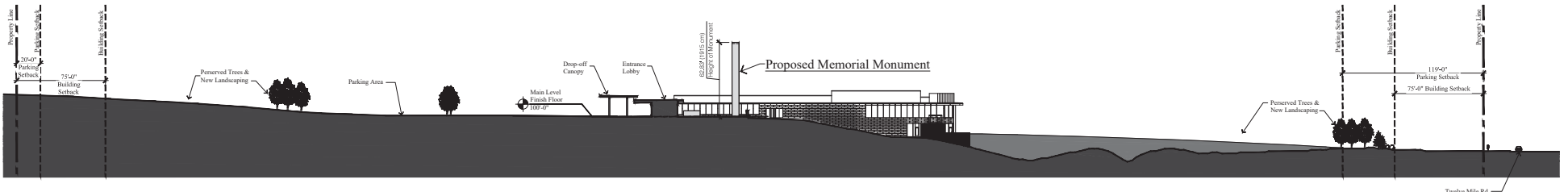
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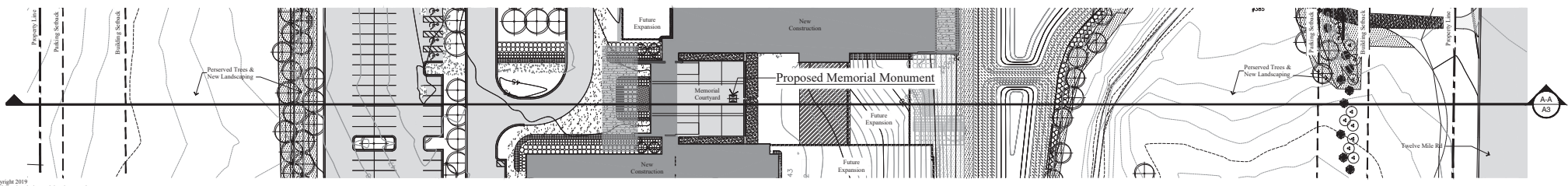
Site Section
 Scale: 1" = 40'-0"



Partial Site Plan
 Scale: 1" = 40'-0"



Site Section
 Scale: 1" = 40'-0"



Partial Site Plan
 Scale: 1" = 40'-0"

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



03
A4 FUTURE RESIDENCE DAY PERSPECTIVE
Scale: NOT TO SCALE



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



02
A4 EXISTING RESIDENCE DAY PERSPECTIVE
Scale: NOT TO SCALE



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



01
A4 EXISTING RESIDENCE DAY PERSPECTIVE
Scale: NOT TO SCALE



06A
A5 ENTRY NIGHT PERSPECTIVE
Scale: NOT TO SCALE



06B
A5 ENTRY DAY PERSPECTIVE
Scale: NOT TO SCALE



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



05B
A5 CULTURAL CENTER DAY PERSPECTIVE
Scale: NOT TO SCALE



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



04B
A5 TWELVE MILE DAY PERSPECTIVE
Scale: NOT TO SCALE

Project
Armenian Cultural Center
 12 Mile Road, Novi, Michigan

Project No. 202007

Constantine George Pappas AIA

Architecture / Planning
 1025 S. Washington Ave. Royal Oak, MI 48067
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 www.cgp-architecture.com

Sheet Title
Perspectives

Sheet No.
A6
 September 01, 2020



08 OVERALL SITE PERSPECTIVE
 A6 Scale: NOT TO SCALE



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



07 MEMORIAL COURTYARD DAY PERSPECTIVE
 A6 Scale: NOT TO SCALE

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PLANNING REVIEW



PLAN REVIEW CENTER REPORT

September 22, 2020

Planning Review

JSP 17-37 ARMENIAN CHURCH AND MEMORIAL

PETITIONER

Armenian Cultural Center

REVIEW TYPE

Revised Site Plan and Special Land Use

PROPERTY CHARACTERISTICS

Section	12	
Site Location	North side of Twelve Mile Road, east of Meadowbrook Road	
Tax Map Parcel	50-22-12-351-053	
Site School District	Walled Lake Consolidated School District	
Site Zoning	RA: One Family Residential	
Adjoining Zoning	North	RA: One Family Residential
	East	RA: One Family Residential
	West	R-4: One Family Residential & B-3 General Business with PRO
	South	OST Office Service and Technology
Current Site Use	Vacant	
Adjoining Uses	North	Single family residential
	East	Single family residential
	West	Single family residential/future commercial
	South	Vacant
Site Size	19.35 acres	
Plan Date	September 1, 2020	

PROJECT SUMMARY

The applicant previously received approval to develop a church and a cultural center with accessory uses such as a day care center, multipurpose hall, café, religious educational rooms, and recreational facility. The development was to occur in three phases. The site area is approximately 19.35 acres. A Special Land Use Permit was approved to permit Places of Worship and a day care in residential districts. At this time, the applicant is seeking approval to include an Armenian genocide memorial within a courtyard between the buildings. The memorial structure will be 62.83 feet in height, and 6 feet wide. The previous Planning Commission approval stipulated that Special Land Use approval would be required if a structure did not meet the height limits of the Ordinance.

RECOMMENDATION

Approval of the *revised Final Site Plan and Special Land Use permit is recommended*. The plan mostly conforms to the requirements of the Zoning Ordinance, with a few deviations listed in this and other review letters. **Planning Commission's approval for revised Special Land Use and revised Final Site Plan is required.**

Special Land Use Considerations

The applicant is proposing a place of worship (Sec 4.10) and a day care (Section 4.12.1) in RA: One Family Residential zoning, which requires special land use approval and must meet use standards outlined in Section 6.12.C. **Section 6.1.2.C of the Zoning Ordinance outlines specific factors the Planning Commission shall consider in the review of any Special Land Use:**

- i. Whether, relative to other feasible uses of the site, the proposed use will cause any detrimental impact on existing thoroughfares in terms of overall volumes, capacity, safety, vehicular turning patterns, intersections, view obstructions, line of sight, ingress and egress, acceleration/deceleration lanes, off-street parking, off-street loading/unloading, travel times and thoroughfare level of service.
- ii. Whether, relative to other feasible uses of the site, the proposed use will cause any detrimental impact on the capabilities of public services and facilities, including water service, sanitary sewer service, storm water disposal and police and fire protection to service existing and planned uses in the area.
- iii. Whether, relative to other feasible uses of the site, the proposed use is compatible with the natural features and characteristics of the land, including existing woodlands, wetlands, watercourses and wildlife habitats.
- iv. Whether, relative to other feasible uses of the site, the proposed use is compatible with adjacent uses of land in terms of location, size, character, and impact on adjacent property or the surrounding neighborhood.
- v. Whether, relative to other feasible uses of the site, the proposed use is consistent with the goals, objectives and recommendations of the City's Master Plan for Land Use.
- vi. Whether, relative to other feasible uses of the site, the proposed use will promote the use of land in a socially and economically desirable manner.
- vii. Whether, relative to other feasible uses of the site, the proposed use is
 - a. Listed among the provision of uses requiring special land use review as set forth in the various zoning districts of this Ordinance, and
 - b. Is in harmony with the purposes and conforms to the applicable site design regulations of the zoning district in which it is located.

ORDINANCE DEVIATIONS

1. **Planning Commission waivers/approval/Consideration**
 - I. Approval of a revised **Special land use** request for a place of worship (Sec 4.10) in RA: One Family Residential zoning
2. **Zoning Board of Appeals Variances:** Please submit the ZBA application by **October 1, 2020** to get on the agenda for the November 10 meeting. The application can be found [here](#). Please contact Kate Oppermann (248.347.0459) for any questions about the ZBA schedule or process.
 - I. A ZBA determination per Section 3.32.3 to allow a height of 62.83 feet for a public monument, or a variance from section 3.1.1.E to increase the maximum permitted height for the genocide memorial (35 feet allowed, 62.83 feet proposed).

ORDINANCE REQUIREMENTS

This project was reviewed for conformance with the Zoning Ordinance with respect to Article 3 (Zoning Districts), Article 4 (Use Standards), Article 5 (Site Standards), and any other applicable provisions of the Zoning Ordinance. Comments in **bold** should be addressed with next submittal. Comments in **bold and underline** should be addressed prior to Planning Commission meeting:

1. Use: The applicant previously proposed the Church as a primary use of the subject property with secondary supporting uses, which includes the Genocide memorial. Special land use approval was granted by the Planning Commission on October 11, 2018 to permit the church and daycare in a residential district. However, the motion included a stipulation that if the church or genocide memorial did not meet ordinance requirements, particularly for the height limits, the request would return to the Planning Commission for Special Land Use approval. The proposed height does not meet the ordinance requirement, and will require the Zoning Board of Appeals to specify a height limit for the structure, or grant a variance.

2. **Building height:** The proposed height of the Genocide memorial is 62.83 feet, or 1915 centimeters. As explained in the applicant’s narrative, the height represents the year the genocide began, 1915. In the RA District, the height limit is 35 feet, however this limit does not apply to “church spires” and “public monuments,” which the proposed structure may be interpreted to fall under. Section 3.32.3 states: *The height limitations of this Ordinance shall not apply to farm buildings, chimneys, church spires, flagpoles, public monuments or commercial wireless transmission towers; provided, however, that the Zoning Board of Appeals may specify a height limit for any such structure requires authorization as a special land use and provided further that the height of any such structure shall not be greater than the distance to the nearest property line.*

The proposed monument structure is greater than 63 feet from all property lines. Because the memorial does not appear to fall into any of the exceptions, the ZBA will need to specify the height as requested by the applicant.

3. **Lighting and Photometric Plan (Sec. 5.7):** All proposed developments abutting residential districts require a photometric plan and exterior lighting details at time of Preliminary Site Plan. **However it appears the only new exterior lighting proposed would be lighting directed upward to illuminate the memorial structure. As this light could have an impact on neighboring properties, it is important for the Planning Commission to have full details of the lighting proposed in making a determination for Special Land Use approval. The applicant shall provide more information on the lighting proposed for the memorial such as type of light bulb, color of light, whether it is single stream of light or flashing, hours of operation etc.**

- o Section 5.7.3.L: “Where a site abuts a residential district or use, the following special conditions shall apply: i) The height of light fixtures shall not exceed twenty-five feet; ii) All fixtures shall have a cut-off angle of ninety (90) degrees or less; iii) No direct light source shall be visible at the property line (adjacent to residential) at ground level; iv) Maximum illumination at the property line shall not exceed one-half foot-candle.”
- o Section 5.7.3.M. “The city may waive or alter cut-off requirements of this Section when appropriate historic or decorative fixtures are proposed (e.g., use of decorative uplighting to illuminate the underside of a canopy or columns on a facade, where a canopy or roof projection restricts the projection of the light into the night sky).
- o The top of the memorial structure does restrict the projection of light into the night sky, but does not completely block it. As it is designed a ray of light would project above the structure. **The Planning Commission may waive the cut-off requirement in this case if it determines it is otherwise meets the considerations for lighting plan review, as stated here:**
 - i. Whether the lighting is designed to minimize glare;
 - ii. Whether light will be directed beyond the boundaries of the area to be illuminated or onto adjacent properties or streets;
 - iii. Whether the lighting will cause negative impacts on residential districts and uses;
 - iv. Whether the plan will achieve appropriate levels of illumination for the use proposed;
 - v. Whether the lighting is in harmony with the character of the surrounding area and the illumination levels of neighboring properties; and
 - vi. Whether the lighting is in keeping with the city’s goal of prohibiting unnecessary illumination of the night sky.

4. **Other Reviews**

- a. **Engineering Review:** Engineering recommends approval.
- b. **Facade Review:** Façade recommends approval of a Section 9 Façade Waiver. See review letter for detailed comments.

NEXT STEP: PLANNING COMMISSION MEETING

This Site Plan is scheduled to go before the Planning Commission for **public hearing** on October 14, 2020. Please provide the following **no later than October 8, 2020:**

1. Original Site plan submittal in PDF format. **NO CHANGES MADE.**
2. A response letter addressing ALL the comments from ALL the review letters.
3. A color rendering of the Site Plan, if any.
4. Other items identified in Planning Review chart as required prior to Planning Commission meeting.
5. Elevation renderings that were provided in the PSP submittal in PDF format. If they have been revised since then, please provide the revised building renderings in PDDF format.
6. A sample board of building materials if requested by our Façade Consultant.

ELECTRONIC STAMPING SET SUBMITTAL AND RESPONSE LETTER

After receiving Final Site Plan approval, please submit the following for Electronic stamping set approval:

1. Plans addressing the comments in all of the staff and consultant review letters in PDF format.
2. Response letter addressing all comments in ALL letters and ALL charts and **refer to sheet numbers where the change is reflected.**

STAMPING SET APPROVAL

Stamping sets are still required for this project. After having received comments on the Electronic submittal from staff, the applicant should make the appropriate changes on the plans and submit **9 size 24" x 36" copies with original signature and original seals,** to the Community Development Department for final Stamping Set approval.

PRE-CONSTRUCTION MEETING

A Pre-Construction meeting is required for this project. Prior to the start of any work on the site, Pre-Construction (Pre-Con) meetings must be held with the applicant's contractor and the City's consulting engineer. Pre-Con meetings are generally held after Stamping Sets have been issued and prior to the start of any work on the site. There are a variety of requirements, fees and permits that must be issued before a Pre-Con can be scheduled. If you have questions regarding the checklist or the Pre-Con itself, please contact Sarah Marchioni [248.347.0430 or smarchioni@cityofnovi.org] in the Community Development Department.

CHAPTER 26.5

Chapter 26.5 of the City of Novi Code of Ordinances generally requires all projects be completed within two years of the issuance of any starting permit. Please contact Sarah Marchioni [248.347.0430 or smarchioni@cityofnovi.org] for additional information on starting permits. The applicant should review and be aware of the requirements of Chapter 26.5 before starting construction.

If the applicant has any questions concerning the above review or the process in general, do not hesitate to contact me at 248.347.0484 or lbell@cityofnovi.org.



Lindsay Bell, AICP – Senior Planner

ENGINEERING REVIEW



PLAN REVIEW CENTER REPORT

September 14, 2020

Engineering Review

Armenian Cultural Center Memorial Monument
JSP17-0037

Applicant

Armenian Cultural Center

Review Type

Revised Final Site Plan

Property Characteristics

- Site Location: North of Twelve Mile Road, East of Meadowbrook Road
- Site Size: 19.30 acres
- Plan Date: 09/14/2020
- Design Engineer: Zeimet Wozniak & Associates

Project Summary

- Construction of a memorial monument in the center of the Armenian Cultural Center courtyard.

Recommendation

Approval of the Revised Final Site Plan is recommended.

Comments:

1. The Revised Final Site Plan meets the general requirements of Chapter 11 of the Code of Ordinances, the Storm Water Management Ordinance and/or the Engineering Design Manual.
2. The monument does not interfere with any proposed or existing on-site utilities or public easements.

Please contact Kate Richardson at (248) 357-0586 with any questions.

Project Engineer, EIT

cc: Lindsay Bell, Community Development

FAÇADE REVIEW



September 21, 2020

Façade Review Status Summary:
Section 9 Waiver Recommended

City of Novi Planning Department
 45175 W. 10 Mile Rd.
 Novi, MI 48375-3024

Re: **FACADE ORDINANCE - Façade Review**
Armenian Cultural Center, Memorial Monument, PSP17-37
 Façade Region: **1**, Zoning District: **R-A**

Dear Ms. McBeth;

The following is the Façade Review for Revised Final Site Plan Approval based on the drawings prepared by Constantine George Pappas Architects, dated 9/1/20. This application is for reincorporation of the Memorial Monument which was previously eliminated from the project. The percentages of materials proposed for each façade are as shown on the table below. The maximum percentages allowed by the Schedule Regulating Façade Materials (AKA Façade Chart) of Ordinance Section 5.15 are shown in the right hand column. Materials in non-compliance with the Façade Chart, if any, are highlighted in bold.

	North	South	East	West	Ordinance Maximum (Minimum)
Brick	0%	0%	0%	0%	30% Minimum
Flat Metal Panels, Stainless Steel	100%	100%	0%	0%	50%
Flat Metal Panels, Copper	0%	0%	100%	100%	50%

The proposed 63' tall tower will be visible from a great distance and will serve as a landmark in the vicinity of the project. The design utilizes high quality materials that will not deteriorate over a long period of time. It should be noted the copper can be expected to change color over time and that during this normal weathering process the color can become uneven and stain adjacent surfaces. The internal lighting focused upward from the base of the monument will produce high visibility at night. From the renderings it appears that the lighting is intended to project skyward beyond the top of the monument in the manner of a spotlight. The applicant should clarify the relative intensity of this lighting feature. Section 9 Waivers have been granted on prior projects for similar iconic elements.

Recommendation - For the reasons stated above, we recommend that this application is consistent with the intent and purpose of the Façade Ordinance and that a Section 9 Waiver be granted for the deviations identified on the table above.

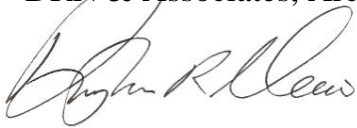
Notes to the Applicant:

1. Façade Ordinance requires inspection(s) for all projects. Materials displayed on the approved sample board will be compared to materials delivered to the site. It is the applicant's responsibility to request the inspection of each façade material at the appropriate time. Inspections may be requested using the Novi Building Department's Online Inspection Portal with the following link. Please click on "Click here to Request an Inspection" under "Contractors", then click "Façade".

<http://www.cityofnovi.org/Services/CommDev/OnlineInspectionPortal.asp>.

If you have any questions regarding this project, please do not hesitate to call.

Sincerely,
DRN & Associates, Architects PC

A handwritten signature in black ink, appearing to read "Douglas R. Necci". The signature is fluid and cursive, written over the printed name below.

Douglas R. Necci, AIA

APPLICANT RESPONSE LETTER

October 6, 2020

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

Planning Commission Members:

This letter is written in response to the review letters for the Armenian Memorial Monument and in preparation for the public hearing scheduled for October 14th, 2020. The hearing is to address the revised Final Site Plan and the Special Land Use request.

All reviewers have recommended approval, or, conditional approval of the revised Site Plan and the Special Land Use permit. However, the following description is to address issues that were identified as requiring additional clarification and further detail. Specifically, to provide more information on the proposed lighting for the monument.

The proposed Memorial Monument is located between the buildings within the Armenian Genocide Memorial Courtyard. This courtyard is located centrally within the overall 19.35-acre site. The site consists of varied terrain, a large amount of existing tree growth, and a significant amount of added new landscape. The monument is designed as an architectural element with both copper and stainless-steel panels. The lighting proposed for the Memorial Monument shall be a single stream of upward light originating from the fixtures located at the base of the structure and will radiate upward focused on the full height of the monument. The stream of light will be focused onto the structure and will not shine onto or toward any of the adjacent properties at any time. The LED fixtures will have a color temperature of 3000K - 3500K and will provide their maximum light output directly onto the surface of the structure. The light intensity above the monument will taper off, and by 200'-0" above the base, the light will be imperceptible. It is proposed for the monument to be illuminated for a limited amount of time per day. The lighting system can be controlled and altered seasonally, as needed.

Requests:

- Approval of revised Final Site Plan
Section 9 Façade Waiver
- Approval of revised Special Land Use
- ZBA determination per section 3.32.3 to allow a height of 62.83 feet for a monument, or a variance from Section 3.1.1.E to increase the maximum permitted height for the Memorial Monument of 62.83 feet.

We trust that this response letter addresses all the comments from all the reviewers for the Armenian Cultural Center. If you have any questions or require further clarification, please feel free to contact our office.

Sincerely,



Evans P. Caruso
Constantine George Pappas, AIA Architecture / Planning
248.629.8998