



## COMMUNITY DEVELOPMENT DEPARTMENT

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

# ZONING BOARD OF APPEALS STAFF REPORT

**FOR:** City of Novi Zoning Board of Appeals

**MEETINGDATE:** September 8, 2026

**REGARDING:** **43485 Crescent Boulevard #50-22-15-476-013 (PZ26-0047)**

**BY:** Alan Hall, Deputy Director Community Development

### I. GENERAL INFORMATION:

#### **Applicant**

Shirvanian Office Building

#### **Variance Type**

Dimensional Variance

#### **Property Characteristics**

Zoning District: this property is zoned Town Center (TC)

Location: north of Grand River Avenue, west of Novi Road

Parcel #: 50-22-15-476-013

#### **Request**

The applicant is requesting a variance from Section 5.2.12 of the City of Novi Zoning Ordinance to reduce the required parking from 32 spaces to 26 spaces, resulting in a variance of 6 parking spaces.

### II. STAFF COMMENTS:

*The applicant is seeking a variance to reduce the required parking allotment by (6) parking spaces. (32) parking spaces are required, the request is to have (26) parking spaces total.*

*The Planning Department is neutral and understands the request.*

**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. **PZ26-0047**, 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 is 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. **PZ26-0047** 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



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## ZONING BOARD OF APPEALS APPLICATION

APPLICATION MUST BE FILLED OUT COMPLETELY

RECEIVED

JUL 31 2026

CITY OF NOVI  
COMMUNITY DEVELOPMENT

|                                                                                                                                                                                                                                          |  |                                                        |  |                                                                                                                                                                                  |                          |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--------------------------------------------------------|--|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|
| <b>I. PROPERTY INFORMATION (Address of subject ZBA Case)</b>                                                                                                                                                                             |  |                                                        |  | Application Fee: <u>\$330.00</u>                                                                                                                                                 |                          |
| PROJECT NAME / SUBDIVISION<br><b>Diamond Medical Clinic</b>                                                                                                                                                                              |  |                                                        |  | Meeting Date: <u>9/08/26</u>                                                                                                                                                     |                          |
| ADDRESS<br><b>43485 Crescent Blvd.</b>                                                                                                                                                                                                   |  | LOT/SUITE/SPACE #                                      |  | ZBA Case #: <u>PZ 26-0047</u>                                                                                                                                                    |                          |
| SIDWELL #<br><b>50-22-15 - 476 - 013</b>                                                                                                                                                                                                 |  | May be obtain from Assessing Department (248) 347-0485 |  |                                                                                                                                                                                  |                          |
| CROSS ROADS OF PROPERTY<br><b>Crescent Blvd. and Novi Road</b>                                                                                                                                                                           |  |                                                        |  |                                                                                                                                                                                  |                          |
| IS THE PROPERTY WITHIN A HOMEOWNER'S ASSOCIATION JURISDICTION?<br><input type="checkbox"/> YES <input checked="" type="checkbox"/> NO                                                                                                    |  |                                                        |  | REQUEST IS FOR:<br><input type="checkbox"/> RESIDENTIAL <input checked="" type="checkbox"/> COMMERCIAL <input type="checkbox"/> VACANT PROPERTY <input type="checkbox"/> SIGNAGE |                          |
| DOES YOUR APPEAL RESULT FROM A NOTICE OF VIOLATION OR CITATION ISSUED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO                                                                                               |  |                                                        |  |                                                                                                                                                                                  |                          |
| <b>II. APPLICANT INFORMATION</b>                                                                                                                                                                                                         |  |                                                        |  |                                                                                                                                                                                  |                          |
| <b>A. APPLICANT</b>                                                                                                                                                                                                                      |  | EMAIL ADDRESS                                          |  | CELL PHONE NO.<br><b>248-</b>                                                                                                                                                    |                          |
| NAME<br><b>Norayr Shirvanian</b>                                                                                                                                                                                                         |  |                                                        |  | ELEPH                                                                                                                                                                            |                          |
| ORGANIZATION/COMPANY                                                                                                                                                                                                                     |  |                                                        |  | FAX NO.                                                                                                                                                                          |                          |
| ADDRESS<br><b>43485 Crescent Blvd.</b>                                                                                                                                                                                                   |  | CITY<br><b>Novi</b>                                    |  | STATE<br><b>MI</b>                                                                                                                                                               | ZIP CODE<br><b>48375</b> |
| <b>B. PROPERTY OWNER</b> <input checked="" type="checkbox"/> CHECK HERE IF APPLICANT IS ALSO THE PROPERTY OWNER                                                                                                                          |  |                                                        |  |                                                                                                                                                                                  |                          |
|                                                                                                                                                                                                                                          |  |                                                        |  | CELL PHONE NO.                                                                                                                                                                   |                          |
|                                                                                                                                                                                                                                          |  |                                                        |  | TELEPHONE NO.                                                                                                                                                                    |                          |
| <b>Norayr and Hasmig Shirvanian</b>                                                                                                                                                                                                      |  |                                                        |  |                                                                                                                                                                                  |                          |
| ORGANIZATION/COMPANY<br><b>Hasmig, LLC</b>                                                                                                                                                                                               |  |                                                        |  | FAX NO.                                                                                                                                                                          |                          |
| ADDRESS<br><b>43485 Crescent Blvd.</b>                                                                                                                                                                                                   |  | CITY<br><b>Novi</b>                                    |  | STATE<br><b>MI</b>                                                                                                                                                               | ZIP CODE<br><b>48375</b> |
| <b>III. ZONING INFORMATION</b>                                                                                                                                                                                                           |  |                                                        |  |                                                                                                                                                                                  |                          |
| <b>A. ZONING DISTRICT</b>                                                                                                                                                                                                                |  |                                                        |  |                                                                                                                                                                                  |                          |
| <input type="checkbox"/> R-A <input type="checkbox"/> R-1 <input type="checkbox"/> R-2 <input type="checkbox"/> R-3 <input type="checkbox"/> R-4 <input type="checkbox"/> RM-1 <input type="checkbox"/> RM-2 <input type="checkbox"/> MH |  |                                                        |  |                                                                                                                                                                                  |                          |
| <input type="checkbox"/> I-1 <input type="checkbox"/> I-2 <input type="checkbox"/> RC <input checked="" type="checkbox"/> TC <input type="checkbox"/> TC-1 <input type="checkbox"/> OTHER _____                                          |  |                                                        |  |                                                                                                                                                                                  |                          |
| <b>B. VARIANCE REQUESTED</b>                                                                                                                                                                                                             |  |                                                        |  |                                                                                                                                                                                  |                          |
| INDICATE ORDINANCE SECTION (S) AND VARIANCE REQUESTED:                                                                                                                                                                                   |  |                                                        |  |                                                                                                                                                                                  |                          |
| 1. Section <u>5.2.12</u> Variance requested <u>3 parking spaces</u>                                                                                                                                                                      |  |                                                        |  |                                                                                                                                                                                  |                          |
| 2. Section _____ Variance requested _____                                                                                                                                                                                                |  |                                                        |  |                                                                                                                                                                                  |                          |
| 3. Section _____ Variance requested _____                                                                                                                                                                                                |  |                                                        |  |                                                                                                                                                                                  |                          |
| 4. Section _____ Variance requested _____                                                                                                                                                                                                |  |                                                        |  |                                                                                                                                                                                  |                          |
| <b>IV. FEES AND DRAWINGS</b>                                                                                                                                                                                                             |  |                                                        |  |                                                                                                                                                                                  |                          |
| <b>A. FEES</b>                                                                                                                                                                                                                           |  |                                                        |  |                                                                                                                                                                                  |                          |
| <input type="checkbox"/> Single Family Residential (Existing) \$220 <input type="checkbox"/> (With Violation) \$275 <input type="checkbox"/> Single Family Residential (New) \$275                                                       |  |                                                        |  |                                                                                                                                                                                  |                          |
| <input checked="" type="checkbox"/> Multiple/Commercial/Industrial \$330 <input type="checkbox"/> (With Violation) \$440 <input type="checkbox"/> Signs \$330 <input type="checkbox"/> (With Violation) \$440                            |  |                                                        |  |                                                                                                                                                                                  |                          |
| <input type="checkbox"/> House Moves \$330 <input type="checkbox"/> Special Meetings (At discretion of Board) \$660                                                                                                                      |  |                                                        |  |                                                                                                                                                                                  |                          |
| <b>B. DRAWINGS 1-COPY &amp; 1 DIGITAL COPY SUBMITTED AS A PDF</b>                                                                                                                                                                        |  |                                                        |  |                                                                                                                                                                                  |                          |
| • 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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## 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).

The parking lot is existing, and the requirement for additional parking came into being based on a change in the use of part of the building from general office to a doctor's office.

## **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.

## **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 for three additional parking spaces will allow the property owner to use part of the building for a doctor's office.

## **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 dimensional variance requested will not alter the configuration, or use of the existing parking lot. No physical changes are proposed, thus there are no adverse affects on the surrounding neighborhood.







