



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

MEETING DATE: September 8, 2026

REGARDING: 27754 Novi Road #50-22-14-100-051 (PZ26-0051)

BY: Alan Hall, Deputy Director Community Development

I. GENERAL INFORMATION:

Applicant

La-z-Boy

Variance Type

Sign Variance

Property Characteristics

Zoning District: This property is zoned Regional Center (RC)

Location: north of Twelve Mile Road, east of Novi Road

Parcel #: 50-22-14-100-051

Request

The applicant is requesting variances from Section 28-5(b)(1)b. of the City of Novi Sign Ordinance to permit two oversized halo illuminated wall signs, sign HL.1 is proposed at 128.27 sq. ft. (65 sq. ft. allowed, variance of 63.27 sq. ft.), and Sign HL.2 is proposed at 95.73 sq. ft. (65 sq. ft. allowed, variance of 30.73 sq. ft.).

II. STAFF COMMENTS:

The applicant is seeking (2) sign variances to allow (2) oversized halo illuminated wall signs.

- 1) To allow an increase of 63.27 SF (Total size of 128.27 SF)*
- 2) To allow an increase of 30.73 SF (Total size of 95.73 SF)*

III. RECOMMENDATION:

The Zoning Board of Appeals may take one of the following actions:

I move that we grant the variance in Case No. **PZ26-0051** sought by _____,
for _____ because Petitioner has shown practical difficulty including
_____ requiring _____ on the basis of any of the following:

- a. That the request is based upon circumstances or features that are exceptional and unique to the property and do not result from conditions that exist generally in the city or that are self-created including _____

_____.
- b. That the failure to grant relief will unreasonably prevent or limit the use of the property and will result in substantially more than mere inconvenience or inability to attain a higher economic or financial return because _____

_____.
- c. That the grant of relief would be offset by other improvements or actions, such as increased setbacks or increased landscaping, such that the net effect will result in an improvement of the property or the project _____

_____.
- d. That construction of a conforming sign would require the removal or significant alteration of natural features on the property because _____

_____.
- e. The grant of relief will not result in a use or structure that is incompatible with or unreasonably interferes with adjacent or surrounding properties, will result in substantial justice being done to both the applicant and adjacent or surrounding properties, and is not inconsistent with the spirit and intent of this chapter because _____

_____.

The variance granted is subject to:

- 1. _____
- 2. _____
- 3. _____
- 4. _____

Zoning Board of Appeals

La-z-Boy

Case # PZ26-0051

September 8, 2026

Page 3 of 3

I move that we **deny** the variance in Case No. **PZ26-0051** sought by _____,
for _____ because Petitioner has not shown
practical difficulty because: _____
_____.

- a. That the request is based upon circumstances or features that are not exceptional and/or unique to the property and/or that result from conditions that exist generally in the city or that are self-created including _____

_____.
- b. That the failure to grant relief will not unreasonably prevent or limit the use of the property and/or will not result in substantially more than mere inconvenience or inability to attain a higher economic or financial return because _____

_____.
- c. That the grant of relief would not be offset by other improvements or actions, such as increased setbacks or increased landscaping, such that the net effect will not result in an improvement of the property or the project because _____

_____.
- d. That construction of a conforming sign would not require the removal or significant alteration of natural features on the property because _____

_____.
- e. The grant of relief will result in a use or structure that is incompatible with or unreasonably interferes with adjacent or surrounding properties, will not result in substantial justice being done to both the applicant and adjacent or surrounding properties, and is inconsistent with the spirit and intent of this chapter because _____

_____.

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

Alan Hall – Deputy Director Community Development - City of Novi



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 12 2026

CITY OF NOVI
COMMUNITY DEVELOPMENT

I. PROPERTY INFORMATION (Address of subject ZBA Case)		Application Fee: \$ <u>330.00</u>	
PROJECT NAME / SUBDIVISION <u>Lazboy</u>		Meeting Date: <u>9/08/26</u>	
ADDRESS <u>27754 Novi Rd</u>	LOT/SIUTE/SPACE #	ZBA Case #: <u>PZ 26-0051</u>	
SIDWELL # <u>50-22-</u>	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	
NAME <u>Kal Mansour</u>		CELL PHONE NO.	
ORGANIZATION/COMPANY <u>Sign Emporium Inc</u>		TELEPHONE NO.	
ADDRESS <u>11035 E 9 Mile Rd</u>		CITY <u>Warren</u>	STATE <u>MI</u> ZIP CODE <u>48089</u>
B. PROPERTY OWNER ☐ CHECK HERE IF APPLICANT IS ALSO THE PROPERTY OWNER			
Identify the person or organization that owns the subject property:		EMAIL ADDRESS	
NAME <u>Edward Balazs</u>		CELL PHONE NO.	
ORGANIZATION/COMPANY <u>Novi Acquisition, LLC</u>		TELEPHONE NO.	
ADDRESS <u>421 7th Ave, 15th Floor</u>		CITY <u>New York</u>	STATE <u>NY</u> ZIP CODE <u>10001</u>
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 <u>28-5(b)(1)b</u> Variance requested <u>To allow 2 oversized wall signs (125.17sq ft & 89.43sq ft)</u>			
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 scheduled ZBA meeting. Failure to install a mock-up sign may result in your case not being heard by the Board, postponed to the next scheduled 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 established within such a period; provided, however, where such use permitted is dependent upon the erection or alteration of a building such order shall continue in force and effect if a building permit for such erection or alteration is obtained within one-(1) year and such erection or alteration is started and proceeds to completion in accordance with the terms of such permit.

D. APPEAL THE DETERMINATION OF THE BUILDING OFFICIAL

PLEASE TAKE NOTICE:

The undersigned hereby appeals the determination of the Building Official / Inspector or Ordinance made

☐ CONSTRUCT NEW HOME/BUILDING ☐ ADDITION TO EXISTING HOME/BUILDING ☒ SIGNAGE

☐ ACCESSORY BUILDING ☐ USE ☐ OTHER _____

VI. APPLICANT & PROPERTY SIGNATURES

A. APPLICANT

Applicant Signature

8-12-26

Date

B. PROPERTY OWNER

If the applicant is not the owner, the property owner must read and sign below:

The undersigned affirms and acknowledges that he, she or they are the owner(s) of the property described in this application, and is/are aware of the contents of this application and related enclosures.

Property Owner Signature

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 SIGN VARIANCE

The Zoning Board of Appeals (ZBA) will review the application package and determine if the proposed Sign 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 Sign Variance.)

Standard #1. Extraordinary Circumstances or Conditions.

Explain how the circumstances or physical conditions applying to the property that do not apply generally to other properties in the same Zone District or in the general vicinity. Circumstances or physical conditions may include:

- a. **Shape of Lot.** A sign could not be placed in the location required by the Zoning Ordinance due to the shape, topography or other physical conditions of the lot or due to the location of an existing structure.

☒ Not Applicable ☐ Applicable If applicable, describe below:

and/or

- b. **Environmental Conditions.** A sign could not be placed in the location required by the Zoning Ordinance without removing or severely altering natural features, such as trees, topography, drainage courses or encroaching upon stormwater facilities.

☒ Not Applicable ☐ Applicable If applicable, describe below:

and/or

- c. **Abutting Property.** A sign could not be reasonably seen by passing motorists due to the configuration of existing buildings, trees, signs or other obstructions on an abutting property.

☐ Not Applicable ☒ Applicable If applicable, describe below:

Lazy Boy is trying to maintain visibility on NE side as traffic approaches from around the corner and there is only a small monument sign past the building. West side visibility is limited from the road, so we want to keep a size readable from Novi Rd and the ramp from 96. This visibility has been cut down since the Chik-Fil-A was built. There is some visibility on 12 Oaks as people enter the shopping area, but it is from a distance. This makes the NE side even more critical, which we have kept at a reasonable size that is smaller than the existing, but fits the sign area appropriately. The NE sign is only visible for about 50 yards until you are past it.

- d. **Scale of Building or Lot Frontage.** A sign that exceeds permitted dimensions for area and/or height could be considered appropriate in scale due to the length of the building frontage (wall sign only) or length of the lot frontage (ground sign only).

☐ Not Applicable

☒ Applicable

If applicable, describe below:

The signs are appropriate for the size of the building, the proposed signs are smaller than the previous signs that are currently on the building.

- e. **Not Self-Created.** Describe the immediate practical difficulty causing the need for the Variance was not created by the applicant or any person having an interest in the sign, sign structure, or property.

☐ Not Applicable

☒ Applicable

If applicable, describe below:

The practical difficulty was not created by the applicant or any person having an interest in the signs, sign structure, or property.

Standard #2. Limit Use of Property.

Explain how the failure to grant relief will unreasonably prevent or limit the use of the property and will result in substantially more than mere inconvenience or inability to attain a higher economic or financial return.

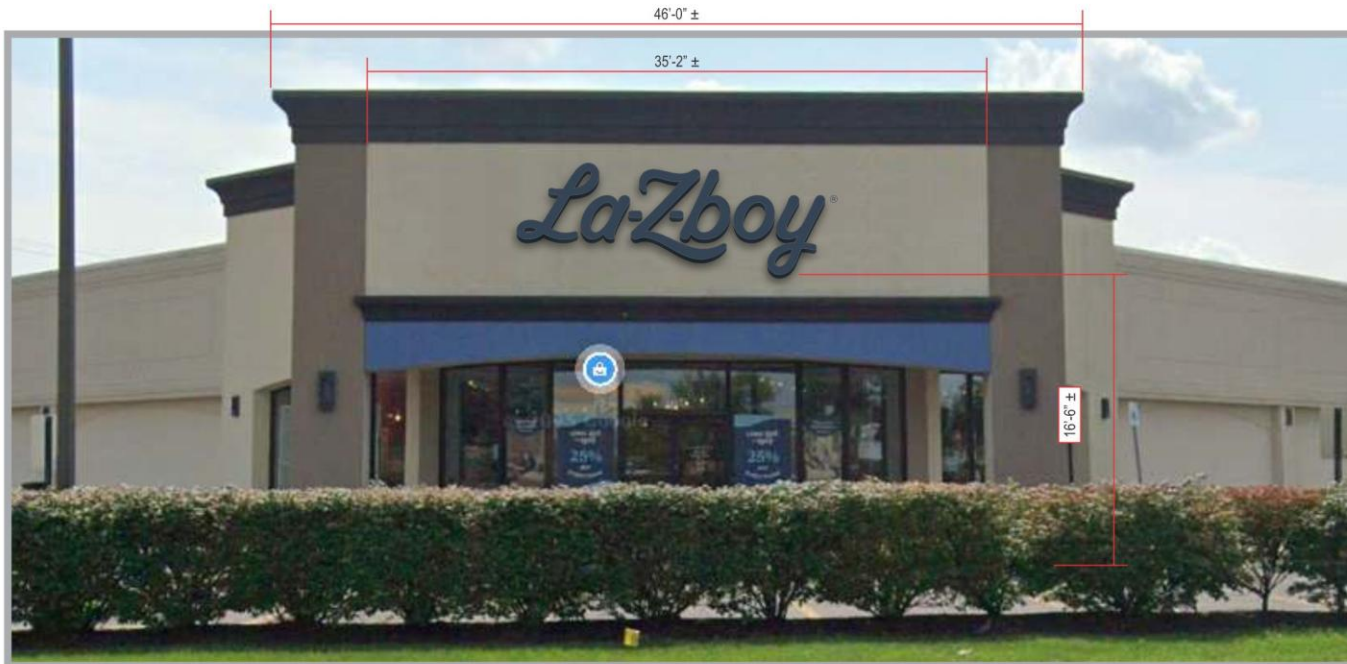
Lazy Boy is trying to maintain visibility on NE side as traffic approaches from around the corner and there is only a small monument sign past the building. West side visibility is limited from the road, so we want to keep a size readable from Novi Rd and the ramp from 96. This visibility has been cut down since the Chik-Fil-A was built. There is some visibility on 12 Oaks as people enter the shopping area, but it is from a distance. This makes the NE side even more critical, the NE sign is only visible for about 50 yards until you are past it.

Standard #3. Adverse Impact on Surrounding Area.

Explain how the Sign Variance will not result in a use or structure that is incompatible with or unreasonably interferes with adjacent or surrounding properties, will result in substantial justice being done to both the applicant and adjacent or surrounding properties, and is not inconsistent with the spirit and intent of this chapter.

This sign variance will not result in a use or structure that is incompatible with or unreasonably interfere with adjacent or surrounding properties. These are only replacing existing signs that are currently on the building and will remain consistent with the spirit and intent of this chapter.

NORTHEAST ELEVATION



NORTHEAST ELEVATION - PROPOSED SIGNAGE



EXISTING CONDITIONS

Mounting Detail

Sign Description

Lazboy

Date: 8-12-26

Site Address: 27754 Novi Rd
Novi, MI 48377

Contact Info:

Landlord Info:

Photo of Suite:

Meas. of Suite:

Site Plan:

.Eps Artwork:

Check Sign Ordinance:

Wall Color SW#:

Landlord Approval:

Permits Needed:

ACCEPTANCE OF ARTWORK The drawing above is an artistic representation ONLY. Elements may vary based on field measurements. This color proof is intended for verification of spelling, layout, color and composition. (PLEASE HELP AVOID UNNECESSARY COSTS BY CHECKING THIS PROOF CAREFULLY.) Signature constitutes authorization to proceed with specifications and conditions of this document as specified. All artwork and designs are property of Sign Emporium and may not be used without expressed written permission of Sign Emporium.

Approval: _____ Date: _____

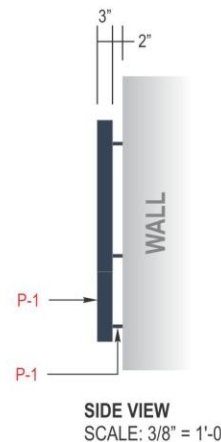
SIGN EMPORIUM phone: 586.576.7901
fax: 866.881.8182
11035 E 9 Mile Rd
Warren, MI 48089
email: signsbykal@gmail.com

HL.1 INTERNALLY ILLUMINATED HALO LIT CHANNEL LETTERS - EXTERIOR (QTY 1)

OVERALL SQUARE FOOTAGE: 119.4



FRONT VIEW
SCALE: 1/4" = 1'-0"



SIDE VIEW
SCALE: 3/8" = 1'-0"

SPECIFICATIONS:

- .063" X 3" ALUMINUM RETURNS STITCH WELDED TO ALUMINUM FACE P-1 (INTERIOR PAINTED WHITE)
- .125" ALUMINUM FACES P-1
- .150" WHITE POLYCARBONATE BACK TEK SCREWED TO ALUMINUM TABS (NO MORE THAN 24" APART)
- GE TETRA POWERMAX 24V 6500K WHITE LED
- 3/8" I.D. 2" L PVC SPACERS PAINTED TO MATCH RETURNS P-1
- MOUNTING HARDWARE TO SUIT FIELD CONDITIONS
- 1/4" DIA. WEEP HOLES IN BACK AT BOTTOM
- 1/8" ALUMINUM TABS FASTENED TO RETURNS W/ COUNTERSUNK SCREWS P-1
- 7/8" ELECTRICAL HOLE / 1/2" COUPLER WITH FLEXIBLE CONDUIT TO POWER SUPPLY BOX (IN MIDDLE OF LETTER UNLESS NOTED OTHERWISE). INSTALLER TO FOLLOW LOCAL CODE.
- LED POWER SUPPLY INSIDE POWER SUPPLY BOX
- TOGGLE SWITCH MOUNTED TO POWER SUPPLY BOX (IF REQUIRED ON LETTER MOUNTED TO TOP)
- 15 FT. MIN. WIRE LENGTH. IF PRIMARY ELECTRIC IS LOCATED WITHIN 6 FT. OF THE POWER SUPPLY BOX, ELECTRIC TO BE CONNECTED BY INSTALLERS, INSTALLER TO FOLLOW LOCAL CODE.
- POWER SUPPLY BOX
- RIGID CONDUIT THROUGH WALL WITH 1/2" - 1" STUB BEYOND INSIDE WALL.
- TO BE .25" THICK NON-GLARE CLEAR ACRYLIC A-3, WITH FIRST SURFACE APPLIED VINYL PAINTED P-1, DISC TO BE STUD MOUNTED AND SILICONED TO WALL

NOTES:

- ETL STICKER TO BE PLACED ON BOTTOM OF SIGN, VISIBLE FROM GROUND
- SIZING NOTE: 1/4" TOLERANCE FOR ALL MEASUREMENTS

REFERENCE:

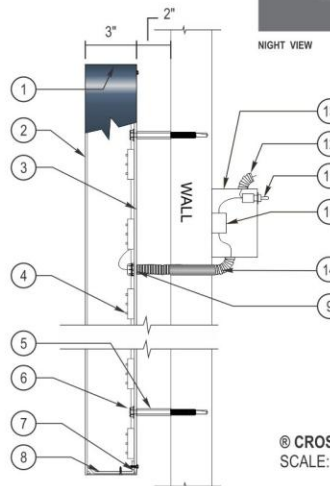
- Logo artwork for building signage differs from the print and logo artwork
- Logo spacing between rows of copy and letter kerning is not to be altered

COLORS / FINISHES:

- P-1 MP TO MATCH PMS 2189 C
- A-3 NON-GLARE CLEAR ACRYLIC

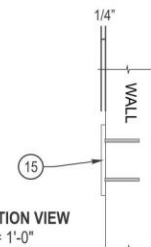


NIGHT VIEW



CROSS SECTION VIEW
SCALE: 1 1/2" = 1'-0"

© CROSS SECTION VIEW
SCALE: 1 1/2" = 1'-0"



Mounting Detail

Sign Description

Lazboy

Date: 8-12-26

Site Address: 27754 Novi Rd
Novi, MI 48377

Contact Info:

Landlord Info:

Photo of Suite:

Meas. of Suite:

Site Plan:

.Eps Artwork:

Check Sign Ordinance:

Wall Color SW#:

Landlord Approval:

Permits Needed:

ACCEPTANCE OF ARTWORK The drawing above is an artistic representation ONLY. Elements may vary based on field measurements. This color proof is intended for verification of spelling, layout, color and composition. (PLEASE HELP AVOID UNNECESSARY COSTS BY CHECKING THIS PROOF CAREFULLY.) Signature constitutes authorization to proceed with specifications and conditions of this document as specified. All artwork and designs are property of Sign Emporium and may not be used without expressed written permission of Sign Emporium.

Approval: _____ Date: _____

SIGN
EMPORIUM
phone: 586.576.7901
fax: 866.881.8182
11035 E 9 Mile Rd
Warren, MI 48089
email: signsbykal@gmail.com

WEST ELEVATION



WEST ELEVATION - PROPOSED SIGNAGE



EXISTING CONDITIONS

Mounting Detail

Sign Description

Lazboy

Date: 8-12-26

Site Address: 27754 Novi Rd
Novi, MI 48377

Contact Info:

Landlord Info:

Photo of Suite:

Meas. of Suite:

Site Plan:

.Eps Artwork:

Check Sign Ordinance:

Wall Color SW#:

Landlord Approval:

Permits Needed:

ACCEPTANCE OF ARTWORK The drawing above is an artistic representation ONLY. Elements may vary based on field measurements. This color proof is intended for verification of spelling, layout, color and composition. (PLEASE HELP AVOID UNNECESSARY COSTS BY CHECKING THIS PROOF CAREFULLY.) Signature constitutes authorization to proceed with specifications and conditions of this document as specified. All artwork and designs are property of Sign Emporium and may not be used without expressed written permission of Sign Emporium.

Approval: _____ Date: _____

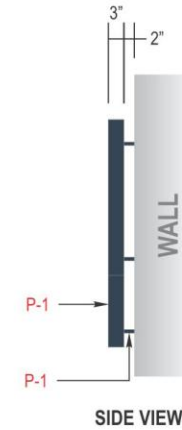
SIGN
EMPORIUM
phone: 586.576.7901
fax: 866.881.8182
11035 E 9 Mile Rd
Warren, MI 48089
email: signsbykal@gmail.com

HL.2 INTERNALLY ILLUMINATED HALO LIT CHANNEL LETTERS - EXTERIOR (QTY 1)

OVERALL SQUARE FOOTAGE: 86.4



WEST ELEVATION



SPECIFICATIONS:

- .063" X 3" ALUMINUM RETURNS STITCH WELDED TO ALUMINUM FACE P-1 (INTERIOR PAINTED WHITE)
- .125" ALUMINUM FACES P-1
- .150" WHITE POLYCARBONATE BACK TEK SCREWED TO ALUMINUM TABS (NO MORE THAN 24" APART)
- GE TETRA POWERMAX 24V 6500K WHITE LED
- 3/8" I.D. 2" L PVC SPACERS PAINTED TO MATCH RETURNS P-1
- MOUNTING HARDWARE TO SUIT FIELD CONDITIONS
- 1/4" DIA. WEEP HOLES IN BACK AT BOTTOM
- 1/8" ALUMINUM TABS FASTENED TO RETURNS W/ COUNTERSUNK SCREWS P-1
- 7/8" ELECTRICAL HOLE / 1/2" COUPLER WITH FLEXIBLE CONDUIT TO POWER SUPPLY BOX (IN MIDDLE OF LETTER UNLESS NOTED OTHERWISE). INSTALLER TO FOLLOW LOCAL CODE.
- LED POWER SUPPLY INSIDE POWER SUPPLY BOX
- TOGGLE SWITCH MOUNTED TO POWER SUPPLY BOX (IF REQUIRED ON LETTER MOUNTED TO TOP)
- 15 FT. MIN. WHIP LENGTH. IF PRIMARY ELECTRIC IS LOCATED WITHIN 6 FT. OF THE POWER SUPPLY BOX, ELECTRIC TO BE CONNECTED BY INSTALLERS, INSTALLER TO FOLLOW LOCAL CODE.
- POWER SUPPLY BOX
- RIGID CONDUIT THROUGH WALL WITH 1/2" - 1" STUB BEYOND INSIDE WALL.
- ® TO BE .25" THICK NON-GLARE CLEAR ACRYLIC A-3, WITH FIRST SURFACE APPLIED VINYL PAINTED P-1, DISC TO BE STUD MOUNTED AND SILICONED TO WALL

NOTES:

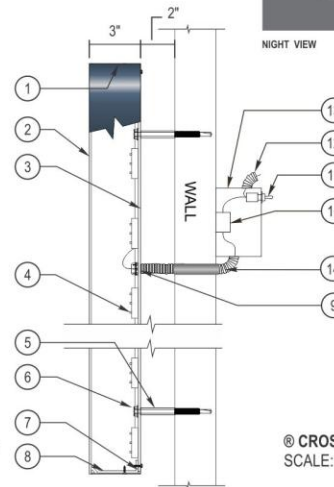
- ETL STICKER TO BE PLACED ON BOTTOM OF SIGN, VISIBLE FROM GROUND
- SIZING NOTE: 1/4" TOLERANCE FOR ALL MEASUREMENTS

REFERENCE:

- Logo artwork for building signage differs from the print and logo artwork
- Logo spacing between rows of copy and letter kerning is not to be altered

COLORS / FINISHES:

- P-1 MP TO MATCH PMS 2189 C
- A-3 NON-GLARE CLEAR ACRYLIC



CROSS SECTION VIEW
SCALE: 1 1/2" = 1'-0"

® CROSS SECTION VIEW
SCALE: 1 1/2" = 1'-0"



Mounting Detail

Sign Description

Lazboy

Date: 8-12-26

Site Address: 27754 Novi Rd
Novi, MI 48377

Contact Info:

Landlord Info:

Photo of Suite:

Meas. of Suite:

Site Plan:

.Eps Artwork:

Check Sign Ordinance:

Wall Color SW#:

Landlord Approval:

Permits Needed:

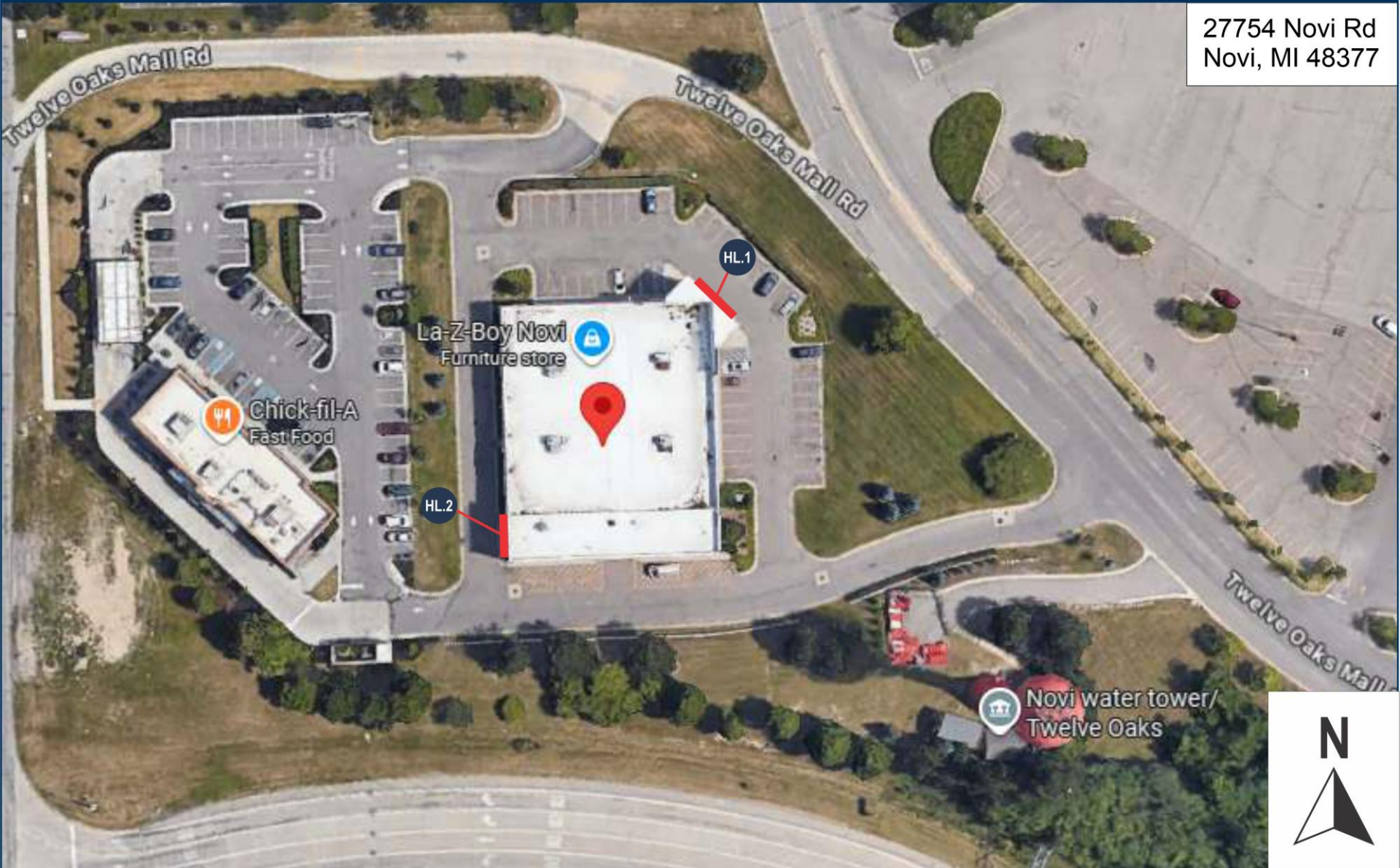
ACCEPTANCE OF ARTWORK The drawing above is an artistic representation ONLY. Elements may vary based on field measurements. This color proof is intended for verification of spelling, layout, color and composition. (PLEASE HELP AVOID UNNECESSARY COSTS BY CHECKING THIS PROOF CAREFULLY.) Signature constitutes authorization to proceed with specifications and conditions of this document as specified. All artwork and designs are property of Sign Emporium and may not be used without expressed written permission of Sign Emporium.

Approval: _____ Date: _____

SIGN
EMPORIUM
phone: 586.576.7901
fax: 866.881.8182
11035 E 9 Mile Rd
Warren, MI 48089
email: signsbykal@gmail.com

SITEPLAN

27754 Novi Rd
Novi, MI 48377



SCALE: NTS