



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: April 14, 2026

REGARDING: 26245 Novi Road # 50-22-15-476-049 (PZ26-0012)

BY: Alan Hall, Deputy Director Community Development

I. GENERAL INFORMATION:

Applicant

Raising Cane's

Variance Type

Sign Variance

Property Characteristics

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

Location: on Novi Road, south of Crescent Boulevard

Parcel #: 50-22-15-476-049

Request

The applicant is requesting variances from the City of Novi Sign Ordinance Section 28-5(d) to allow for 4 additional wall signs and 1 additional ground sign (3 signs allowed, variance of 5 additional signs); and Section 28-5(a) chart to allow a 7 ft in height ground sign (6 ft maximum, variance of 1 ft).

II. STAFF COMMENTS:

The applicant, Raising Cane's, is seeking (2) sign variances.

- 1) To allow (4) additional wall signs and (1) additional ground sign (total of 8 signs on site).*
- 2) To allow a 1-foot height increase on the new ground sign near Crescent Blvd.*

These signs are needed to direct customers around the site.

III. RECOMMENDATION:

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

I move that we **grant** the variance in Case No. **PZ26-0012** 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. _____.

I move that we **deny** the variance in Case No. **PZ26-0012** 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



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ZONING BOARD OF APPEALS APPLICATION

RECEIVED

FEB 25 2025

CITY OF NOVI
 COMMUNITY DEVELOPMENT

APPLICATION MUST BE FILLED OUT COMPLETELY

I. PROPERTY INFORMATION (Address of subject ZBA Case)				Application Fee: <u>\$330.00</u>	
PROJECT NAME / SUBDIVISION Raising Cane's - signage				Meeting Date: <u>4/14/24</u>	
ADDRESS 26245 Novi Rd		LOT/SIUTE/SPACE #		ZBA Case #: <u>PZ 26-0012</u>	
SIDWELL # 50-22-15 - 4/6 - 049		May be obtain from Assessing Department (248) 347-0485			
CROSS ROADS OF PROPERTY Between Crescent Blvd and Grand River Ave					
IS THE PROPERTY WITHIN A HOMEOWNER'S ASSOCIATION JURISDICTION?			REQUEST IS FOR:		
<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO			<input type="checkbox"/> RESIDENTIAL <input type="checkbox"/> COMMERCIAL <input type="checkbox"/> VACANT PROPERTY <input checked="" type="checkbox"/> SIGNAGE		
DOES YOUR APPEAL RESULT FROM A NOTICE OF VIOLATION OR CITATION ISSUED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO					
II. APPLICANT INFORMATION					
A. APPLICANT		EMAIL ADDRESS		CELL PHONE NO.	
NAME Kevin Deters				TELEPHONE NO.	
ORGANIZATION/COMPANY Metro Signs & Lighting				FAX NO.	
ADDRESS 11444 Kaltz Ave		CITY Warren	STATE MI	ZIP CODE 48089	
B. PROPERTY OWNER <input type="checkbox"/> CHECK HERE IF APPLICANT IS ALSO THE PROPERTY OWNER					
Identify the person or organization that owns the subject property:		EMAIL ADDRESS		CELL PHONE NO.	
NAME David Stanton				TE	
ORGANIZATION/COMPANY WEND-TREE INVESTMENTS, L.L.C.				FAX NO.	
ADDRESS 714 W. Michigan Avenue		CITY Jackson	STATE MI	ZIP CODE 49201	
III. ZONING INFORMATION					
A. ZONING DISTRICT					
<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. VARIANCE REQUESTED					
INDICATE ORDINANCE SECTION (S) AND VARIANCE REQUESTED:					
1. Section <u>28-5 (d)</u>		Variance requested		<u>additional wall signs</u>	
2. Section <u>28-5 (a)</u>		Variance requested		<u>Directional signs over 6 feet high</u>	
3. Section _____		Variance requested		_____	
4. Section _____		Variance requested		_____	
IV. FEES AND DRAWINGS					
A. FEES					
<input type="checkbox"/> Single Family Residential (Existing) \$220 <input type="checkbox"/> (With Violation) \$275 <input type="checkbox"/> Single Family Residential (New) \$275 <input type="checkbox"/> Multiple/Commercial/Industrial \$330 <input type="checkbox"/> (With Violation) \$440 <input checked="" 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. DRAWINGS 1-COPY & 1 DIGITAL COPY SUBMITTED AS A PDF					
<ul style="list-style-type: none"> 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 			<ul style="list-style-type: none"> 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

Rita Deter
Applicant Signature

2-25-26
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.

[Signature] *Wind-Tide Investments, LLC*
Property Owner Signature

2/19/2026
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
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**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:

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:

Sign 04 on the south elevation is justified in order to have a sign above the door on the drive thru elevation. The drive thru arrow on that same elevation is a painted sign for directional purposes. The One Love sign on the front (east) elevation is a small tagline sign above the canopy. Sign 07 on the north elevation is a painted mural to identify that Raising Cane's has moved into the Novi community. The height increase for directional sign #10 is warranted due to the sign's location far from the building along Crescent Blvd and its 73.23 foot setback from Crescent Blvd.

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:

Raising Cane's is moving into the former Wendy's site. The existing building conditions were not created by Raising Cane's. The proposed additional signage is reasonable in terms of size. The additional signage is intended for directional assistance and, in terms of the mural sign #07, to identify that Raising Cane's has established a location in Novi.

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.

This is a large lot and building with entrances off of both Novi Rd and Crescent Blvd. As such, the additional signage is warranted to direct customers to the drive thru area and, in the case of sign #04, to identify the entrance on the south/drive thru elevation.

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.

If this variance is granted, the proposed signage will not have a negative impact on surrounding properties. The wall signage is small and fits the scale of the building. It is aesthetically pleasing and mainly directional in nature. The height increase for directional sign #10 is to clarify the drive thru entrance off of Crescent Blvd, which is far away from the building and the main entrance off of Novi Rd.

**Raising Canes
26245 Novi Rd
Novi, MI**

DESCRIPTION

SIGN

COMMENT

Sign 01 – face change on existing monument sign – no permit required	3' high x 8'-2" wide = 24.49 sq feet at 4 feet OAH	Face change on existing monument sign – no permit required
Sign 02 – Raising Canes wall sign on the front elevation	2'-10.625" x 6' = 17.31 sq feet	Connect to the existing electrical service
Sign 03 – Raising Canes wall sign on the side entry elevation	2'-10.625" x 6' = 17.31 sq feet	Connect to the existing electrical service
Sign 04 – Raising Canes wall sign on the drive thru elevation – sign requires a variance	3'-10.125" x 8' = 30.75 sq feet	Connect to the existing electrical service– sign requires a variance
Sign 05 – interior "Now Open" window sign – no sign permit required	1'-2.0625" x 2'-3"	No sign permit required. Connect to the existing electrical service
Sign 06 – interior "Chicken Fingers" window sign – no sign permit required	1'-6" x 2'	No sign permit required. Connect to the existing electrical service
Sign 07 – painted mural on side entry elevation– sign requires a variance	6' x 10'-3" = 61.5 sq feet	Painted mural– sign requires a variance
Sign 08 – painted "Drive Thru" arrow on the drive thru elevation – sign requires a variance	2'-9.75" x 11'-5.5" = 32.22 sq feet	painted "Drive Thru" arrow– sign requires a variance
Sign 09 – One Love wall sign on the front elevation – sign requires a variance	1'-8" x 10'-3.375" = 17.13 sq feet	Connect to the existing electrical service – sign requires a variance
Sign 10 – directional sign – sign requires a variance for the height	1'-11.5" x 2'-7.25" = 5.09 sq feet at 7'-10.25" OAH	Connect to the existing electrical service – sign requires a variance for the height
Sign 11 – drive thru menu board – footing done by the GC	4.093' x 7.0625' = 28.91 sq feet at 5.96 feet OAH	Footing done by the GC
Sign 12 – drive thru pre sell board – footing done by the GC	4'-2.75" x 1'-11.5625" = 8.3 sq feet at 6 feet OAH	Footing done by the GC
Sign 13 – drive thru speaker post – footing done by the GC	2'-6" high x 0'-6" wide = 1.25 sq feet	Footing done by the GC
Sign 14 – LED cove lighting – no sign permit required	varies	No sign permit required. Connect to the existing electrical service
Sign 16 – canopy on drive thru elevation	3'-6" x 10'	non illuminated
Sign 17 – canopy on front elevation	3'-6" x 7'-6"	non illuminated
Sign 18 – canopy on side entry elevation	3'-6" x 7'-1"	non illuminated
Sign 19 – canopy on drive thru elevation	3'-6" x 6'-4"	non illuminated

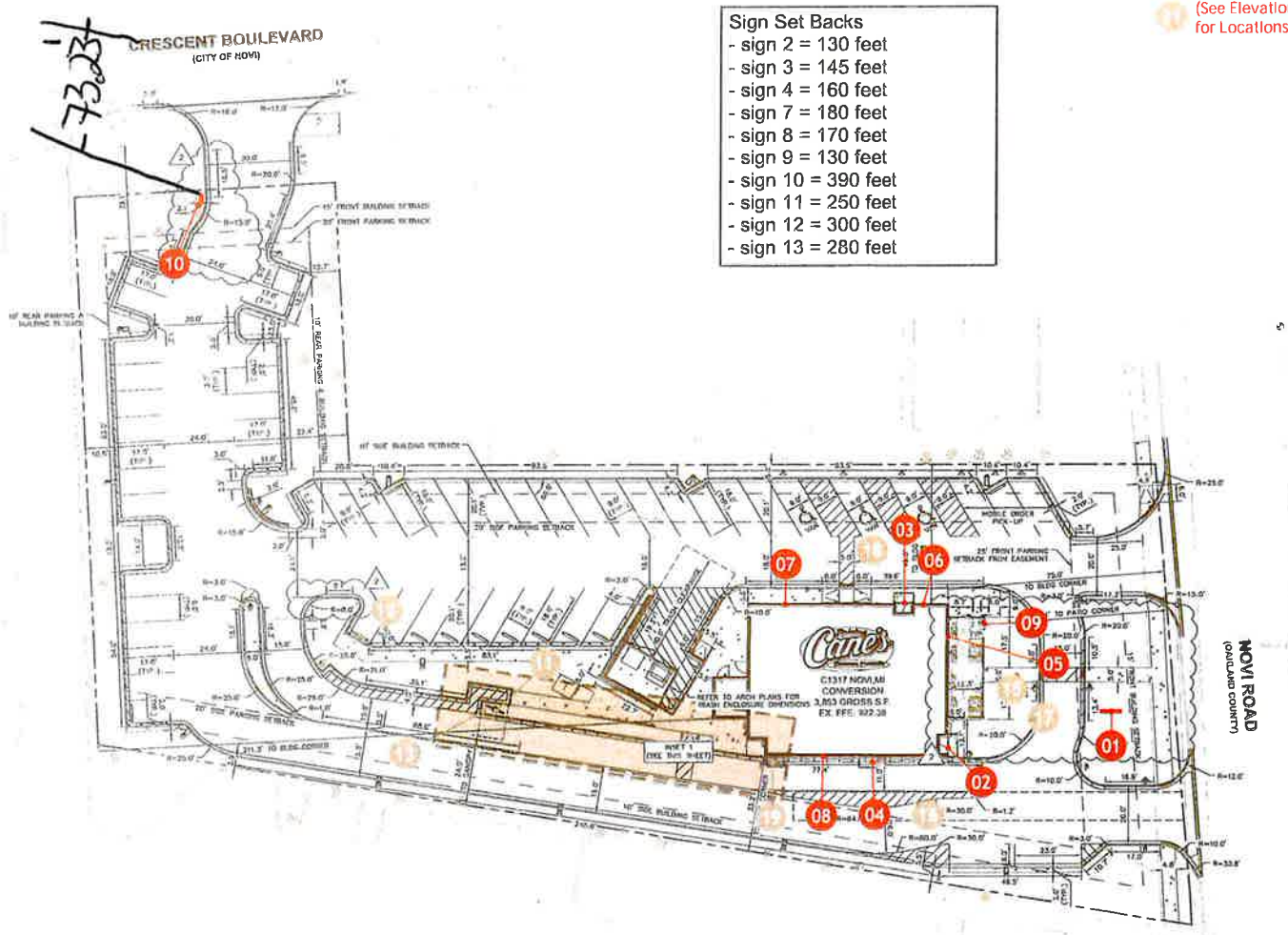
SITEPLAN

(See Elevations for Locations)

(Interior Sign Not Shown)

(See Elevations for Locations)

- Sign Set Backs**
- sign 2 = 130 feet
 - sign 3 = 145 feet
 - sign 4 = 160 feet
 - sign 7 = 180 feet
 - sign 8 = 170 feet
 - sign 9 = 130 feet
 - sign 10 = 390 feet
 - sign 11 = 250 feet
 - sign 12 = 300 feet
 - sign 13 = 280 feet



SIGN LIST

PART #	PART #
01 RAI-MON-RFC	Monument Reface
02 RAI-WS-6FT	3'x6' Wall Sign
03 RAI-WS-6FT	3'x6' Wall Sign
04 RAI-WS-BFT	4'x8' Wall Sign
05 RAI-NEON-OPEN	1'-2"x7'-3" "Open" Window Sign
06 RAI-WN-CF-NEON-OG	1'-6" x 2' Chicken Fingers Window Sign (OG)
07 RC-PMRL-7	PMRL (Mural)
08 RAI-PAMRL	Drive-Thru Arrow
09 RAI-OL-RW-20	One Love Channel Letters
10 RAI-DIR	Directional Sign

SITE ELEMENTS

01 RAI-RC-DTMB-WI CANOPY	Menu Board With Canopy
02 RAI-DTPS	Pre-Sell Board
03 RAI-DTSP	Drive-Thru Speaker Post
04 RAI-COV01	Cove Lighting
05 OT	One Tower
06 RAI-CAN01	Canopy 10'x3'-6"x10'-0"+/-
07 RAI-CAN01	Canopy 10'x3'-6"x7'-6"
08 RAI-CAN01	Canopy 10'x3'-6"x7'-1"
09 RAI-CAN01	Canopy 10'x3'-6"x6'-4"
10 RAI-RC-LS-P6	P6 Lemonade Sign
11 RAI-RS-4'	Roof Screens



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SITEPLAN

CRESCENT BOULEVARD
(CITY OF NOVI)

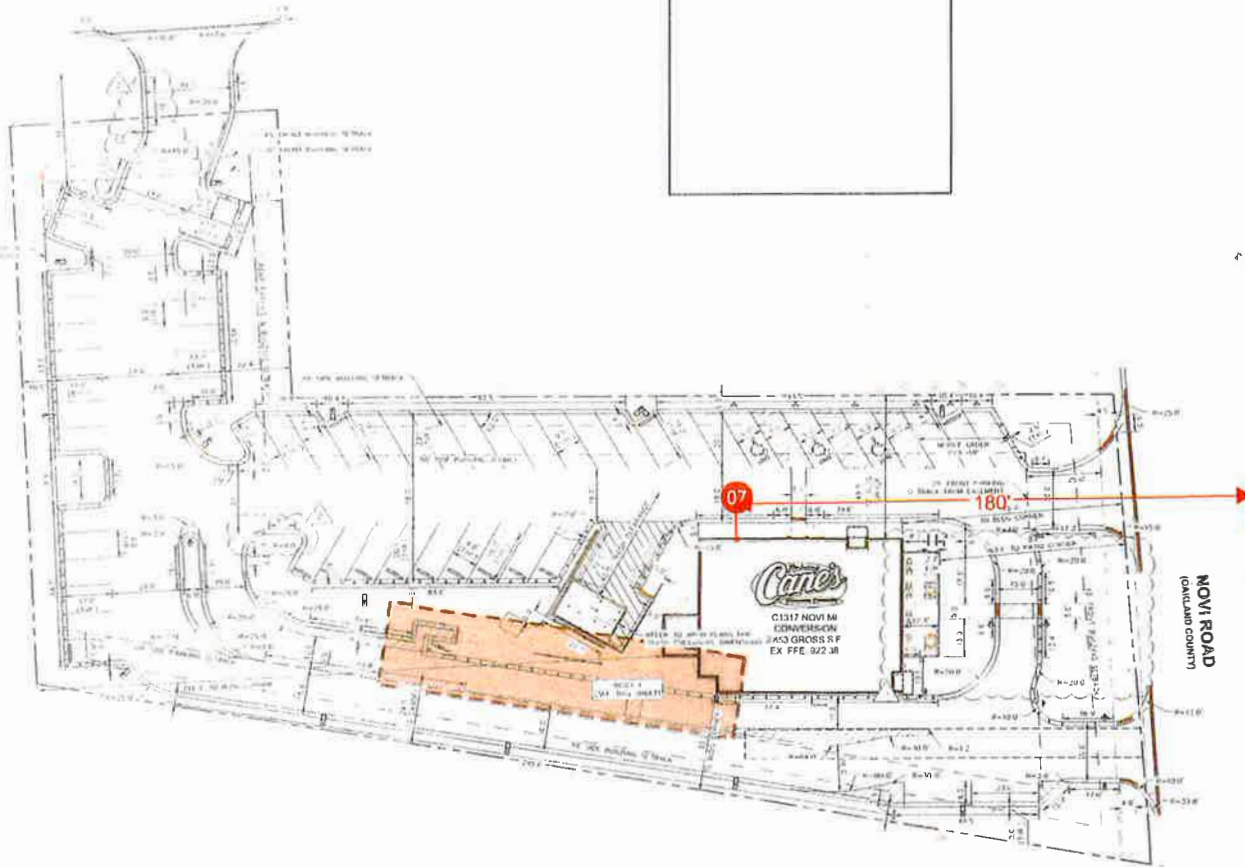
Sign Set Backs
- sign 7 = 180 feet

SIGN LIST

PART #	PART #
07	PMRL (Mural)

07 RC-PMRL-7

PMRL (Mural)



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SITEPLAN

CRESCENT BOULEVARD
(CITY OF NOVI)

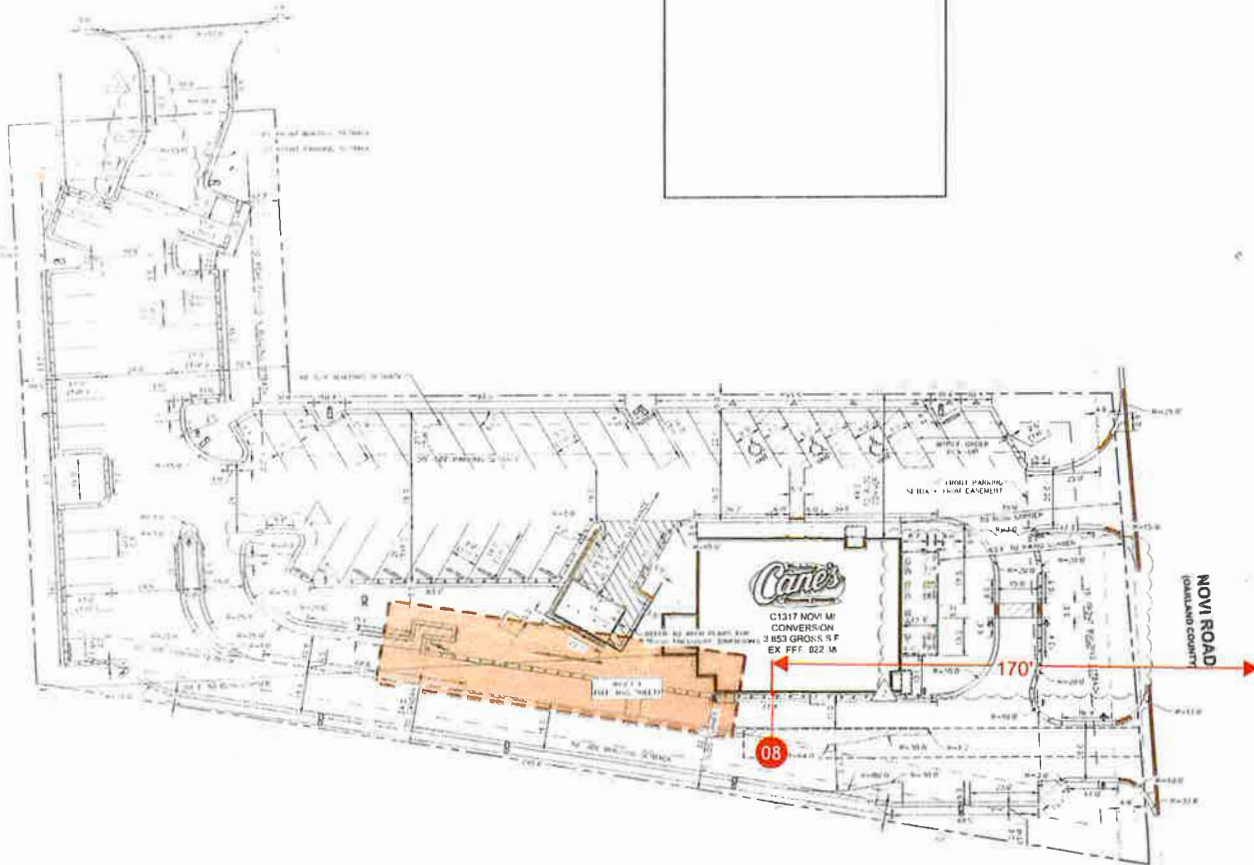
Sign Set Backs
- sign 8 = 170 feet

SIGN LIST

PART #	PART #
--------	--------

08 RAI-PAMRL

Drive-Thru Arrow



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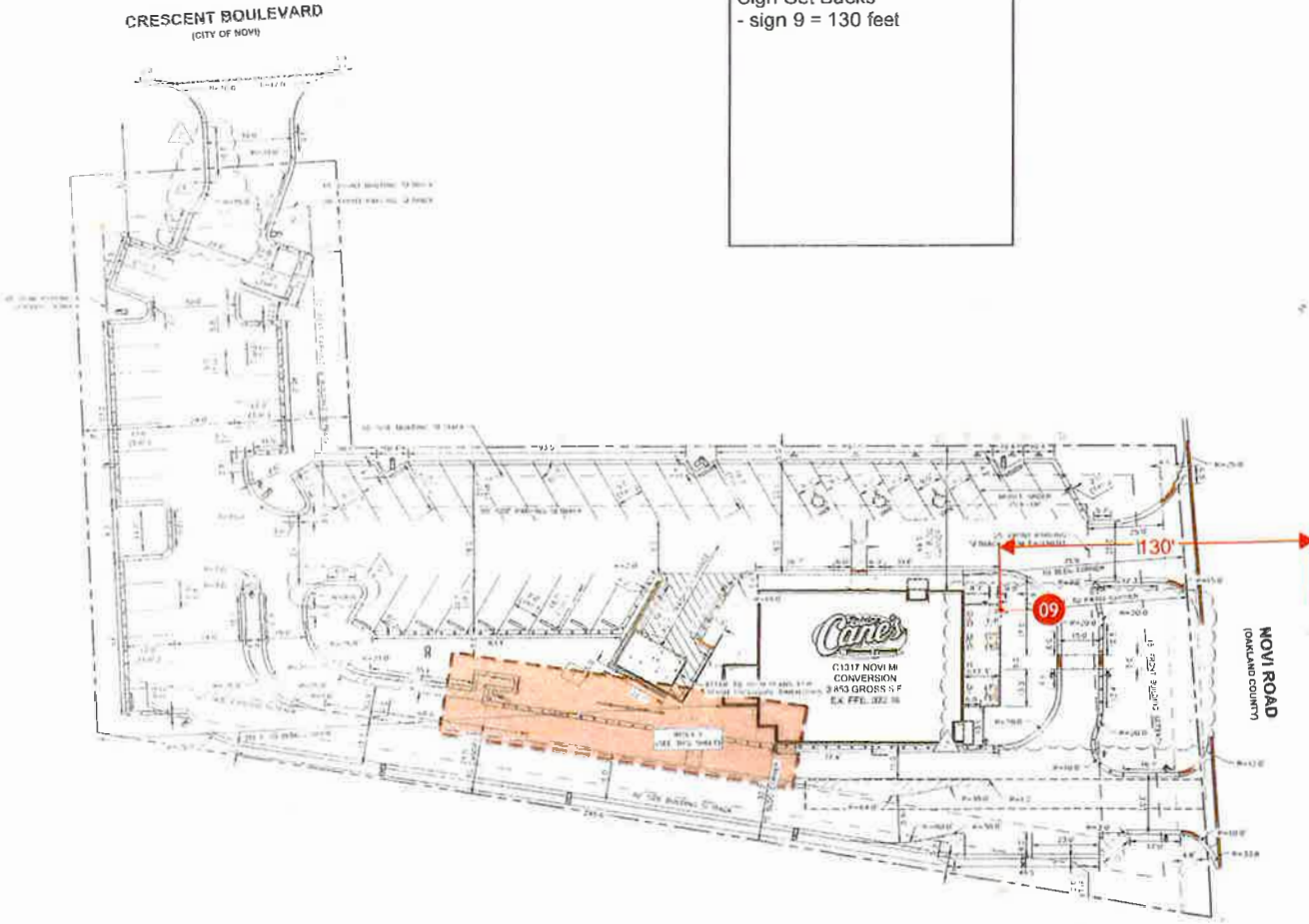


SITEPLAN

Sign Set Backs
- sign 9 = 130 feet

SIGN LIST

PART #	PART #
--------	--------



09 RAI-OL-RW-20

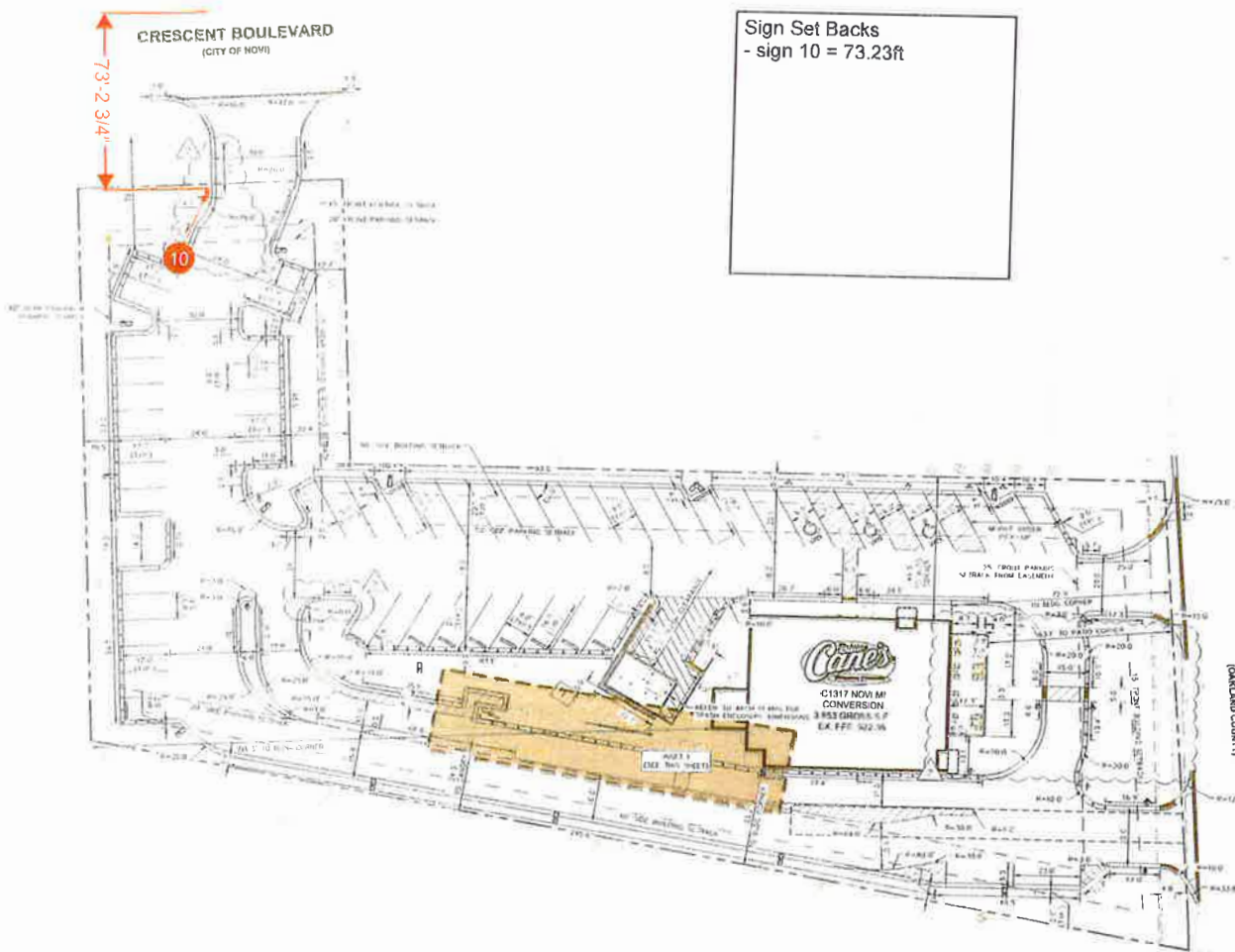
One Love Channel Letters



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SITEPLAN



Sign Set Backs
- sign 10 = 73.23ft

SIGN LIST

PART #	PART #
10	RAI-DIR
	Directional Sign



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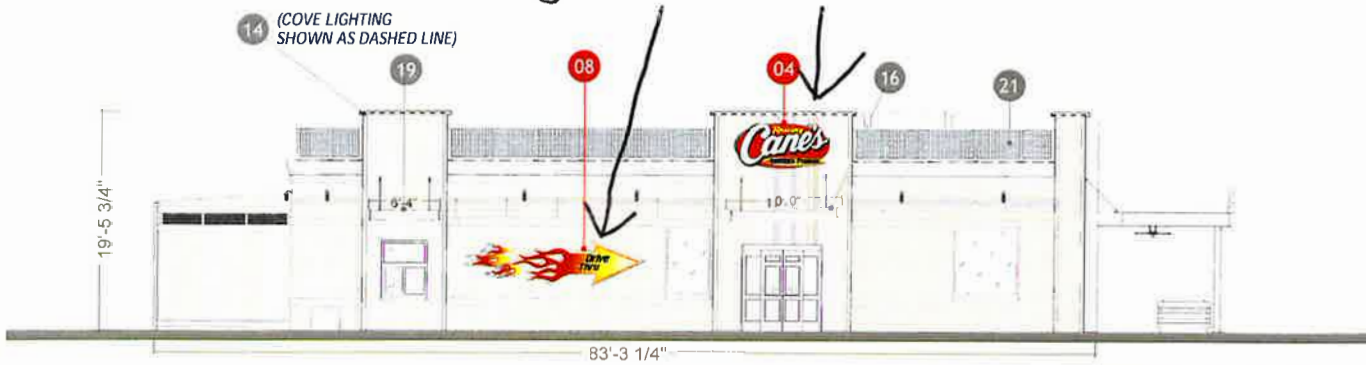


ELEVATIONS



FRONT ELEVATION

Signs need a Variance



DRIVE THRU ELEVATION

Scale: 3/32"=1'

SIGN LIST

PART #	DESCRIPTION
01 RAI-MON-RFC	Monument Reface
02 RAI-WS-6FT	3'x6' Wall Sign
03 RAI-WS-6FT	3'x6' Wall Sign
04 RAI-WS-8FT	4'x8' Wall Sign
05 RAI-NEON-OPEN	1'-2"x2'-3" "Open" Window Sign
06 RAI-WN-CF-NEON-OG	1'-6" x 2' Chkcn Fingers Window Sign (OG)
07 RC-PMRL-7	PMRL (Mural)
08 RAI-PAMRL	Drive-Thru Arrow
09 RAI-OL-RW-20	One Love Channel Letters
10 RAI-DIR	Directional Sign
11 RAI-RC-DTMB-W/CANOPY	Menu Board With Canopy
12 RAI-DTPS	Pre-Sell Board
13 RAI-DTSP	Drive-Thru Speaker Post
14 RAI-COV01	Cove Lighting
15 OT	One Tower
16 RAI-CAN01	Canopy 10'x3'-6"x10'-0"+/-
17 RAI-CAN01	Canopy 10'x3'-6"x7'-6"
18 RAI-CAN01	Canopy 10'x3'-6"x7'-1"
19 RAI-CAN01	Canopy 10'x3'-6"x6'-4"
20 RAI-RC-LS-P6	P6 Lemonade Sign
21 RAI-RS-4'	Roof Screens

ARTISTIC REPRESENTATION ONLY.

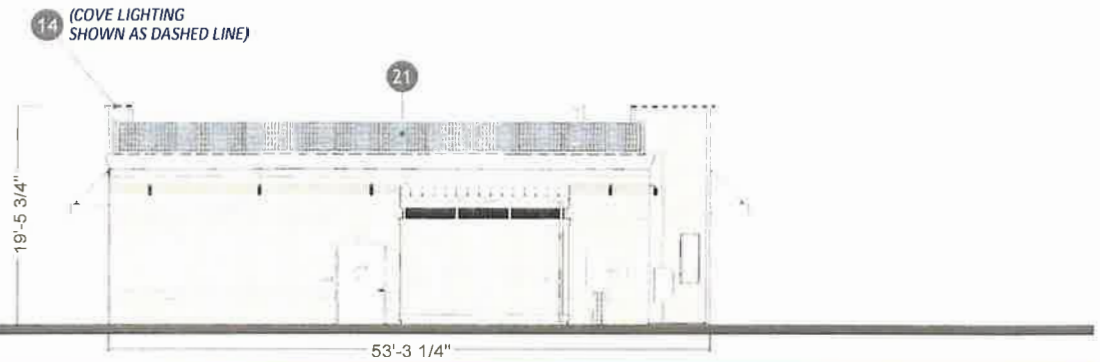
PAGE 6



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ELEVATIONS



REAR ELEVATION



SIDE ENTRY ELEVATION

Scale: 3/32" = 1'

SIGN LIST

PART #	DESCRIPTION
01 RAI-MON-RFC	Monument Reface
02 RAI-WS-6FT	3'x6' Wall Sign
03 RAI-WS-6FT	3'x6' Wall Sign
04 RAI-WS-8FT	4'x8' Wall Sign
05 RAI-NEON-OPEN	1'-2"x2'-3" "Open" Window Sign
06 RAI-WN-CF-NEON-OG	1'-6" x 2' Chicken Fingers Window Sign (OG)
07 RC-PMRL-7	PMRL (Mural)
08 RAI-PAMRL	Drive-Thru Arrow
09 RAI-OL-RW-20	One Love Channel Letters
10 RAI-DIR	Directional Sign
11 RAI-RC-DTMB-WI-CANOPY	Menu Board With Canopy
12 RAI-DTPS	Pre-Sell Board
13 RAI-DTSP	Drive-Thru Speaker Post
14 RAI-COV01	Cove Lighting
15 OT	One Tower
16 RAI-CAN01	Canopy 10'x3'-6"x10'-0"+/-
17 RAI-CAN01	Canopy 10'x3'-6"x7'-6"
18 RAI-CAN01	Canopy 10'x3'-6"x7'-1"
19 RAI-CAN01	Canopy 10'x3'-6"x6'-4"
20 RAI-RC-LS-P6	P6 Lemonade Sign
21 RAI-RS-4'	Roof Screens

*Painted mural
Needs a
Variance*



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04 4'x8' Wall Sign

RAI-WS-8FT

SEE AGI MANUFACTURING DRAWINGS FOR SITE SPECIFIC ATTACHMENT DETAILS

DESCRIPTION

Internally Illuminated Single-Face Wall Sign With Thermoformed Polycarbonate Face With Applied Vinyl Graphics

SPECIFICATIONS

SIGN H: 3'-10 1/8"
 SIGN W: 8'-0"
 OAH:
 OAW:
 SIGN SF: 30.75
 TOTAL SF:
 ILLUMINATION: Internal
 AMPS: 1.8 @ 120 Volts Connected Load

SITE SPECIFIC NOTES



PART NUMBER	'H'	'W'	'SF'
RAI-WS001-0204-T	2' - 0 11/16"	4' - 3 3/8"	8.83
RAI-WS001-0205-T	2' - 7 3/4"	5' - 6"	14.55
RAI-WS001-0306-T	2' - 10 5/8"	6' - 0"	17.31
RAI-WS001-0408-T	3' - 10 1/8"	8' - 0"	30.75
RAI-WS001-0510-T	4' - 9 11/16"	10' - 0"	50

COLOR SCHEDULE	
PAINT COLORS	VINYL COLORS
MAP / 27386	3M / OPAQUE / #7725-10 / 'WHITE'
PANTONE / #109C / 'YELLOW'	3M / OPAQUE / #680-10 / 'WHITE' / REFLECTIVE
MAP / 2075	3M / TRANS. / #3630-015 / 'YELLOW'
MAP / 'BLACK'	3M / TRANS. / #3630-53 / 'CARDINAL RED'
MAP / 'BLACK' / FINISH MATTE	3M / TRANS. / #3630-73 / 'RED'
MAP / 'BLACK' / FINISH SATIN	3M / OPAQUE / 'BLACK'



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07 PMRL (Mural)

RC-PMRL-7

SEE AGI MANUFACTURING DRAWINGS FOR SITE SPECIFIC ATTACHMENT DETAILS

DESCRIPTION

Painted Mural W/City Name



SPECIFICATIONS

SIGN H: 6'-0"
 SIGN W: 10'-3"
 OAH:
 OAW:
 SIGN SF: 51.25
 TOTAL SF:
 ILLUMINATION: None
 AMPS: N/A

SITE SPECIFIC NOTES



COLOR SCHEDULE

PAINT COLORS		VINYL COLORS	
	MAP / 27386		3M / OPAQUE / #7725-10 / 'WHITE'
	PANTONE / #109C / 'YELLOW'		3M / OPAQUE / #680-10 / 'WHITE' / REFLECTIVE
	MAP / 2075		3M / TRANS. / #3630-015 / 'YELLOW'
	MAP / 'BLACK'		3M / TRANS. / #3630-53 / 'CARDINAL RED'
	MAP / 'BLACK' / FINISH MATTE		3M / TRANS. / #3630-73 / 'RED'
	MAP / 'BLACK' / FINISH SATIN		3M / OPAQUE / 'BLACK'



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08 Drive-Thru Arrow

RAI-PAMRL

SEE AGI MANUFACTURING DRAWINGS FOR SITE SPECIFIC ATTACHMENT DETAILS

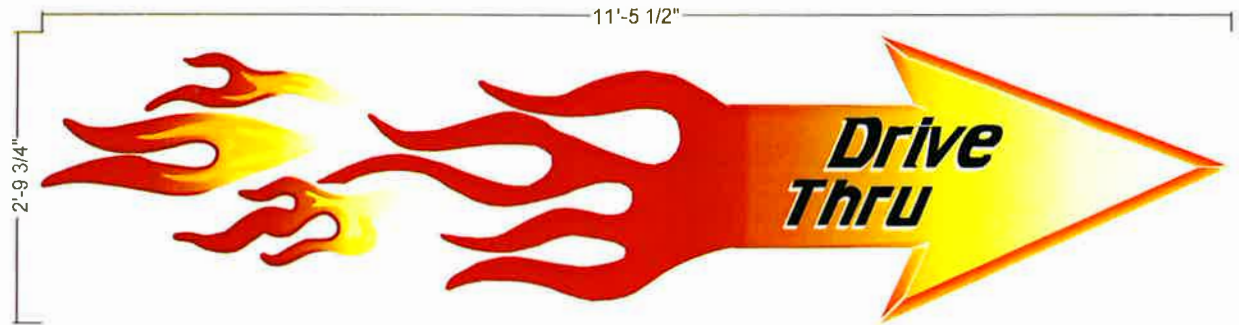
DESCRIPTION

3' x 15'-11 1/4" Painted Drive-Thru Arrow

SPECIFICATIONS

SIGN H: 3'-11"
 SIGN W: 15'-11 1/4"
 OAH:
 OAW:
 SIGN SF:
 TOTAL SF: 62.42
 ILLUMINATION: None
 AMPS:

SITE SPECIFIC NOTES



COLOR SCHEDULE

PAINT COLORS		VINYL COLORS	
MAP / 27386		3M / OPAQUE / #7725-10 / 'WHITE'	
PANTONE / #109C / 'YELLOW'		3M / OPAQUE / #680-10 / 'WHITE' / REFLECTIVE	
MAP / 2075		3M / TRANS. / #3630-015 / 'YELLOW'	
MAP / 'BLACK'		3M / TRANS. / #3630-53 / 'CARDINAL RED'	
MAP / 'BLACK' / FINISH MATTE		3M / TRANS. / #3630-73 / 'RED'	
MAP / 'BLACK' / FINISH SATIN		3M / OPAQUE / 'BLACK'	



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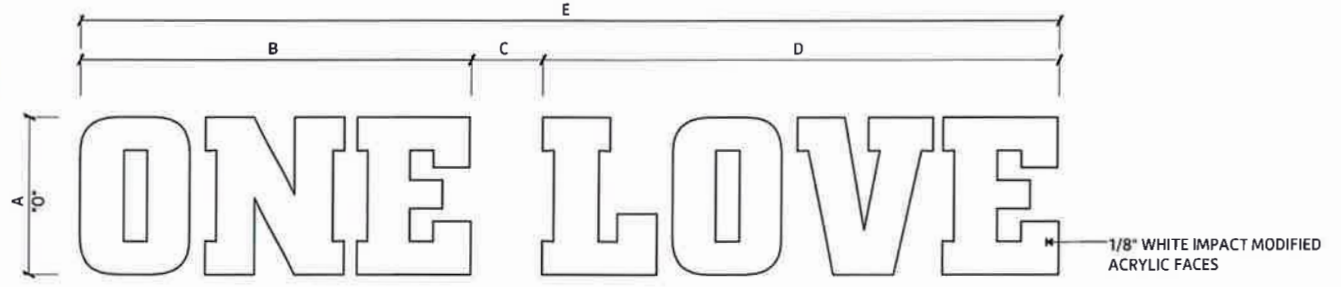
09 One Love Channel Letters

RAI-OL-RW-20

SEE AGI MANUFACTURING DRAWINGS FOR SITE SPECIFIC ATTACHMENT DETAILS

DESCRIPTION

One Love (22" Channel)







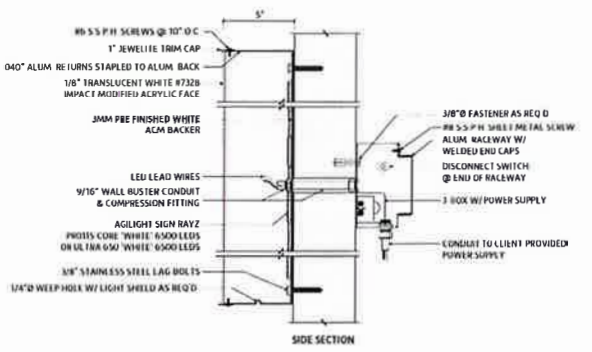
SPECIFICATIONS

- SIGN H: 1'-8"
- SIGN W: 10'-3 3/8"
- OAH: 1'-8"
- OAW: 10'-3 3/8"
- SIGN SF: 17.13 SF
- TOTAL SF: 17.13 SF
- ILLUMINATION: INTERNAL
- AMPS: 1.8 @ 120 Volts Connected Load

Sign Size	A	B	C	D	E	SF
OL-16	16"	3'-3 13/16"	7 1/8"	4'-4"	8'-3"	11.00
OL-18	18"	3'-8 13/16"	8"	4'-10 1/2"	9'-3 3/8"	13.92
OL-20	20"	4'-1 13/16"	8 15/16"	5'-5"	10'-3 3/8"	17.13
OL-22	22"	4'-6 3/4"	9 13/16"	5'-11 1/2"	11'-4 1/8"	20.79
OL-24	24"	4'-11 9/16"	10 15/16"	6'-5 13/16"	12'-4 1/4"	24.70

SITE SPECIFIC NOTES

COLOR SCHEDULE	
PAINT COLORS	VINYL COLORS
MAP / 27386	3M / OPAQUE / #7725-10 / 'WHITE'
 PANTONE / #109C / 'YELLOW'	3M / OPAQUE / #680-10 / 'WHITE' / REFLECTIVE
 MAP / 2075	 3M / TRANS. / #3630-015 / 'YELLOW'
MAP / 'BLACK'	3M / TRANS. / #3630-53 / 'CARDINAL RED'
MAP / 'BLACK' / FINISH MATTE	3M / TRANS. / #3630-73 / 'RED'
MAP / 'BLACK' / FINISH SATIN	 3M / OPAQUE / 'BLACK'



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Directional Sign needs a height variance

10 Directional Sign

RAI-DIR

SEE AGI MANUFACTURING DRAWINGS FOR SITE SPECIFIC ATTACHMENT DETAILS

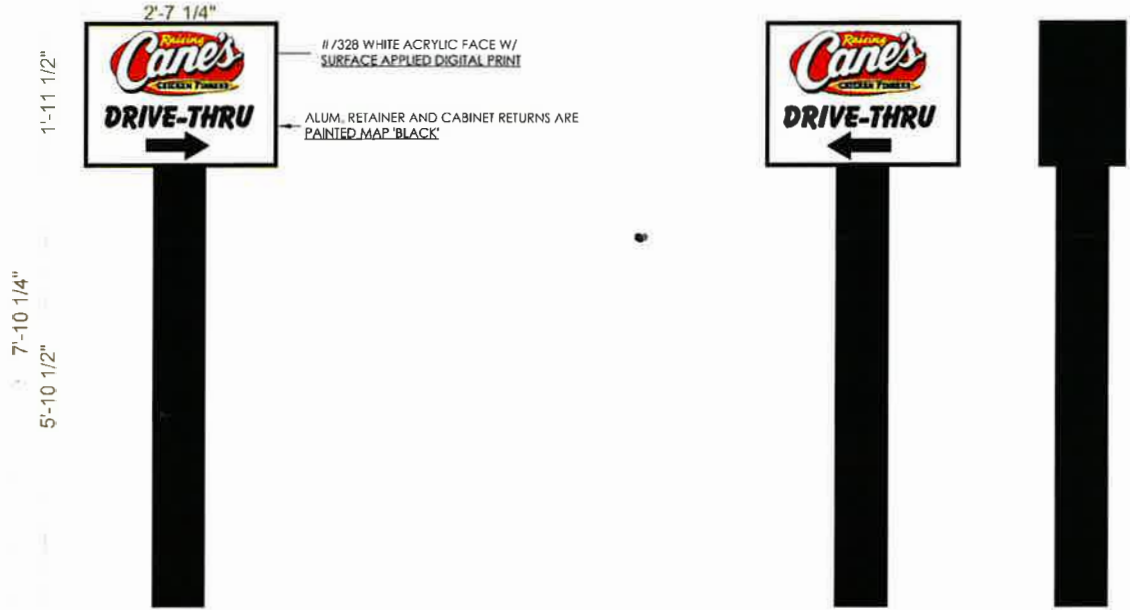
DESCRIPTION

Internally Illuminated Silicone Display

SPECIFICATIONS

SIGN H: 1'-11 1/2"
 SIGN W: 2'-7 1/4"
 OAH: 7'-10 1/4"
 OAW: 2'-7 1/4"
 SIGN SF: -
 TOTAL SF: -
 ILLUMINATION: Internal
 AMPS: 1.0 @ 120 Volts Connected Load

SITE SPECIFIC NOTES



PAINT COLORS		VINYL COLORS	
MAP / 27386		3M / OPAQUE / #7725-10 / 'WHITE'	
PANTONE / #109C / 'YELLOW'		3M / OPAQUE / #680-10 / 'WHITE' / REFLECTIVE	
MAP / 2075		3M / TRANS. / #3630-015 / 'YELLOW'	
MAP / 'BLACK'		3M / TRANS. / #3630-53 / 'CARDINAL RED'	
MAP / 'BLACK' / FINISH MATTE		3M / TRANS. / #3630-73 / 'RED'	
MAP / 'BLACK' / FINISH SATIN		3M / OPAQUE / 'BLACK'	



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ZONING BOARD OF APPEALS AGENDA

CITY OF NOVI

Regular Meeting

Tuesday April 14, 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 – MARCH 2026

APPROVAL OF AGENDA

PUBLIC REMARKS

PUBLIC HEARINGS

PZ26-0007 (Kirk Rasch) 40705 Village Wood Road, west of Haggerty Road, south of Ten Mile Road, Parcel 50-22-30-476-004 The applicant is requesting a variance from the City of Novi Zoning Ordinance Section 3.1.5 for a rear yard setback of 28 ft. 75 in. (35 ft. required, variance of 6 ft. 25 in.). This property is zoned One Family Residential (R-4).

PZ26-0008 (Innovative Research) 46460 Peary Court, east of Hudson Drive, north of West Road, Parcel 50-22-04-378-018 The applicant is requesting a variance from the City of Novi Zoning Ordinance Section 3.6.2.E to allow off-street parking within the front yard setback, whereas parking is permitted in the rear or side yard only (required 40 ft. setback, variance of 5.46 ft) The property is zoned Light Industrial (I-1).

PZ26-0009 (Jacy Headley) 44150 Stassen Ave, south of Eleven Mile Road, east of Clark Street, Parcel 50-22-22-202-009 The applicant is requesting variances from the City of Novi Zoning Ordinance, Section 4.19(E)(i), to allow the construction of a 900 sq. ft. detached garage resulting in a total of 1,380 sq. ft. of accessory structures on the property (maximum of 850 sq. ft. allowed, variance of 530 sq. ft.); and a building height of 15 ft. (required max height 14 ft., variance of 1 ft.). This property is zoned One-Family Residential (R-4).

PZ26-0010 (City Center Office Plaza) 43675 Grand River Avenue, south of Grand River Avenue, west of Novi Road, Parcels 50-22-15-477-011 and 50-22-15-477-012. The applicant is requesting variances from the City of Novi Zoning Ordinance: Section 3.1.25.D to permit a less than 20 ft parking setback on the east, west and south sides of the development (minimum 10 feet proposed); Section 3.27.1.D to allow parking in the exterior side yards on non-residential collector streets; and Section 5.4.2 to allow a reduction in the loading zone size (540 sf proposed, 940 sf required). This property is zoned Town Center-1 (TC-1).

PZ26-0012 (Raising Cane's) 26245 Novi Road, on Novi Road, south of Crescent Boulevard, Parcel 50-22-15-476-049. The applicant is requesting variances from the City of Novi Sign Ordinance Section 28-5(d) to allow for 4 additional wall signs and 1 additional ground sign (3 signs allowed, variance of 5 additional signs); and Section 28-5(a) chart to allow a 7 ft in height ground sign (6 ft maximum, variance of 1 ft). This property is zoned Town Center (TC).

PZ26-0013 (Linda Laplatt) 1701 East Lake Drive, north of Thirteen Mile Road, west of Novi Road, Parcel 50-22-02-357-017. The applicant is requesting variances from the City of Novi Zoning Ordinance Section 3.1.5 to allow a third story addition (2.5 stories permitted, .5 story variance). This property is zoned One Family Residential (R-4).

PZ26-0014 (Adrian Harestiuc) 24235 Glenda Avenue, north of Ten Mile Road, east of Taff Road, Parcel 50-22-22-301-063. The applicant is requesting a variance from the City of Novi Zoning Ordinance Section 3.1.5 of a rear yard setback of 9ft. 3 in. (35 ft. required, variance of 25 ft. 5 in.). This property is zoned One Family Residential (R-4).

OTHER MATTERS

ADJOURNMENT