



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: August 11, 2026

REGARDING: 42875 Grand River Avenue # 50-22-23-176-011 (PZ26-0036)

BY: Alan Hall, Deputy Director Community Development

I. GENERAL INFORMATION:

Applicant

Desi District

Variance Type

Sign Variance

Property Characteristics

Zoning District: This property is zoned Town Center-1 (TC-1)

Location: south of Grand River Avenue, east of Novi Road

Parcel #: 50-22-23-176-011

Request

The applicant is requesting a variance from City of Novi Sign Ordinance Section 28-5(a) Chart to permit one additional wall sign. (1 sign maximum allowed, variance of 1 sign).

II. STAFF COMMENTS:

The applicant is seeking a sign variances to allow an additional wall sign to improve wayfinding and customer awareness of services provided.

III. RECOMMENDATION:

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

I move that we grant the variance in Case No. PZ26-0036 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

Desi District

Case # PZ26-0036

August 11, 2026

Page 3 of 3

I move that we **deny** the variance in Case No. **PZ26-0036** 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

APPLICATION MUST BE FILLED OUT COMPLETELY

RECEIVED

JUN 29 2025

CITY OF NOVI
COMMUNITY DEVELOPMENT

I. PROPERTY INFORMATION (Address of subject ZBA Case)				Application Fee: <u>\$330.00</u>	
PROJECT NAME / SUBDIVISION DESI DISTRICT				Meeting Date: <u>8/11/26</u>	
ADDRESS 42875 Grand River Ave #104, Novi, MI 48375		LOT/SUITE/SPACE #		ZBA Case #: <u>PZ 26-0036</u>	
SIDWELL # 50-22-		May be obtain from Assessing Department (248) 347-0485			
CROSS ROADS OF PROPERTY GRAND RIVER AVENUE and MAIN STREET					
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		CELL PHONE NO.			
NAME Phanish Bajjuri		TELEPHONE NO.			
ORGANIZATION/COMPANY DESI DISTRICT		FAX NO.			
ADDRESS 27480 Pamplona Ln		CITY Novi		STATE MI	ZIP CODE 48374
B. PROPERTY OWNER ☐ CHECK HERE IF APPLICANT IS ALSO THE PROPERTY OWNER					
Identify the person or organization that owns the subject property:		EMAIL ADDRESS		CELL PHONE NO.	
NAME Sandra Slewa		TELEPHONE NO.			
ORGANIZATION/COMPANY Luna Entertainment, Inc.		FAX NO.			
ADDRESS 42875 Grand River Ave #201		CITY Novi		STATE MI	ZIP CODE 48374
III. ZONING INFORMATION					
A. ZONING DISTRICT					
☐ R-A ☐ R-1 ☐ R-2 ☐ R-3 ☐ R-4 ☐ RM-1 ☐ RM-2 ☐ MH ☐ I-1 ☐ I-2 ☐ RC ☐ TC ☐ TC-1 ☐ OTHER _____					
B. VARIANCE REQUESTED					
INDICATE ORDINANCE SECTION (S) AND VARIANCE REQUESTED:					
1. Section <u>23-5(a) Char</u> Variance requested <u>overlet Allowable number of signs</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 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 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

Phanyha
Applicant Signature

06/30/26
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]
Property Owner Signature

6/29/26
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:

Chairman, Zoning Board of Appeals

Date



Community Development Department

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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:

- 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:

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.

Difficult to identify various services available at our premises which could result in loss of revenue/business.

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.

The proposed sign variance will not adversely impact surrounding properties because the sign is located on the end of the building and doesn't interfere with adjacent properties or surrounding area.

REQUEST FOR SIGN VARIANCE APPROVAL
Project Overview and Supporting Statement

Property Information

Business: Desi District

Location: 42875 Grand River Avenue #104, Novi, Michigan

Applicant: Phanish Bajjuri (Desi District)

Request: Approval of an Additional Wall Sign Through the Zoning Board of Appeals

Dear Members of the Zoning Board of Appeals,

On behalf of Desi District Novi, we respectfully request approval of a sign variance to permit the installation of an additional wall sign displaying "**EATERY • MEAT • MARKET.**"

Desi District is a large-format mixed-use retail and restaurant establishment occupying approximately 13,000 square feet. Unlike a traditional restaurant or standalone retail store, Desi District combines multiple operations under one roof, including a full-service restaurant, grocery market, meat market, fresh produce section, bakery, specialty food departments, and other retail offerings.

While these operations function as a single business, the restaurant and grocery/retail areas are physically separated by interior partition walls and dedicated access points, creating distinct customer destinations within the building. Each department serves different customer needs and attracts visitors seeking specific products and services, making the overall operation significantly different from a conventional restaurant or retail establishment.

The proposed wall sign is intended to improve visibility, customer wayfinding, and business identification. Due to the size and configuration of the building, customers approach the site from both Grand River Avenue and Novi Road and access the property through three separate customer entrances, including a dedicated restaurant entrance, market entrance, and rear entrance serving a large parking area.

Although the primary Desi District sign is visible from certain viewpoints, customers approaching from other directions have limited visibility of the business and may not immediately recognize the variety of services offered within the building. The proposed "**EATERY • MEAT • MARKET**" wall sign will help customers identify the business, locate the appropriate entrance, and better understand the services available before entering the property.

The requested sign is not intended to create excessive signage or visual clutter. Rather, it serves an important wayfinding function and improves visibility for customers approaching from areas where the primary building sign is less visible. The sign is designed to complement the architecture of the building while enhancing customer convenience.

We would also like to note that the property has historically accommodated multiple business concepts and signage within the same building. While Desi District operates as a single integrated business, it similarly offers multiple departments and services within one location, making clear identification and visibility particularly important.

Additionally, the property does not currently benefit from a monument sign along Grand River Avenue that would otherwise provide advance visibility to passing traffic. As a result, the additional wall sign plays an important role in helping customers identify the business and understand the variety of services offered within the building.

Approval of this request would:

- Improve customer visibility and wayfinding.
- Assist customers in locating the appropriate entrance.
- Help identify the various services offered within the building.
- Enhance visibility for customers approaching from multiple directions.
- Support the successful operation of a significant local business investment.
- Promote economic activity and customer convenience without adversely impacting neighboring properties.

We believe this request is reasonable and consistent with the unique characteristics of the property, including its size, multiple entrances, mixed-use operation, and lack of monument signage. The proposed sign provides practical customer identification and wayfinding benefits while maintaining compatibility with the building's appearance.

For these reasons, we respectfully request that the Zoning Board of Appeals approve the proposed sign variance and permit the installation of the additional **"EATERY • MEAT • MARKET"** wall sign.

We are committed to working with the City to ensure compliance with all applicable rules and regulations. If necessary, we are willing to reduce the size of the sign, relocate it further toward the upper-right corner of the building, or make any other reasonable modifications recommended by City staff or the Board while maintaining effective visibility for our customers.

Thank you for your time, consideration, and service to the community. We appreciate the opportunity to present this request and would be pleased to provide any additional information the Board may require.

Sincerely,

Phanish Bajjuri
Desi District



