



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

MEETINGDATE: October 13, 2026

REGARDING: 206 Bernstadt Street #50-22-03-453-020 (PZ26-0056)

BY: Alan Hall, Deputy Director Community Development

I. GENERAL INFORMATION:

Applicant

Srikanta Sahoo

Variance Type

Dimensional Variance

Property Characteristics

Zoning District: this property is zoned One Family Residential (R-4)

Location: south of South Lake Drive, west of Bernstadt Street

Parcel #: 50-22-03-453-020

Request

The applicant is seeking variances from Section 3.1.5 of the City of Novi Zoning Ordinance to permit the construction of a single-family home with a minimum side yard setback of 6 ft. along the south side (10 ft. required, variance of 4 ft.); and an exterior side yard setback of 10 ft. (30 ft. required, variance of 20 ft.); and an aggregate side yard setback plus the exterior side yard setback of 16 ft. (40 ft. required, variance of 24 ft.).

II. STAFF COMMENTS:

The applicant is seeking (3) dimensional variances to build a new home. The property is very narrow and located at the corner of two streets (Bernstadt Street and Owemton Street).

- 1) *A 4-foot reduction in the minimum side yard setback (10-foot required, 6-foot provided)*
- 2) *A 20-foot reduction in the exterior side yard setback (30-foot required, 10-foot provided)*
- 3) *A 24-foot reduction in the aggregate side yard setback (40-foot required, 16-foot provided)*
(The aggregate side yard = 10-foot minimum side yard + 30-foot exterior side yard = 40-foot)

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. **PZ26-0056**, 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. **PZ26-0056** 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

RECEIVED

SEP 01 2026

CITY OF NOVI
COMMUNITY DEVELOPMENT

APPLICATION MUST BE FILLED OUT COMPLETELY

I. PROPERTY INFORMATION (Address of subject ZBA Case)				Application Fee: \$275	
PROJECT NAME / SUBDIVISION New Single-Family Residence - 206 Bernstadt					
ADDRESS 206 Bernstadt St. Novi, MI 48377			LOT/SUITE/SPACE # Lots 107 & 108		
SIDWELL # 50-22- 03 453 020			May be obtain from Assessing ment (248) 347-0435		
CROSS ROADS OF PROPERTY Bernstadt St & Owenton St					
☐ 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		CELL PHONE NO.	
NAME srikanta sahuo				TELEPHONE NO.	
ORGANIZATION/COMPANY				FAX NO.	
ADDRESS 48261 Ildstone dr		CITY northville	STATE mi	ZIP CODE 48168	
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 Diana Paulson				TELEPHONE NO.	
ORGANIZATION/COMPANY				FAX NO.	
ADDRESS 206 Bernstadt		CITY Novi	STATE MI	ZIP CODE 48377	
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	3.1.5	Variance requested	south side yard setback of 6 feet (10 feet required, variance of 4 feet)		
2. Section	3.1.5	Variance requested	Aggregate side yard setback of 16 feet (25 feet required, variance of 9 feet)		
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 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

Bre'kenta Sahar
 Applicant Signature

09/01/2026
 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 on this application, and is/are aware of the contents of this application and related enclosures.

Diana Paulson
 Property Owner Signature

09/01/2026
 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

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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:

The combined property is reported to be approximately 40 feet wide by 190 feet deep (about 7,405 square feet). Its exceptional narrowness and elongated shape substantially limit the buildable width for a permitted single-family residence.

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:

No separate environmental or topographic condition is asserted in this application

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:

The property abuts Bernstadt Street and the Owemton Street right-of-way. Treating Owemton as the exterior street side requires 30 feet on that side plus 10 feet on the south side, consuming the full reported 40-foot lot width.

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 narrowness of the lot was fixed when the Idlemere Park subdivision was platted, decades before the current owner or the applicant acquired any interest in the property. The applicant has not subdivided, reconfigured, or reduced the lot. The practical difficulty arises

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.

On a 40-foot-wide lot, the required 10-foot side yard plus 25-foot aggregate leaves only

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.

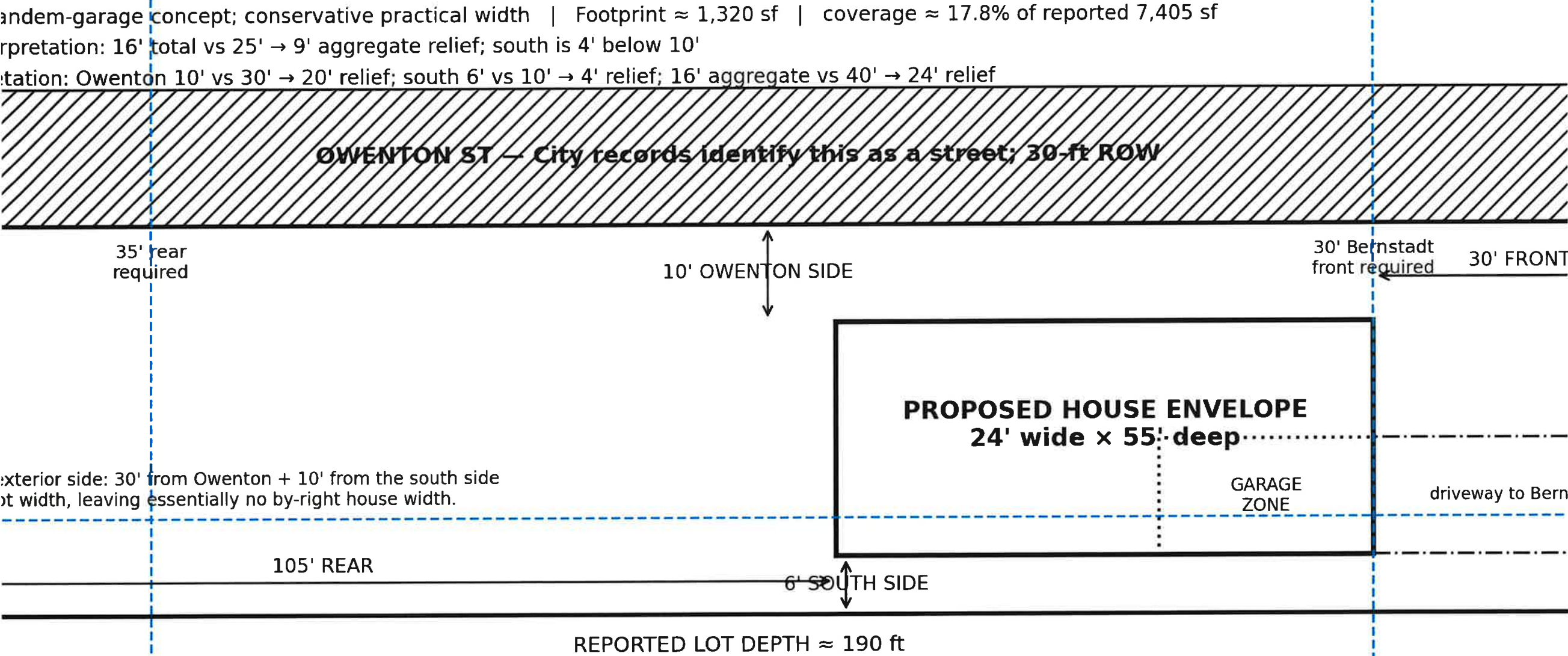
The request is limited to the minimum relief needed to build a modest home. The proposed residence is only 24 feet wide. The applicant seeks just a 4-foot reduction in the 10-foot south side yard (to 6 feet) and a 9-foot reduction in the 25-foot aggregate (to 16 feet), while keeping the full 10-foot side yard on the Owenton side. Lot coverage is about 17.8% (25%

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 proposed home will not adversely affect surrounding property, property values, or the enjoyment of neighboring property. The design conforms to lot coverage, building height, and front and rear setback requirements, and the reduced side yards are consistent with the surrounding neighborhood, which is characterized by similarly narrow platted lots. A new, code-compliant single-family residence on a currently vacant parcel is expected to maintain or enhance neighborhood character and values.

206 Bernstadt St, Novi — Option B — Recommended / Precedent-Oriented
Conceptual building envelope for preliminary City/ZBA discussion



CONCEPTUAL ONLY — NOT A SURVEY. Verify property lines, road ROW, easements, utilities and exact dimensions with a Michigan licensed surveyor and City of Novi before form
Assumption used here: Bernstadt = front; Owenton = exterior/street side. Ask Novi to confirm this classification in writing.