



CITY OF MADISON HEIGHTS
COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT
ZONING BOARD OF APPEALS (ZBA) APPLICATION

I. APPLICANT INFORMATION

Applicant Naïel Yousif
Applicant Address 3917 Beechcrest
City Rochester Hills State MI ZIP 48309
Interest in Property (owner, tenant, option, etc.) owner
Contact Person Naïel Yousif
Telephone Number [REDACTED] Email Address [REDACTED]

II. PROPERTY INFORMATION (IF APPLICABLE)

Property Address 91 E. Harwood
Tax ID 25-24-301-021 Zoning District _____
Owner Name (if different than applicant) Naïel Yousif INC.
Address 91 E. Harwood
City Madison Heights State MI Zip 48071
Telephone Number [REDACTED] Email Address [REDACTED]

III. CONSULTANT INFORMATION (IF APPLICABLE)

Name _____ Company _____
Address _____
City _____ State _____ Zip _____
Telephone Number _____ Email Address _____

SECTION D: DIMENSIONAL (NON-USE) VARIANCE

☐ Check here for a Dimensional (Non-Use) Variance (Section 15.06 of Zoning Ordinance)

1. List Section number(s) from which a variance is requested:

Section 7-03.10	

2. Provide a description of the proposed work and why the anticipated variances are needed.

See the attachment

3. Explain how strict compliance with area, setbacks, frontage, height, bulk, density, or other dimensional standards would unreasonably prevent the owner from using the property for a permitted purpose, thereby rendering the conformity unnecessarily burdensome for other than financial reasons.

See the attachment

4. Explain how a variance would provide and preserve a substantial property right similar to that possessed by other properties within the same zoning district and in the neighboring area, provided that possible increased financial return is not of itself deemed sufficient to warrant a variance.

See the attachment

5. Explain how the plight of the owner is due to the unique circumstances of the property, such as the shape of the parcel, unique topographic environmental conditions, or other physical situation(s) on the land, building, or structure.

See the attachment

Statement of Need for Driveway Expansion Permit

This property has a unique wide layout, with no usable backyard or side yard, and the current driveway is too narrow to meet the practical parking needs of the residence. Because the property is small, there is not enough usable space to create another reasonable parking area elsewhere on the lot.

At this time, vehicles must park in tandem, which is not manageable for daily use. Tandem parking requires one vehicle to move before another can enter or leave, creating unnecessary inconvenience and making regular access difficult.

The requested driveway expansion is the simplest and most practical way to improve the property’s parking situation. It would allow vehicles to park more independently and reduce the daily difficulties caused by the current narrow driveway.

For these reasons, approval of the driveway expansion is respectfully requested. The improvement is necessary because the property is too small for other practical parking options, and the existing tandem parking arrangement is not manageable for everyday use.





