



David Sophiea, Chairman  
Roman Nestorowicz, Vice-Chairman  
Paul Jerzy, Secretary  
Charles Perry, Asst. Secretary  
William Clift  
Jon Green  
Shaun Lindsey  
Garry Watts  
Michael Assessor

Zoning Board of Appeals  
Office of the City Council  
5460 Arden, Ste. 505  
Warren, MI 48092  
Ph. (586)258-2060  
Fax: (586)268-0606

**A Special Meeting of the Zoning Board of Appeals  
Wednesday, June 4, 2025 at 7:30 p.m. in the Warren Community Center  
Auditorium, 5460 Arden, Warren, Michigan 48092.**

Site plans are available for viewing in the Building Department of  
City Hall at 1 City Square, 3<sup>rd</sup> Floor, Warren, 48093.  
Please call: (586) 574 - 4504

**AGENDA**

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. ADOPTION OF THE AGENDA
5. APPROVAL OF THE MINUTES - **NONE**

6. PUBLIC HEARING: **APPLICANT: Baker & Associates Realty Group LLC**  
REPRESENTATIVE: Faye Baker  
COMMON DESCRIPTION: 7567 Packard  
LEGAL DESCRIPTION: 13-33-276-033  
ZONE: R-1-P

**VARIANCES REQUESTED: Permission to**

Construct a single family residence:

- 1) With a 30' rear setback.
- 2) With 35% lot coverage.

**ORDINANCES and REQUIREMENTS:**

**Section 8.08 – Rear Yards:** Each lot in R-1-P Districts shall have a rear yard depth of not less than thirty-five (35) feet.

**Section 8.04 – Percentage of Lot Coverage:** One family dwellings, together with accessory buildings, hereafter erected on any lot in R-1-P Districts, shall not cover more than thirty (30) percent of the area of such lot, provided that this requirement shall not apply to any lot which at the time of [sic] this Ordinance becomes effective is lesser in area than the specifications herein provided if such lot was of record at the time of the adoption of this Ordinance.

7. PUBLIC HEARING: **APPLICANT: Baker & Associates Realty Group LLC**  
 REPRESENTATIVE: Faye Baker  
 COMMON DESCRIPTION: 7575 Packard  
 LEGAL DESCRIPTION: 13-33-276-034  
 ZONE: R-1-P

**VARIANCES REQUESTED: Permission to**

Construct a single family residence:

- 1) With a 30' rear setback.
- 2) With 35% lot coverage.

**ORDINANCES and REQUIREMENTS:**

**Section 8.08 – Rear Yards:** Each lot in R-1-P Districts shall have a rear yard depth of not less than thirty-five (35) feet.

**Section 8.04 – Percentage of Lot Coverage:** One family dwellings, together with accessory buildings, hereafter erected on any lot in R-1-P Districts, shall not cover more than thirty (30) percent of the area of such lot, provided that this requirement shall not apply to any lot which at the time of [sic] this Ordinance becomes effective is lesser in area than the specifications herein provided if such lot was of record at the time of the adoption of this Ordinance.

8. PUBLIC HEARING: **APPLICANT: Baker & Associates Realty Group LLC**  
 REPRESENTATIVE: Faye Baker  
 COMMON DESCRIPTION: 7568 Hupp  
 LEGAL DESCRIPTION: 13-33-276-023  
 ZONE: R-1-P

**VARIANCES REQUESTED: Permission to**

Construct a single family residence:

- 1) With a 30' rear setback.
- 2) With 35% lot coverage.

**ORDINANCES and REQUIREMENTS:**

**Section 8.08 – Rear Yards:** Each lot in R-1-P Districts shall have a rear yard depth of not less than thirty-five (35) feet.

**Section 8.04 – Percentage of Lot Coverage:** One family dwellings, together with accessory buildings, hereafter erected on any lot in R-1-P Districts, shall not cover more than thirty (30) percent of the area of such lot, provided that this requirement shall not apply to any lot which at the time of [sic] this Ordinance becomes effective is lesser in area than the specifications herein provided if such lot was of record at the time of the adoption of this Ordinance.

9. PUBLIC HEARING: **APPLICANT: Baker & Associates Realty Group LLC**  
 REPRESENTATIVE: Faye Baker  
 COMMON DESCRIPTION: 7576 Hupp  
 LEGAL DESCRIPTION: 13-33-276-024  
 ZONE: R-1-P

**VARIANCES REQUESTED: Permission to**

Construct a single family residence:

- 1) With a 30' rear setback.

2) With 35% lot coverage.

**ORDINANCES and REQUIREMENTS:**

**Section 8.08 – Rear Yards:** Each lot in R-1-P Districts shall have a rear yard depth of not less than thirty-five (35) feet.

**Section 8.04 – Percentage of Lot Coverage:** One family dwellings, together with accessory buildings, hereafter erected on any lot in R-1-P Districts, shall not cover more than thirty (30) percent of the area of such lot, provided that this requirement shall not apply to any lot which at the time of [sic] this Ordinance becomes effective is lesser in area than the specifications herein provided if such lot was of record at the time of the adoption of this Ordinance.

10. PUBLIC HEARING:	<b>APPLICANT: Baker &amp; Associates Realty Group LLC</b>
REPRESENTATIVE:	Faye Baker
COMMON DESCRIPTION:	7504 Hupp
LEGAL DESCRIPTION:	13-33-276-015
ZONE:	R-1-C

**VARIANCES REQUESTED: Permission to**

Construct a single family residence:

- 1) With a 30’ rear setback.
- 2) With a 15’ side setback abutting a street.
- 3) Without staggering front building line 2’ from adjacent lots.
- 4) With 35% lot coverage.

**ORDINANCES and REQUIREMENTS:**

**Section 8.08 – Rear Yards:** Each lot in R-1-C Districts shall have a rear yard depth of not less than thirty-five (35) feet.

**Section 7.07 – Side Yards Abutting Upon a Street:** In R-1-C Districts, the width of the side yard abutting upon a street shall be not less than twenty-five (25) feet when rear yards abut side yards; however, when rear yards abut rear yards, the side yard abutting the street shall be not less than twenty (20) feet.

**Section 7.05 – Front Yard:** Each lot in R-1-C Districts shall have a front yard of not less than twenty-five (25) feet. Where residences are to be erected on adjacent lots, such building line shall be staggered at least two (2) feet, with no building located closer than twenty-five (25) feet from the front property line.

**Section 7.04 – Percentage of Lot Coverage:** One (1) family dwellings, together with accessory building, hereafter erected on any lot in R-1-C Districts, shall not cover more than thirty (30) percent of the area of such lot, provided, that this requirement shall not apply to any lot which at the time of [sic] this Ordinance becomes effective is less in area than the specifications herein provided if such lot was of record at the time of the adoption of this Ordinance.

11. PUBLIC HEARING:	<b>APPLICANT: Baker &amp; Associates Realty Group LLC</b>
REPRESENTATIVE:	Faye Baker
COMMON DESCRIPTION:	7503 Packard
LEGAL DESCRIPTION:	13-33-276-025
ZONE:	R-1-C

**VARIANCES REQUESTED: Permission to**

Construct a single family residence:

- 1) With a 30' rear setback.
- 2) With a 15' side setback abutting a street.
- 3) Without staggering front building line 2' from adjacent lots.
- 4) With 35% lot coverage.

**ORDINANCES and REQUIREMENTS:**

**Section 8.08 – Rear Yards:** Each lot in R-1-C Districts shall have a rear yard depth of not less than thirty-five (35) feet.

**Section 7.07 – Side Yards Abutting Upon a Street:** In R-1-C Districts, the width of the side yard abutting upon a street shall be not less than twenty-five (25) feet when rear yards abut side yards; however, when rear yards abut rear yards, the side yard abutting the street shall be not less than twenty (20) feet.

**Section 7.05 – Front Yard:** Each lot in R-1-C Districts shall have a front yard of not less than twenty-five (25) feet. Where residences are to be erected on adjacent lots, such building line shall be staggered at least two (2) feet, with no building located closer than twenty-five (25) feet from the front property line.

**Section 7.04 – Percentage of Lot Coverage:** One (1) family dwellings, together with accessory building, hereafter erected on any lot in R-1-C Districts, shall not cover more than thirty (30) percent of the area of such lot, provided, that this requirement shall not apply to any lot which at the time of [sic] this Ordinance becomes effective is less in area than the specifications herein provided if such lot was of record at the time of the adoption of this Ordinance.

12. PUBLIC HEARING:	<b>APPLICANT: Baker &amp; Associates Realty Group LLC</b>
REPRESENTATIVE:	Faye Baker
COMMON DESCRIPTION:	7512 Hupp
LEGAL DESCRIPTION:	13-33-276-016
ZONE:	R-1-C

**VARIANCES REQUESTED: Permission to**

Construct a single family residence:

- 1) With a 30' rear setback.
- 2) Without staggering front building line 2' from adjacent lots.
- 3) With 35% lot coverage.

**ORDINANCES and REQUIREMENTS:**

**Section 7.08 – Rear Yards:** Each lot in R-1-C Districts shall have a rear yard depth of not less than thirty-five (35) feet.

**Section 7.05 – Front Yard:** Each lot in R-1-C Districts shall have a front yard of not less than twenty-five (25) feet. Where residences are to be erected on adjacent lots, such building line shall be staggered at least two (2) feet, with no building located closer than twenty-five (25) feet from the front property line.

**Section 7.04 – Percentage of Lot Coverage:** One (1) family dwellings, together with accessory building, hereafter erected on any lot in R-1-C Districts, shall not cover more than thirty (30) percent of the area of such lot, provided, that this requirement shall not apply to any lot which at the time of [sic] this Ordinance becomes effective is less in area than the specifications herein provided if such lot was of record at the time of the adoption of this Ordinance.

13. PUBLIC HEARING: **APPLICANT: Baker & Associates Realty Group LLC**  
 REPRESENTATIVE: Faye Baker  
 COMMON DESCRIPTION: 7520 Hupp  
 LEGAL DESCRIPTION: 13-33-276-017  
 ZONE: R-1-C

**VARIANCES REQUESTED: Permission to**

Construct a single family residence:

- 1) With a 30' rear setback.
- 2) Without staggering front building line 2' from adjacent lots.
- 3) With 35% lot coverage.

**ORDINANCES and REQUIREMENTS:**

**Section 7.08 – Rear Yards:** Each lot in R-1-C Districts shall have a rear yard depth of not less than thirty-five (35) feet.

**Section 7.05 – Front Yard:** Each lot in R-1-C Districts shall have a front yard of not less than twenty-five (25) feet. Where residences are to be erected on adjacent lots, such building line shall be staggered at least two (2) feet, with no building located closer than twenty-five (25) feet from the front property line.

**Section 7.04 – Percentage of Lot Coverage:** One (1) family dwellings, together with accessory building, hereafter erected on any lot in R-1-C Districts, shall not cover more than thirty (30) percent of the area of such lot, provided, that this requirement shall not apply to any lot which at the time of [sic] this Ordinance becomes effective is less in area than the specifications herein provided if such lot was of record at the time of the adoption of this Ordinance.

14. PUBLIC HEARING: **APPLICANT: Baker & Associates Realty Group LLC**  
 REPRESENTATIVE: Faye Baker  
 COMMON DESCRIPTION: 7528 Hupp  
 LEGAL DESCRIPTION: 13-33-276-018  
 ZONE: R-1-C

**VARIANCES REQUESTED: Permission to**

Construct a single family residence:

- 1) With a 30' rear setback.
- 2) Without staggering front building line 2' from adjacent lots.
- 3) With 35% lot coverage.

**ORDINANCES and REQUIREMENTS:**

**Section 7.08 – Rear Yards:** Each lot in R-1-C Districts shall have a rear yard depth of not less than thirty-five (35) feet.

**Section 7.05 – Front Yard:** Each lot in R-1-C Districts shall have a front yard of not less than twenty-five (25) feet. Where residences are to be erected on adjacent lots, such building line shall be staggered at least two (2) feet, with no building located closer than twenty-five (25) feet from the front property line.

**Section 7.04 – Percentage of Lot Coverage:** One (1) family dwellings, together with accessory building, hereafter erected on any lot in R-1-C Districts, shall not cover more than thirty (30) percent of the area of such lot, provided, that this requirement shall not apply to any lot which at the time of [sic] this Ordinance becomes effective is less in area than the specifications herein provided if such lot was of record at the time of the adoption of this Ordinance.

15. PUBLIC HEARING: **APPLICANT: Baker & Associates Realty Group LLC**  
 REPRESENTATIVE: Faye Baker  
 COMMON DESCRIPTION: 7536 Hupp  
 LEGAL DESCRIPTION: 13-33-276-019  
 ZONE: R-1-C

**VARIANCES REQUESTED: Permission to**

Construct a single family residence:

- 1) With a 30' rear setback.
- 2) Without staggering front building line 2' from adjacent lots.
- 3) With 35% lot coverage.

**ORDINANCES and REQUIREMENTS:**

**Section 7.08 – Rear Yards:** Each lot in R-1-C Districts shall have a rear yard depth of not less than thirty-five (35) feet.

**Section 7.05 – Front Yard:** Each lot in R-1-C Districts shall have a front yard of not less than twenty-five (25) feet. Where residences are to be erected on adjacent lots, such building line shall be staggered at least two (2) feet, with no building located closer than twenty-five (25) feet from the front property line.

**Section 7.04 – Percentage of Lot Coverage:** One (1) family dwellings, together with accessory building, hereafter erected on any lot in R-1-C Districts, shall not cover more than thirty (30) percent of the area of such lot, provided, that this requirement shall not apply to any lot which at the time of [sic] this Ordinance becomes effective is less in area than the specifications herein provided if such lot was of record at the time of the adoption of this Ordinance.

16. PUBLIC HEARING: **APPLICANT: Baker & Associates Realty Group LLC**  
 REPRESENTATIVE: Faye Baker  
 COMMON DESCRIPTION: 7544 Hupp  
 LEGAL DESCRIPTION: 13-33-276-020  
 ZONE: R-1-C

**VARIANCES REQUESTED: Permission to**

Construct a single family residence:

- 1) With a 30' rear setback.
- 2) Without staggering front building line 2' from adjacent lots.
- 3) With 35% lot coverage.

**ORDINANCES and REQUIREMENTS:**

**Section 7.08 – Rear Yards:** Each lot in R-1-C Districts shall have a rear yard depth of not less than thirty-five (35) feet.

**Section 7.05 – Front Yard:** Each lot in R-1-C Districts shall have a front yard of not less than twenty-five (25) feet. Where residences are to be erected on adjacent lots, such building line shall be staggered at least two (2) feet, with no building located closer than twenty-five (25) feet from the front property line.

**Section 7.04 – Percentage of Lot Coverage:** One (1) family dwellings, together with accessory building, hereafter erected on any lot in R-1-C Districts, shall not cover more than thirty (30) percent of the area of such lot, provided, that this requirement shall not apply to any lot which at the time of [sic] this Ordinance becomes effective is less in area than the specifications herein provided if such lot was of record at the time of the adoption of this Ordinance.

17. PUBLIC HEARING: **APPLICANT: Baker & Associates Realty Group LLC**  
 REPRESENTATIVE: Faye Baker  
 COMMON DESCRIPTION: 7552 Hupp  
 LEGAL DESCRIPTION: 13-33-276-021  
 ZONE: R-1-C

**VARIANCES REQUESTED: Permission to**

Construct a single family residence:

- 1) With a 30' rear setback.
- 2) Without staggering front building line 2' from adjacent lots.
- 3) With 35% lot coverage.

**ORDINANCES and REQUIREMENTS:**

**Section 7.08 – Rear Yards:** Each lot in R-1-C Districts shall have a rear yard depth of not less than thirty-five (35) feet.

**Section 7.05 – Front Yard:** Each lot in R-1-C Districts shall have a front yard of not less than twenty-five (25) feet. Where residences are to be erected on adjacent lots, such building line shall be staggered at least two (2) feet, with no building located closer than twenty-five (25) feet from the front property line.

**Section 7.04 – Percentage of Lot Coverage:** One (1) family dwellings, together with accessory building, hereafter erected on any lot in R-1-C Districts, shall not cover more than thirty (30) percent of the area of such lot, provided, that this requirement shall not apply to any lot which at the time of [sic] this Ordinance becomes effective is less in area than the specifications herein provided if such lot was of record at the time of the adoption of this Ordinance.

18. PUBLIC HEARING: **APPLICANT: Baker & Associates Realty Group LLC**  
 REPRESENTATIVE: Faye Baker  
 COMMON DESCRIPTION: 7560 Hupp  
 LEGAL DESCRIPTION: 13-33-276-022  
 ZONE: R-1-C

**VARIANCES REQUESTED: Permission to**

Construct a single family residence:

- 1) With a 30' rear setback.
- 2) Without staggering front building line 2' from adjacent lots.
- 3) With 35% lot coverage.

**ORDINANCES and REQUIREMENTS:**

**Section 7.08 – Rear Yards:** Each lot in R-1-C Districts shall have a rear yard depth of not less than thirty-five (35) feet.

**Section 7.05 – Front Yard:** Each lot in R-1-C Districts shall have a front yard of not less than twenty-five (25) feet. Where residences are to be erected on adjacent lots, such building line shall be staggered at least two (2) feet, with no building located closer than twenty-five (25) feet from the front property line.

**Section 7.04 – Percentage of Lot Coverage:** One (1) family dwellings, together with accessory building, hereafter erected on any lot in R-1-C Districts, shall not cover more than thirty (30) percent of the area of such lot, provided, that this requirement shall not apply to any lot which at the time of [sic] this Ordinance becomes effective is less in area than the specifications herein provided if such lot was of record at the time of the adoption of this Ordinance.

19. PUBLIC HEARING: **APPLICANT: Baker & Associates Realty Group LLC**  
 REPRESENTATIVE: Faye Baker  
 COMMON DESCRIPTION: 7511 Packard  
 LEGAL DESCRIPTION: 13-33-276-026  
 ZONE: R-1-C

**VARIANCES REQUESTED: Permission to**

Construct a single family residence:

- 1) With a 30' rear setback.
- 2) Without staggering front building line 2' from adjacent lots.
- 3) With 35% lot coverage.

**ORDINANCES and REQUIREMENTS:**

**Section 7.08 – Rear Yards:** Each lot in R-1-C Districts shall have a rear yard depth of not less than thirty-five (35) feet.

**Section 7.05 – Front Yard:** Each lot in R-1-C Districts shall have a front yard of not less than twenty-five (25) feet. Where residences are to be erected on adjacent lots, such building line shall be staggered at least two (2) feet, with no building located closer than twenty-five (25) feet from the front property line.

**Section 7.04 – Percentage of Lot Coverage:** One (1) family dwellings, together with accessory building, hereafter erected on any lot in R-1-C Districts, shall not cover more than thirty (30) percent of the area of such lot, provided, that this requirement shall not apply to any lot which at the time of [sic] this Ordinance becomes effective is less in area than the specifications herein provided if such lot was of record at the time of the adoption of this Ordinance.

20. PUBLIC HEARING: **APPLICANT: Baker & Associates Realty Group LLC**  
 REPRESENTATIVE: Faye Baker  
 COMMON DESCRIPTION: 7527 Packard  
 LEGAL DESCRIPTION: 13-33-276-028  
 ZONE: R-1-C

**VARIANCES REQUESTED: Permission to**

Construct a single family residence:

- 4) With a 30' rear setback.
- 5) Without staggering front building line 2' from adjacent lots.
- 6) With 35% lot coverage.

**ORDINANCES and REQUIREMENTS:**

**Section 7.08 – Rear Yards:** Each lot in R-1-C Districts shall have a rear yard depth of not less than thirty-five (35) feet.

**Section 7.05 – Front Yard:** Each lot in R-1-C Districts shall have a front yard of not less than twenty-five (25) feet. Where residences are to be erected on adjacent lots, such building line shall be staggered at least two (2) feet, with no building located closer than twenty-five (25) feet from the front property line.

**Section 7.04 – Percentage of Lot Coverage:** One (1) family dwellings, together with accessory building, hereafter erected on any lot in R-1-C Districts, shall not cover more than thirty (30) percent of the area of such lot, provided, that this requirement shall not apply to any lot which at the time of [sic] this Ordinance becomes effective is less in area than the specifications herein provided if such lot was of record at the time of the adoption of this Ordinance.

21. PUBLIC HEARING: **APPLICANT: Baker & Associates Realty Group LLC**  
 REPRESENTATIVE: Faye Baker  
 COMMON DESCRIPTION: 7535 Packard  
 LEGAL DESCRIPTION: 13-33-276-029  
 ZONE: R-1-C

**VARIANCES REQUESTED: Permission to**

Construct a single family residence:

- 7) With a 30' rear setback.
- 8) Without staggering front building line 2' from adjacent lots.
- 9) With 35% lot coverage.

**ORDINANCES and REQUIREMENTS:**

**Section 7.08 – Rear Yards:** Each lot in R-1-C Districts shall have a rear yard depth of not less than thirty-five (35) feet.

**Section 7.05 – Front Yard:** Each lot in R-1-C Districts shall have a front yard of not less than twenty-five (25) feet. Where residences are to be erected on adjacent lots, such building line shall be staggered at least two (2) feet, with no building located closer than twenty-five (25) feet from the front property line.

**Section 7.04 – Percentage of Lot Coverage:** One (1) family dwellings, together with accessory building, hereafter erected on any lot in R-1-C Districts, shall not cover more than thirty (30) percent of the area of such lot, provided, that this requirement shall not apply to any lot which at the time of [sic] this Ordinance becomes effective is less in area than the specifications herein provided if such lot was of record at the time of the adoption of this Ordinance.

22. PUBLIC HEARING: **APPLICANT: Baker & Associates Realty Group LLC**  
 REPRESENTATIVE: Faye Baker  
 COMMON DESCRIPTION: 7543 Packard  
 LEGAL DESCRIPTION: 13-33-276-030  
 ZONE: R-1-C

**VARIANCES REQUESTED: Permission to**

Construct a single family residence:

- 10)With a 30' rear setback.
- 11)Without staggering front building line 2' from adjacent lots.
- 12)With 35% lot coverage.

**ORDINANCES and REQUIREMENTS:**

**Section 7.08 – Rear Yards:** Each lot in R-1-C Districts shall have a rear yard depth of not less than thirty-five (35) feet.

**Section 7.05 – Front Yard:** Each lot in R-1-C Districts shall have a front yard of not less than twenty-five (25) feet. Where residences are to be erected on adjacent lots, such building line shall be staggered at least two (2) feet, with no building located closer than twenty-five (25) feet from the front property line.

**Section 7.04 – Percentage of Lot Coverage:** One (1) family dwellings, together with accessory building, hereafter erected on any lot in R-1-C Districts, shall not cover more than thirty (30) percent of the area of such lot, provided, that this requirement shall not apply to any lot which at the time of [sic] this Ordinance becomes effective is less in area than the specifications herein provided if such lot was of record at the time of the adoption of this Ordinance.

**23. PUBLIC HEARING:** **APPLICANT: Baker & Associates Realty Group LLC**  
**REPRESENTATIVE:** Faye Baker  
**COMMON DESCRIPTION:** 7551 Packard  
**LEGAL DESCRIPTION:** 13-33-276-031  
**ZONE:** R-1-C

**VARIANCES REQUESTED: Permission to**

Construct a single family residence:

- 13)With a 30' rear setback.
- 14)Without staggering front building line 2' from adjacent lots.
- 15)With 35% lot coverage.

**ORDINANCES and REQUIREMENTS:**

**Section 7.08 – Rear Yards:** Each lot in R-1-C Districts shall have a rear yard depth of not less than thirty-five (35) feet.

**Section 7.05 – Front Yard:** Each lot in R-1-C Districts shall have a front yard of not less than twenty-five (25) feet. Where residences are to be erected on adjacent lots, such building line shall be staggered at least two (2) feet, with no building located closer than twenty-five (25) feet from the front property line.

**Section 7.04 – Percentage of Lot Coverage:** One (1) family dwellings, together with accessory building, hereafter erected on any lot in R-1-C Districts, shall not cover more than thirty (30) percent of the area of such lot, provided, that this requirement shall not apply to any lot which at the time of [sic] this Ordinance becomes effective is less in area than the specifications herein provided if such lot was of record at the time of the adoption of this Ordinance.

**24. PUBLIC HEARING:** **APPLICANT: Baker & Associates Realty Group LLC**  
**REPRESENTATIVE:** Faye Baker  
**COMMON DESCRIPTION:** 7559 Packard  
**LEGAL DESCRIPTION:** 13-33-276-032  
**ZONE:** R-1-C

**VARIANCES REQUESTED: Permission to**

Construct a single family residence:

- 16)With a 30' rear setback.
- 17)Without staggering front building line 2' from adjacent lots.
- 18)With 35% lot coverage.

**ORDINANCES and REQUIREMENTS:**

**Section 7.08 – Rear Yards:** Each lot in R-1-C Districts shall have a rear yard depth of not less than thirty-five (35) feet.

**Section 7.05 – Front Yard:** Each lot in R-1-C Districts shall have a front yard of not less than twenty-five (25) feet. Where residences are to be erected on adjacent lots, such building line shall be staggered at least two (2) feet, with no building located closer than twenty-five (25) feet from the front property line.

**Section 7.04 – Percentage of Lot Coverage:** One (1) family dwellings, together with accessory building, hereafter erected on any lot in R-1-C Districts, shall not cover more than thirty (30) percent of the area of such lot, provided, that this requirement shall not apply to any lot which at the time of [sic] this Ordinance becomes effective is less in area than the specifications herein provided if such lot was of record at the time of the adoption of this Ordinance.

- 25. NEW BUSINESS**
- 26. ADJOURNMENT**

Paul Jerzy  
Secretary of the Board

**Any person with a disability who needs accommodation for participation in this meeting should contact the Warren City Council Office at (586) 258-2052 – 48 hours in advance of the meeting to request assistance.**

6-9

CITY OF WARREN

**ZONING BOARD OF APPEALS - ITEMS 1-4**

SUMMARY OF VARIANCE REQUEST

**APPLICANT:** BAKER & ASSOCIATES REALTY GROUP LLC

**REPRESENTATIVE:** FAYE BAKER

**COMMON DESCRIPTION:** SEE COLUMN "A" ITEMS 1-4 ON ATTACHED SPREADSHEET

**PARCEL NUMBER:** SEE COLUMN "B" ITEMS 1-4 ON ATTACHED SPREADSHEET

**ZONED DISTRICT:** R-1-P

**REASON:** Petitioner seeks to construct a single family residence with a 30' rear setback and cover 35% of lot area.

**ORDINANCES and REQUIREMENTS:**

**SECTION 8.08 - REAR YARDS.** Each lot in R-1-P Districts shall have a rear yard depth of not less than thirty-five (35) feet.

**SECTION 8.04 - PERCENTAGE OF LOT COVERAGE.** One family dwellings, together with accessory buildings, hereafter erected on any lot in R-1-P Districts, shall not cover more than thirty (30) percent of the area of such lot, provided that this requirement shall not apply to any lot which at the time of [sic] this Ordinance becomes effective is lesser in area than the specifications herein provided if such lot was of record at the time of the adoption of this Ordinance.

**VARIANCES REQUESTED:** Permission to:

- Construct a single family residence:
- 1) With a 30' rear setback.
  - 2) With 35% lot coverage.

**No previous variances requested.**

10-11

CITY OF WARREN

**ZONING BOARD OF APPEALS - ITEMS 5 & 6**

SUMMARY OF VARIANCE REQUEST

APPLICANT: BAKER & ASSOCIATES REALTY GROUP LLC

REPRESENTATIVE: FAYE BAKER

COMMON DESCRIPTION: SEE COLUMN "A" ITEMS 5 & 6 ON ATTACHED SPREADSHEET

PARCEL NUMBER: SEE COLUMN "B" ITEMS 5 & 6 ON ATTACHED SPREADSHEET

ZONED DISTRICT: R-1-C (CORNER LOTS)

REASON: Petitioner seeks to construct a single family residence with a 30' rear setback, a 15' side yard setback abutting a street, without staggering the front building line 2' from adjacent lots and cover 35% of lot area.

ORDINANCES and REQUIREMENTS:

**SECTION 7.08 - REAR YARDS.** Each lot in R-1-C Districts shall have a rear yard depth of not less than thirty-five (35) feet.

**SECTION 7.07 - SIDE YARDS ABUTTING UPON A STREET.** In R-1-C Districts, the width of the side yard abutting upon a street shall be not less than twenty-five (25) feet when rear yards abut side yards; however, when rear yards abut rear yards, the side yard abutting the street shall be not less than twenty (20) feet.

**SECTION 7.05 - FRONT YARD.** Each lot in R-1-C Districts shall have a front yard of not less than twenty-five (25) feet. Where residences are to be erected on adjacent lots, such building line shall be staggered at least two (2) feet, with no building located closer than twenty-five (25) feet from the front property line.

**SECTION 7.04 - PERCENTAGE OF LOT COVERAGE.** One (1) family dwellings, together with accessory building, hereafter erected on any lot in R-1-C Districts, shall not cover more than thirty (30) percent of the area of such lot, provided, that this requirement shall not apply to any lot which at the time of [sic] this Ordinance becomes effective is less in area than the specifications herein provided if such lot was of record at the time of the adoption of this Ordinance.

VARIANCES REQUESTED: Permission to:

Construct a single family residence:

- 1) With a 30' rear setback.
- 2) With a 15' side setback abutting a street.
- 3) Without staggering front building line 2' from adjacent lots.
- 4) With 35% lot coverage.

No previous variances requested.

12-24

CITY OF WARREN

ZONING BOARD OF APPEALS - ITEMS 7-19

SUMMARY OF VARIANCE REQUEST

**APPLICANT:** BAKER & ASSOCIATES REALTY GROUP LLC

**REPRESENTATIVE:** FAYE BAKER

**COMMON DESCRIPTION:** SEE COLUMN "A" ITEMS 7-19 ON ATTACHED SPREADSHEET

**PARCEL NUMBER:** SEE COLUMN "B" ITEMS 7-19 ON ATTACHED SPREADSHEET

**ZONED DISTRICT:** R-1-C (INTERIOR LOTS)

**REASON:** Petitioner seeks to construct a single family residence with a 30' rear setback, without staggering the front building line 2' from adjacent lots and cover 35% of lot area.

**ORDINANCES and REQUIREMENTS:**

**SECTION 7.08 - REAR YARDS.** Each lot in R-1-C Districts shall have a rear yard depth of not less than thirty-five (35) feet.

**Section 7.05 - Front yard.** Each lot in R-1-C Districts shall have a front yard of not less than twenty-five (25) feet. Where residences are to be erected on adjacent lots, such building line shall be staggered at least two (2) feet, with no building located closer than twenty-five (25) feet from the front property line.

**Section 7.04 - Percentage of lot coverage.** One (1) family dwellings, together with accessory building, hereafter erected on any lot in R-1-C Districts, shall not cover more than thirty (30) percent of the area of such lot, provided, that this requirement shall not apply to any lot which at the time of [sic] this Ordinance becomes effective is less in area than the specifications herein provided if such lot was of record at the time of the adoption of this Ordinance.

**VARIANCES REQUESTED:** Permission to:

- Construct a single family residence:
- 1) With a 30' rear setback.
  - 2) Without staggering front building line 2' from adjacent lots.
  - 3) With 35% lot coverage.

**No previous variances requested.**

**ADDRESSES FOR BAKER ASSOCIATES REALTY GROUP, LLC  
SPECIAL MEETING OF THE ZONING BOARD OF APPEALS**

	A	B			
<b>ITEM</b>	<b>ADDRESS</b>	<b>PARCEL</b>	<b>LOT</b>	<b>ZONED</b>	<b>SUMMARY PAGE</b>
#1	7567 Packard	12-13-33-276-033	762	R-1-P	1
#2	7575 Packard	12-13-33-276-034	763	R-1-P	1
#3	7568 Hupp	12-13-33-276-023	705	R-1-P	1
#4	7576 Hupp	12-13-33-276-024	704	R-1-P	1
#5	7504 Hupp	12-13-33-276-015	713	R-1-C	2
#6	7503 Packard	12-13-33-276-025	754	R-1-C	2
#7	7512 Hupp	12-13-33-276-016	712	R-1-C	3
#8	7520 Hupp	12-13-33-276-017	711	R-1-C	3
#9	7528 Hupp	12-13-33-276-018	710	R-1-C	3
#10	7536 Hupp	12-13-33-276-019	709	R-1-C	3
#11	7544 Hupp	12-13-33-276-020	708	R-1-C	3
#12	7552 Hupp	12-13-33-276-021	707	R-1-C	3
#13	7560 Hupp	12-13-33-276-022	706	R-1-C	3
#14	7511 Packard	12-13-33-276-026	755	R-1-C	3
#15	7527 Packard	12-13-33-276-028	757	R-1-C	3
#16	7535 Packard	12-13-33-276-029	758	R-1-C	3
#17	7543 Packard	12-13-33-276-030	759	R-1-C	3
#18	7551 Packard	12-13-33-276-031	760	R-1-C	3
#19	7559 Packard	12-13-33-276-032	761	R-1-C	3

**CITY OF WARREN**  
**Division of Buildings & Safety Engineering**

**NOTICE OF REJECTION**

**NAME OF APPLICANT:**

Your request for **BUILDING PERMIT** has been **REJECTED**, as it does not meet the requirements of the City of Warren Zoning Ordinance #30 as follows:

**SECTION 8.08 - REAR YARDS.**

Each lot in R-1-P Districts shall have a rear yard depth of not less than thirty-five (35) feet.

**SECTION 8.04 - PERCENTAGE OF LOT COVERAGE.**

One family dwellings, together with accessory buildings, hereafter erected on any lot in R-1-P Districts, shall not cover more than thirty (30) percent of the area of such lot, provided that this requirement shall not apply to any lot which at the time of [sic] this Ordinance becomes effective is lesser in area than the specifications herein provided if such lot was of record at the time of the adoption of this Ordinance.

**SECTION 7.08 - REAR YARDS.**

Each lot in R-1-C Districts shall have a rear yard depth of not less than thirty-five (35) feet.

**SECTION 7.07 - SIDE YARDS ABUTTING UPON A STREET.**

In R-1-C Districts, the width of the side yard abutting upon a street shall be not less than twenty-five (25) feet when rear yards abut side yards; however, when rear yards abut rear yards, the side yard abutting the street shall be not less than twenty (20) feet.

**SECTION 7.05 - FRONT YARD.**

Each lot in R-1-C Districts shall have a front yard of not less than twenty-five (25) feet. Where residences are to be erected on adjacent lots, such building line shall be staggered at least two (2) feet, with no building located closer than twenty-five (25) feet from the front property line.

**SECTION 7.04 - PERCENTAGE OF LOT COVERAGE.**

One (1) family dwellings, together with accessory building, hereafter erected on any lot in R-1-C Districts, shall not cover more than thirty (30) percent of the area of such lot, provided, that this requirement shall not apply to any lot which at the time of [sic] this Ordinance becomes effective is less in area than the specifications herein provided if such lot was of record at the time of the adoption of this Ordinance.

**It is necessary for you to make application to the Zoning Board of Appeals to obtain a variance for the above noted sections.**

Brian Schuman, Zoning Inspector

5/5/25  
BB \$1000

**16 PLANS BEING SUBMITTED MUST BE PRE-FOLDED  
A COPY OF ALL DOCUMENTS MUST BE SUBMITTED ELECTRONICALLY FOR  
COMMERCIAL SUBMISSIONS**

**CITY OF WARREN ZONING BOARD OF APPEALS  
APPLICATION FOR VARIANCE**

PLEASE PRINT OR TYPE

Name of Applicant: Baker & Associates Realty Group, LLC

Address: [REDACTED] Telephone: [REDACTED]

Applicant's Email Address: [REDACTED]  prefer email communication

Name and Address of Property Owner (if different) \_\_\_\_\_

Name of Representative: Faye Baker Telephone: [REDACTED]

Representative's Address: [REDACTED]

Representative's Email Address: [REDACTED]  prefer email communication

Address of Property: 7504, 7512, 7520, 7528, 7536, 7544, 7552, 7560, 7568, 7576 Hupp Avenue and 7503, 7511, 7527, 7535, 7543, 7551 7559, 7567, 7575 Packard Avenue

Parcel I.D. No. (as shown on tax bill): 13-33-276-015 thru 13-33-276-026, and 13-33-276-028 thru 13-33-276-034

Purpose of Request: I am submitting this request for a zoning variance regarding the proposed development of a single-family home with an attached garage on a 40-foot frontage residential lot. The purpose of this request is to encourage homeownership while ensuring the project aligns with the character of the existing neighborhood and maximizes the efficient use of the available land.

The requested variances will allow for the development of modern, functional homes that meet current market demands while maintaining the character and intergrity of the neighborhood.

1. rear setback reduction- Section 5.08 Rear yards- The current zoning regulations require a rear yard setback of 35 ft. I'm seeking a variance to reduce this requirement to 30 ft- a 5 foot reduction. 2. Waiver of the 2 ft frontage staggering requirement- Section 7.06 Front Yards 3. Lot area coverage variance Section 5.04- Percentage of lot coverage- We are requesting a five percent (5%) increase in lot area coverage from 30% to 35%. 4. Side yards abutting upon a street- The current zoning requires 20ft setback We are seeking a 15ft yard set back for lot 13-33-276-015 address 7504 Hupp Ave and lot 13-33-276-025 address 7503 Packard Ave.

Please explain the nature of your hardship:

The current zoning restrictions create significant challenges for this project due to the limited lot frontage and depth. The current lot coverage and setback requirements restrict the buildable area, making it difficult to design a reasonably sized single-family home with an attached garage. The constraints limit the ability to construct a home that meets modern living standards, affecting both functionality and marketability.

Signature: [Signature] Date: 4/30/2025

The approval of any land use or dimensional variance from the regulations of the Warren Zoning Ordinance does **NOT** affect or rescind any requirement of the ordinance to obtain site plan approval, Building Division permit or to otherwise comply fully with the Code of Ordinances, or other applicable State or Federal regulations



Zoning Board of Appeals  
Office of the City Council  
5460 ARDEN SUITE 505  
WARREN, MI 48092  
(586) 258-2060

REQUEST FOR SPECIAL MEETING FORM

Date: 5/5/2025 Fee: \$1000 Paid: Yes \_\_\_ No \_\_\_

COMPANY INFORMATION

Company Name: Baker & Associates Realty Group, LLC

Address: [REDACTED]  
Telephone: [REDACTED]

Name of Petitioner/Contact Person: Faye Baker

Address (If different than company):  
[REDACTED]  
Telephone: [REDACTED]

Meeting Date Requested: 6/4/2025  
(minimum of 20 days in advance for notice requirements)

Reason for Special Meeting (hardship):  
Request 3 zoning variances for 19 different parcels to develop single family residences.

Variances Requested: USE Variance: Yes \_\_\_ No   
Permission to construct 19 single family residences: 1) With a 30' rear setback.  
2) Without staggering the front building line 2' from adjacent lots. 3) With 35% lot coverage.  
4) Lot 713 and 754 to have a side set back of 15'

Petitioner Signature: [Signature] Date: 5/15/25

Building Department Signature: [Signature] Date: 5/16/25

AFFIDAVIT OF OWNERSHIP OF LAND IN THE CITY OF WARREN

I, WE Faye Baker  
OF [Redacted] [Redacted]  
Name(s) of Person(s)  
Address, City, State Zip Telephone  
THE President OF Baker & Associates Realty Group, LLC  
Title of Officer Name of Company  
BEING DULY SWORN, DEPOSE(S) AND SAY(S) THAT Baker & Associates Realty Group, LLC  
I/We/It  
  /RECORDED LAND CONTRACT PURCHASER(S) X /RECORDED DEEDHOLDER(S)

OF LAND FOR WHICH SUBMITTAL HAS BEEN/WILL BE MADE TO THE CITY OF WARREN,  
MACOMB COUNTY, MICHIGAN IN A:

PETITION FOR HEARING BY THE CITY OF WARREN BOARD OF APPEALS

FURTHER, THAT Faye Baker \*  
Name(s) of Person(s)

THE President OF Baker & Associates Realty Group, LLC \*  
Title of Officer Name of Company

OF [Redacted] [Redacted]  
Address, City, State Zip Telephone

IS/ARE/MY/OUR DESIGNATED REPRESENTATIVE(S) IN THE PROCESSING OF SAID PETITION.

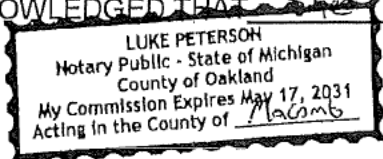
FURTHER, DEPONENT SAYS NOT.

SIGNED [Signature] L.S.  
SIGNED [Signature] L.S.\*

\*Leave blank if not applicable.

STATE OF MICHIGAN  
COUNTY OF Oakland

ON THIS 2<sup>nd</sup> DAY OF May, 2025, BEFORE ME PERSONALLY CAME  
Faye Baker, TO ME KNOWN TO BE THE INDIVIDUAL (S) NAMED IN  
AND WHO EXECUTED THE FOREGOING AFFIDAVIT FOR THE PURPOSE AS STATED, AND  
ACKNOWLEDGED THAT she DID SO OF Her OWN FREE WILL AND DEED.



LUKE PETERSON  
NOTARY PUBLIC, Oakland COUNTY, MICHIGAN  
MY COMMISSION EXPIRES: 5/17/31

\*\*\*\*\*

**NOTICE TO OWNER**

If a representative appears on your behalf, they must be informed on all pertinent data relative to your request. Failure to answer any question from the Board could result in your request being delayed or denied. IT IS THEREFORE RECOMMENDED THAT YOU appear in person.

**Worksheet #1 - Section 20.23 - Non-use variance; practical difficulty standard.**

Non-use variances relate to the modification of applicable area, dimension or structural regulations. The concurring vote of five (5) members of the Board shall be required to approve a non-use variance. **No variation from the provisions or requirements of this article shall be authorized by the Board unless the Board finds that the applicant has demonstrated all of the following to establish there is a practical difficulty in complying with the article requirement.**

*The reason you are seeking the variance must be something that is beyond your control. You cannot justify approval of a variance on the simple contention that it is inconvenient to follow the rules. What extraordinary situation affects only your property and no others in the vicinity or zone?*

Use the space provided below to demonstrate how your request will meet the following criteria for a non-use variance.

**Unreasonable impact/burden.** Strict compliance with area, setback, frontage, height, bulk or density requirements would unreasonably prevent the applicant from using the property for a permitted purpose, or would be unnecessarily burdensome.

Efficient Land Use: Granting the variance will allow for better utilization of the lot while adhering to modern residential design standards.

Encouraging Homeownership: This development contributes to increased homeownership opportunities in the area, fostering neighborhood stability and growth.

**Not self-imposed.** The condition was not created by the applicant or a previous owner of the property or reasonably discoverable by the owner.

Lots are in south Warren and historically smaller

**Property unique.** The property has unique physical features or characteristics; or the plight is due to unique circumstances of this property and is not due to general neighborhood conditions.

Many surrounding homes have similar lot sizes but benefit from previous variances or grandfathered zoning allowances, creating an inconsistency if this variance is not approved. Financial and Practical Challenges: Without these variances, the cost of developing the lot increases due to the need for specialized design adjustments, which may make the project financially unviable.

**Not a detriment.** Granting the variance will not result in detriment to nearby properties; will not impair an adequate supply of light and air to the adjacent properties; will not impair the property values in the surrounding area; and will not cause public safety concerns.

The proposed home design is in harmony with the surrounding residential properties, maintaining aesthetic consistency and appropriate scale.

The requested variances will not adversely affect neighboring properties, as the design maintains privacy, safety, and accessibility.

This development contributes to increased homeownership opportunities in the area, fostering neighborhood stability and growth.

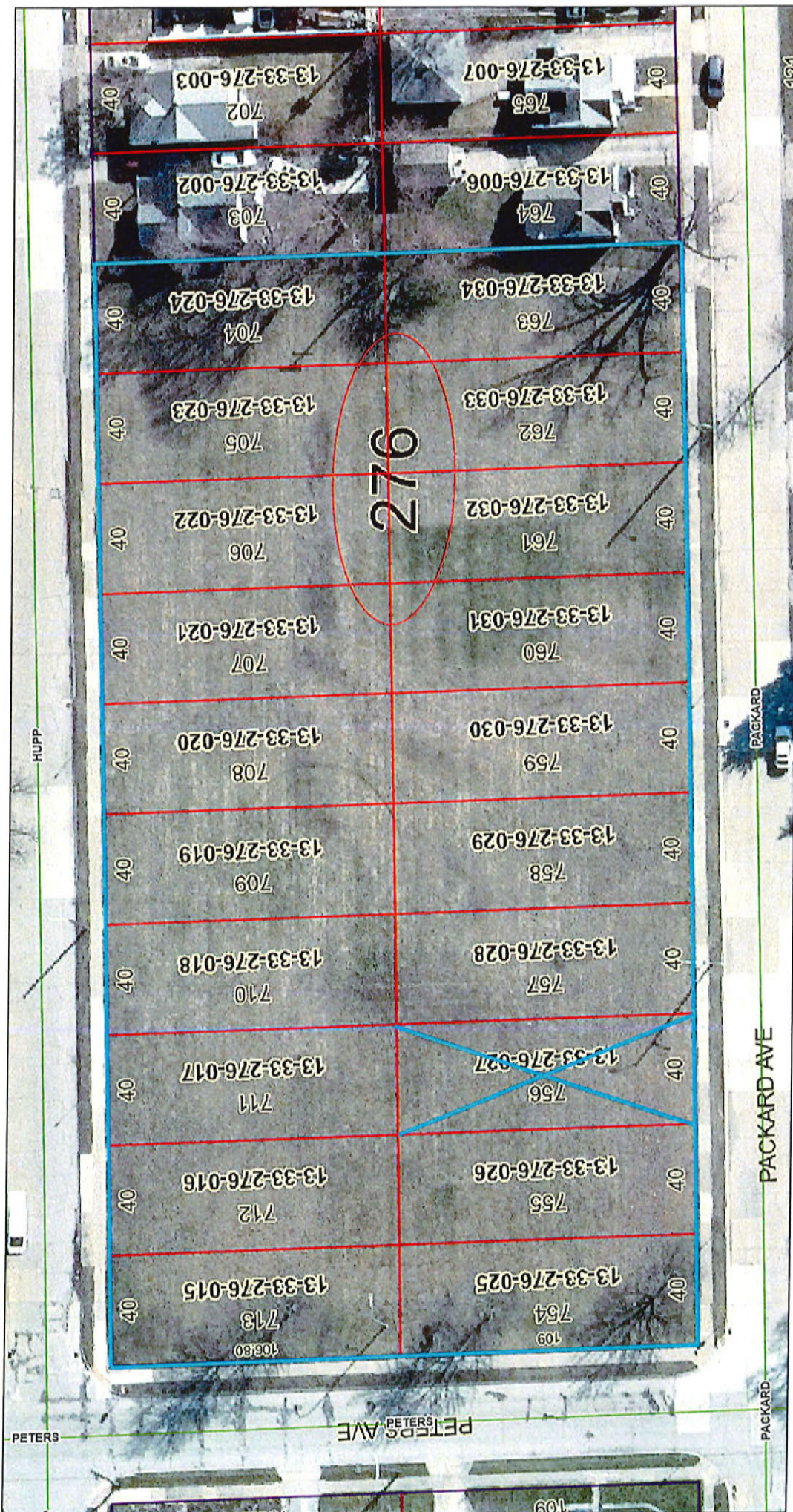
**Not personal or economic.** The variance request is not primarily related to personal or economic hardship, rather, it is related to the unique features of the property.

The request is based on the physical limitations imposed by the current zoning, which make practical and efficient home development unfeasible. The intent is to ensure a logical and beneficial land use solution that aligns with the community's existing residential layout and promote homeownership in the area.

**Necessary.** The variance is necessary for the preservation and enjoyment of a substantial property right similar to that enjoyed by other properties in the same zoning district and in the vicinity.

The requested variance is essential for ensuring that the property owner can enjoy substantial property rights comparable to those of other homeowners in the same zoning district and vicinity. Many existing homes in the area have benefited from similar variances or grandfathered conditions, allowing them to develop practical and livable structures. Without the variance, the property would be unduly restricted, limiting its functional use and diminishing its value.

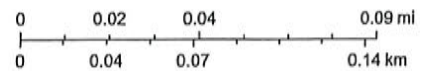
12-13-33-276-015 THROUGH 12-13-33-276-034 (EXCLUDING 12-13-33-276-027)





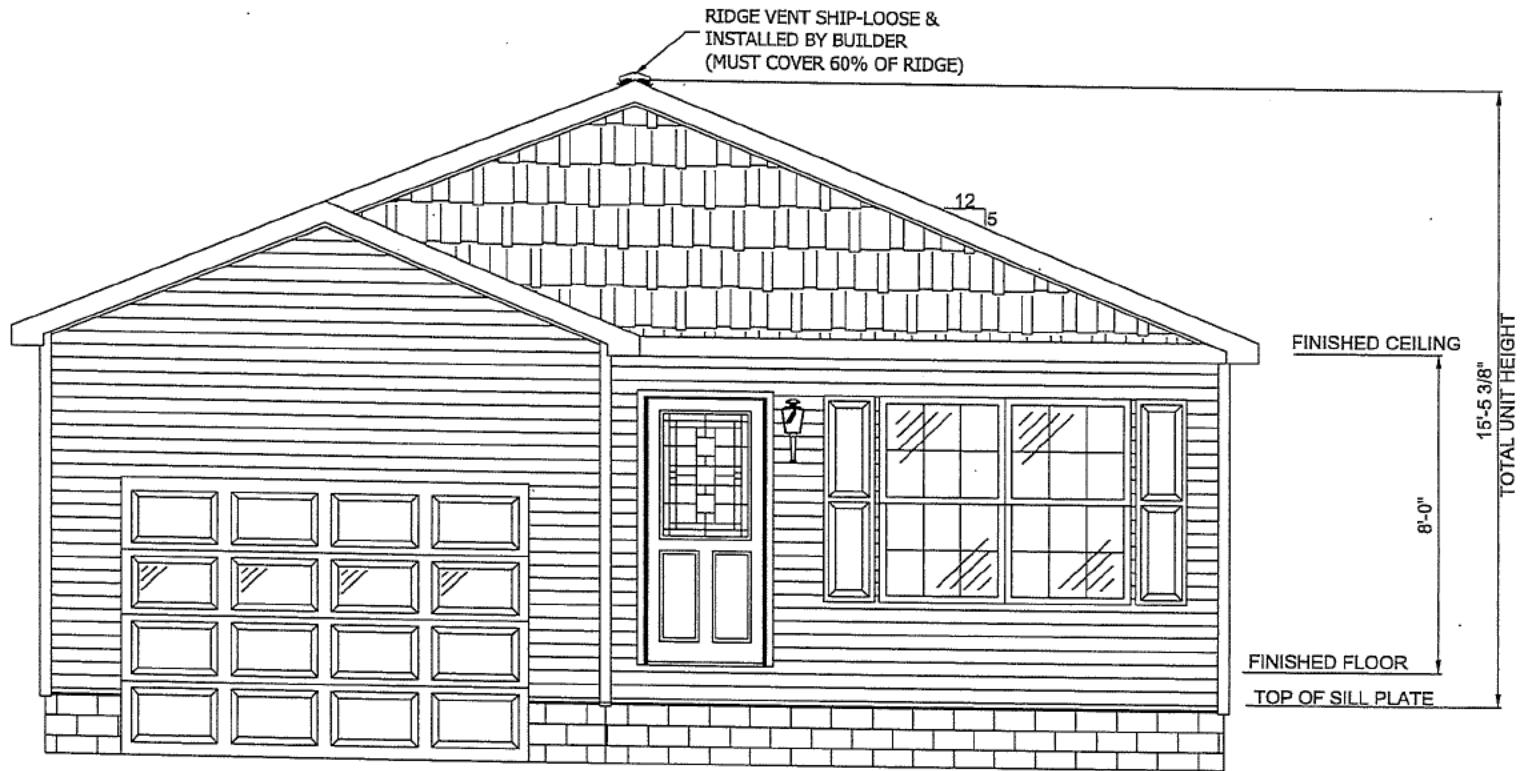
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Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community





FRONT ELEVATION  
ACCESS TO GRADE  
ONSITE BY OTHERS

MODIFICATIONS

PROJECT:  
Q-32287  
52'-0" x 28'-11"  
RANCH

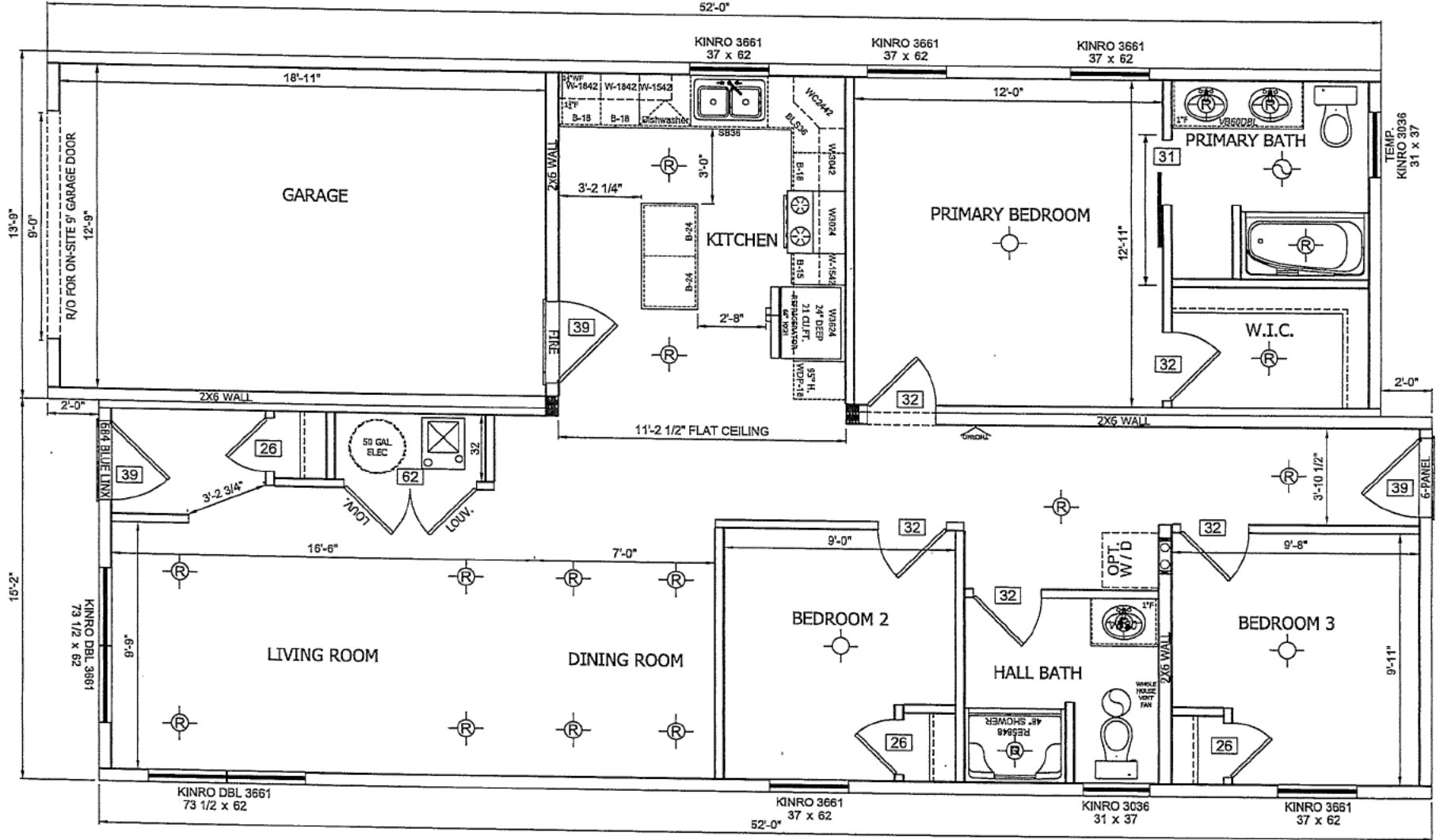
DRAWN BY: CT  
DATE: 05-01-25  
SCALE: N.T.S.

TITLE:  
FRONT ELEVATION

FILENAME: Q-32287  
BUILDER: BAKER & ASSOCIATES  
CUSTOMER: RANCH

SHEET:  
AE-101

PROPRIETARY AND CONFIDENTIAL  
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MODIFICATIONS

PROJECT: Q-32287  
52'-0" x 28'-11"  
RANCH

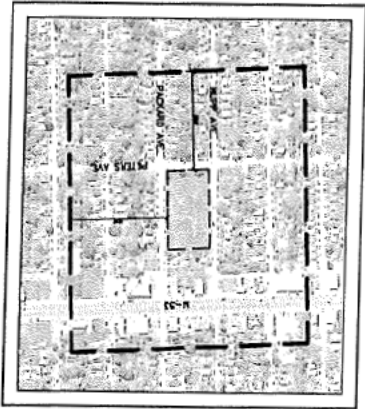
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DATE: 05-01-25  
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TITLE: FLOOR PLAN

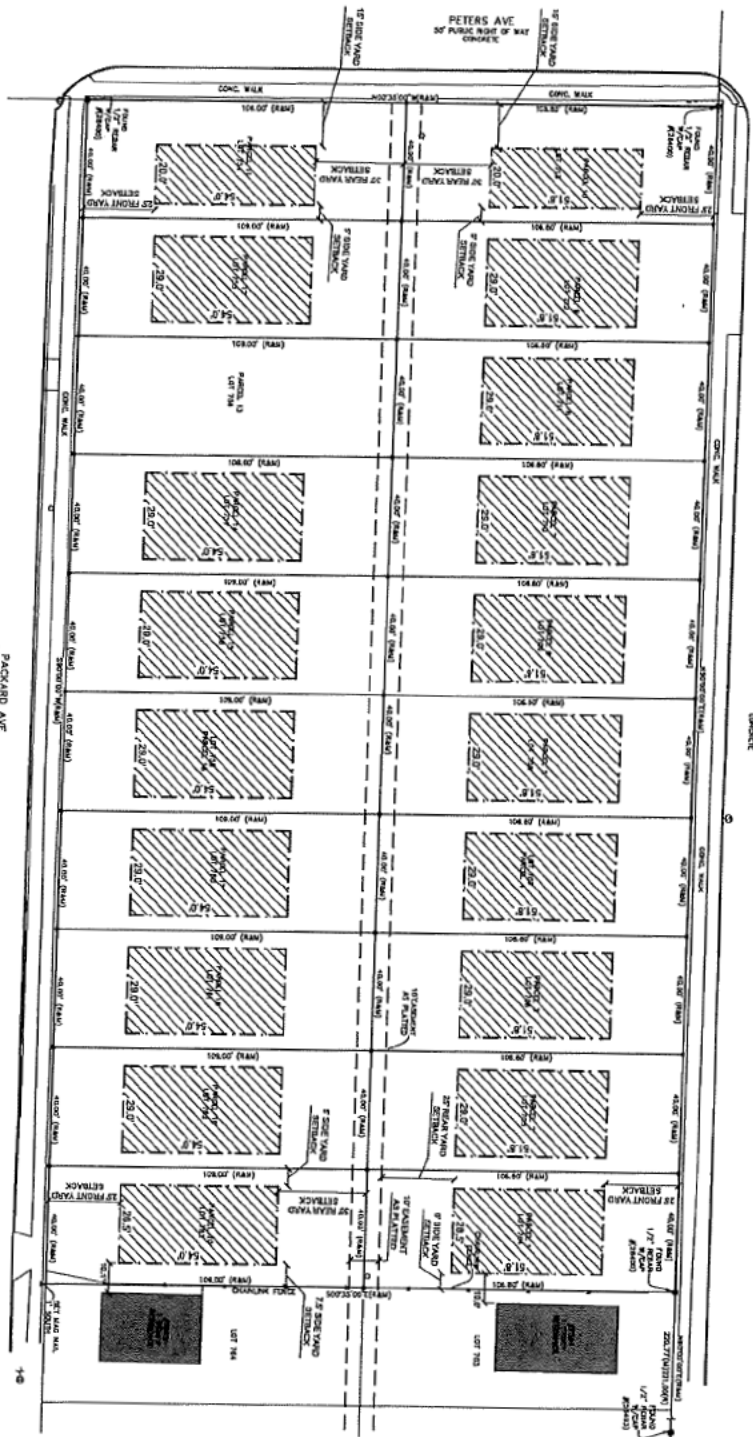
FILENAME: Q-32287  
BUILDER: BAKER & ASSOCIATES  
CUSTOMER: RANCH

SHEET: AP-101

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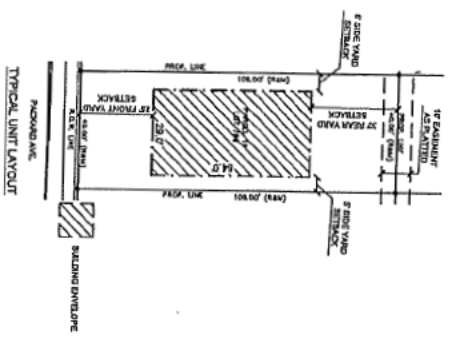


VICINITY MAP



PACKARD AVE  
30' FRONT SETBACK PER CITY

HILPP AVE  
30' FRONT SETBACK PER CITY



**811**  
Know what's below.  
Call before you dig.



Plan Prepared By:  
 Ryan & Ryan, Inc.  
 1000 California Street, Suite 1000  
 San Francisco, CA 94109  
 Tel: 415-774-1100  
 Email: ryan@ryanandryan.com

DATE OF PLAN: 04-28-2021

13-33-277-013		Hupp Ave										13-33-277-014																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																					
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Map showing streets and landmarks in Warren, Michigan. Streets include Hupp Ave, Packard Ave, and Peters Ave. Landmarks include Austin Dannis Park, All About Animals Rescue, MRCC Union Hall, Automotive Parts, FCA Warren Stamping Plant, Chrysler Group LLC Warren Truck, Warren Truck Paint, Woodview Mobile Village, Skylar Laundromat, SuperTeeth, Lincoln High School, and various other businesses and parks.