

WARREN ZONING BOARD OF APPEALS  
SPECIAL MEETING  
JUNE 4, 2025

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

**Members of the Board present:**

David Sophiea, Chairman  
Paul Jerzy, Secretary  
Roman Nestorowicz, Vice-Chairman  
Michael Assessor  
William Cliff  
Jon Green  
Garry Watts

**Members of the Board absent:**

Charles Perry, Assistant Secretary  
Shaun Lindsey

**Also present:**

Jennifer Pierce, City Attorney  
Everett Murphy, Chief Zoning Inspector  
Nicole Jones, Council Office

**1. CALL TO ORDER**

Chairman Sophiea called the meeting to order at 7:30 p.m.

**2. PLEDGE OF ALLEGIANCE**

**3. ROLL CALL**

A roll call was taken and Board Member Perry and Board Member Lindsey were absent.

**Motion:**

Board Member Assessor made a motion to excuse the absent members; Supported by Board Member Watts.

**Voice Vote:**

A voice vote was taken. The motion carried (7 – 0).

**4. ADOPTION OF THE AGENDA**

**Motion:**

Secretary Jerzy made a motion to adopt the agenda; Supported by Board Member Nestorowicz.

**Voice Vote:**

A voice vote was taken. The motion carried (7 – 0).

**5. APPROVAL OF THE MINUTES – NONE**

Chairman Sophiaea said they're going to first call items 6 through 9.

Secretary Jerzy stated this is for items 6 through 9; 7567 Packard, 7575 Packard, 7568 Hupp and 7576 Hupp.

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|---------------------------|---|
| <b>6. PUBLIC HEARING:</b> | <b>APPLICANT: Baker &amp; Associates Realty Group LLC</b> |
| 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.

Faye Baker asked how many properties he called off.

Secretary Jerzy explained he did the first four (4), then he's going to do items 10 and 11 separate. Then the rest under a third separate motion. There are different variances regarding the three (3) different groupings.

Faye Baker said no worries. Good evening.

Chairman Sophiaea asked her to please start with her name and address.

Faye Baker stated her name and 8086 Fourteen Mile Road.

Chairman Sophiaea thanked her and asked her to please tell the board about her request.

Faye Baker is requesting a variance to build single family detached homes for sale on the south end of Warren. The lots are smaller lots. They're forty (40) foot wide lots. To build homes that appeal to home buyers she is requesting the variance of a thirty (30) foot rear setback and thirty-five (35) percent lot coverage. This will allow her to build a home that's about 1,267 square feet

with one (1) car attached garage. That will appeal to the moderate home buyer. Also, to waive the staggering two (2) foot setback. She believes that should be on here as well. Secretary Jerzy doesn't think that's on these first four (4). That's on the next grouping. Correct him if he's wrong though.

Faye Baker stated it should've been on all of them. She knows none of the houses on the block are abiding by it, but should definitely be on all of them.

Board Member Green said wait a second.

(Inaudible)

Chairman Sophia thanked her for those comments. This is a public hearing. Is there anyone in the audience who wishes to speak on this item?

No response.

Chairman Sophia closed the public portion of the meeting and turned it over to the board for discussion.

Secretary Jerzy asked Everett to approach real quick. This lady, Ms. Baker, is saying there's supposed to be a two (2) foot staggering. He's not seeing it on items 6 through 9. He does see it on 10 and 11.

Everett Murphy saw that, too. As soon as she mentioned it he started to look at her applications to see what was requested.

Secretary Jerzy said he'll give him some time. Take your time.

Everett Murphy said if for some reason it's not, she'll have to come back for that. If it's on all the lots except for those four (4), then it would just apply to those four (4).

Jennifer Pierce said it is on the application pertaining to all the different parcel numbers. Rear setback reduction, waiver of the two (2) foot frontage staggering requirement, and then everything else that was requested.

Everett Murphy said they know the person he would have to ask and he's not here tonight, right.

(Laughter)

Everett Murphy explained he will be back in the morning and he will talk to him to see if that was an error or if there was a reason for that. He doesn't want to assume it's just an error yet. He's done a lot of the research on it and there may be a reason for that. If not, since they requested it on all but those four (4), they would only have to ask for that on those four (4).

Secretary Jerzy said they would have to come back for the two (2) foot.

Everett Murphy said it has to be posted that way. It depends on the way it was posted. He's sure it

was posted exactly the way it was written here.

Secretary Jerzy believes that to be the case too.

Everett Murphy said he will find out first thing in the morning. He'll get in touch with Ms. Baker and also let the board know what they find too with Nicole.

Board Member Nestorowicz has a question for Everett. What is that ordinance mean about staggering the front building line two (2) feet from it. He was trying to think in his neighborhood and looking at the ranches in his neighborhood. How are they staggered. Or are they not?

Chairman Sophiea said they're probably not.

Everett Murphy said a lot of them aren't. Let him see and read the exact wording. It should have the wording in there, but so many papers to get through. He read, "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)..." They're saying they don't want them all in one flat row. So, they want staggered. He's assuming when they drew that up they thought it would be more pleasing at the time.

Secretary Jerzy said not looking like cookie cutters down the street.

Board Member Nestorowicz was trying to think on his block.

Everett Murphy explained it's not new. It was not something that was added at least in his time. That's been there a long time.

Chairman Sophiea said it's two (2) feet. If they're going to do it, two (2) feet from the street you wouldn't notice it anyway.

Board Member Clift stated reading straight from the municode of ordinances referencing R-1-P. "Each lot in R-1-P Districts shall have a front yard not less than twenty-five (25) feet in depth." That's the only thing it talks about in the front yard for R-1-P, which is what those four (4) lots are zoned as. 10 and 11 are R-1-C. So are 12 through 24. He's just saying in their municode, he's looking right at it, it doesn't mention the staggering in an R-1-P district.

Chairman Sophiea said that's an important distinction.

Everett Murphy said he didn't catch that.

Chairman Sophiea said 6 through 9 are R-1-P. He thanked Mr. Clift.

Everett Murphy expressed that's a very good catch.

Board Member Clift said you're welcome, sir.

Everett Murphy explained Steve is really good at this. So, like he said, he assumed there was a reason before he would assume he made a mistake.

Secretary Jerzy said based on what Mr. Clift said, it doesn't need it.

Board Member Clift said the two (2) foot staggering doesn't apply to an R-1-P. It's up to the petitioner if she wants to make sure.

Chairman Sophiea stated it would make sense why it's listed for the R-1-C's, 10 through 24. Are there any other comments from the board.

Secretary Jerzy said real quick before they get back to Mr. Murphy. He forgot to read the Planning Department's impact statement. Per the Planning Department, "No issues were found to impact the abutting, local or general public." Regarding all these items.

Board Member Watts said to Mr. Murphy the question he has on this. They're forty (40) foot lots. He thought everything was changed to have to be built on a sixty (60) foot lot.

Everett Murphy replied no. It says that lots that were platted prior to a certain date do not have to meet that requirement. So, they did not have to meet that requirement.

Board Member Watts said fair enough and thanked him.

Secretary Jerzy asked the applicant if she is confident with that description that they don't have to repost for the two (2) foot.

Faye Baker answered yes.

Secretary Jerzy said if nobody else has anything further to say on these first four (4) items, he would like to make a motion.

No response.

**Motion:**

Secretary Jerzy made a motion to grant the petitioner permission to construct a single family residence:

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

Reasons being: Size and shape of the lot; Not a detriment to the area.

Board Member Clift supported the motion.

Chairman Sophiea said they have a motion by Secretary Jerzy, supported by Mr. Clift to approve the item as read.

**Roll Call:**

A roll call was taken on the motion. The motion carried (7 – 0).

Secretary Jerzy

Yes, for the reasons stated in the motion.

Board Member Clift	Yes, for the reasons stated in the motion.
Board Member Green	Yes, for the reasons stated in the motion.
Board Member Assessor	Yes, for the reasons stated in the motion.
Board Member Watts	Yes, for the reasons stated in the motion.
Board Member Nestorowicz	Yes, for the reasons stated in the motion.
Chairman Sophiaea	Yes, for the reasons stated in the motion.

The petitioner’s request was **APPROVED** as written.

7. PUBLIC HEARING:	<b>APPLICANT: Baker &amp; Associates Realty Group LLC</b>
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.

*This item was discussed under item 6.*

**Motion:**

Secretary Jerzy made a motion to grant the petitioner permission to construct a single family residence:

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

Reasons being: Size and shape of the lot; Not a detriment to the area.

Board Member Clift supported the motion.

Chairman Sophiaea said they have a motion by Secretary Jerzy, supported by Mr. Clift to approve the item as read.

**Roll Call:**

A roll call was taken on the motion. The motion carried (7 – 0).

Secretary Jerzy	Yes, for the reasons stated in the motion.
Board Member Clift	Yes, for the reasons stated in the motion.

Board Member Green	Yes, for the reasons stated in the motion.
Board Member Assessor	Yes, for the reasons stated in the motion.
Board Member Watts	Yes, for the reasons stated in the motion.
Board Member Nestorowicz	Yes, for the reasons stated in the motion.
Chairman Sophiea	Yes, for the reasons stated in the motion.

The petitioner’s request was **APPROVED** as written.

8. PUBLIC HEARING:	<b>APPLICANT: Baker &amp; Associates Realty Group LLC</b>
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.

*This item was discussed under item 6.*

**Motion:**

Secretary Jerzy made a motion to grant the petitioner permission to construct a single family residence:

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

Reasons being: Size and shape of the lot; Not a detriment to the area.

Board Member Clift supported the motion.

Chairman Sophiea said they have a motion by Secretary Jerzy, supported by Mr. Clift to approve the item as read.

**Roll Call:**

A roll call was taken on the motion. The motion carried (7 – 0).

Secretary Jerzy	Yes, for the reasons stated in the motion.
Board Member Clift	Yes, for the reasons stated in the motion.
Board Member Green	Yes, for the reasons stated in the motion.

Board Member Assessor	Yes, for the reasons stated in the motion.
Board Member Watts	Yes, for the reasons stated in the motion.
Board Member Nestorowicz	Yes, for the reasons stated in the motion.
Chairman Sophiaea	Yes, for the reasons stated in the motion.

The petitioner’s request was **APPROVED** as written.

<b>9. PUBLIC HEARING:</b>	<b>APPLICANT: Baker &amp; Associates Realty Group LLC</b>
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.

*This item was discussed under item 6.*

**Motion:**

Secretary Jerzy made a motion to grant the petitioner permission to construct a single family residence:

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

Reasons being: Size and shape of the lot; Not a detriment to the area.

Board Member Clift supported the motion.

Chairman Sophiaea said they have a motion by Secretary Jerzy, supported by Mr. Clift to approve the item as read.

**Roll Call:**

A roll call was taken on the motion. The motion carried (7 – 0).

Secretary Jerzy	Yes, for the reasons stated in the motion.
Board Member Clift	Yes, for the reasons stated in the motion.
Board Member Green	Yes, for the reasons stated in the motion.
Board Member Assessor	Yes, for the reasons stated in the motion.

Board Member Watts	Yes, for the reasons stated in the motion.
Board Member Nestorowicz	Yes, for the reasons stated in the motion.
Chairman Sophia	Yes, for the reasons stated in the motion.

The petitioner's request was **APPROVED** as written.

Chairman Sophia said this brings them to items 10 and 11.

Secretary Jerzy said items 10 and 11 regarding properties at 7504 Hupp and 7503 Packard.

<b>10. PUBLIC HEARING:</b>	<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.

Chairman Sophia asked her to state her name and address for the record again.

Faye Baker repeated her name and address.

Chairman Sophia thanked her and asked her to please tell the board about her additional requests here.

Faye Baker said same thing here. These are corner lots, abutting a side street. She wanted to place houses on these lots, just like the other houses on the street and neighboring blocks. It's

required in order to do that, she has to have some more generous setbacks on the side as well as the rear. This will allow them to also have an attached garage off the back to accommodate modern families and have a product people will want to purchase.

Chairman Sophiea thanked her for those comments. This is a public hearing. Is there anyone in the audience who wishes to speak on this item?

No response.

Chairman Sophiea closed the public portion of the meeting and turned it over to the board for discussion.

Board Member Watts had some questions he wanted them answered on the first one. Didn't get to it. What price range does she think these are going to be in?

Faye Baker explained they have three (3) different models. They have a ranch style that has three (3) bedrooms, two (2) full bathrooms. They're on a crawl with a single car attached garage. Her goal is to get that to be around \$224,000. They're trying to control costs because she wants it to be affordable. That would essentially make it less than what people are paying for rent in the area. The house note will be less than what they're paying for rent. They have two (2) colonials. One is a three (3) bedroom, two and half bathroom. It's about 1,650 square feet. Her goal is to get it no more than \$270,000. Again, it would be affordable. Then they have a larger one that would be market rate. That one would be actually three (3) bedrooms. There could be a fourth bedroom on the main floor with three (3) full bathrooms. That one they're looking closer to \$295,000. Still being affordable but for a larger family.

Board Member Watts asked how long she thinks it's going to take to get all of these built.

Faye Baker explained since they're doing modular, right now they're working with Champion Homes. They've already got all their models, all of their floor plans. They're being submitted to the state for approval. That process takes about six (6) weeks. Once that's done, it's pretty much once the city can put her through their permitting process. She would say from start to finish, she should be complete by October.

Board Member Watts asked if they'll all be up by that time.

Faye Baker explained on the first phase, which is nine (9). They should be up and sold. She already has five (5) of them sold. Which brings her back here because it seems more people like ranch style homes than colonials. Colonials she wouldn't really need a variance because the footprint is smaller, because they're doing two (2) stories. In order to do ranch style, she needs to take up a little bit more of the lot. So, they have more people that are interested in ranch style homes.

Board Member Watts understands. His next question is to Mr. Murphy. Or maybe the city attorney. They've seen projects over the years that get started and then don't get finished. What happens to these variances?

Everett Murphy explained variances are essentially forever. If they apply for a permit or plan

review within one (1) year, it's set. If they don't apply for a permit within one (1) year, the variance is automatically rescinded.

Board Member Watts said fair enough. He hopes that's not the case. With the way the crazy economy is you just never know. He wants it to be successful. Very good, thank you.

Board Member Clift said there was a resident who had an interest in this project and they couldn't come tonight. He told him he'd ask the question kind of on their behalf. They brought up a good point and peaked his curiosity, too. Does she have a standard or requirement in place on who these homes can be sold to. Are these going to be sold to owner occupied folks or selling to investors to rent out.

Faye Baker explained her company focuses on financial literacy home buyers' education self-sustainability. The reason why she purchased this property and wanted to put the houses is because she also has a non-profit organization. In her non-profit organization they focus on first time home buyers. People who thought home ownership would never be possible. In doing that, they acquired the land and they are building specifically for home owners for families. Part of their process is that they come through her, non-profit, help get down payment assistance, help with their credit if they require credit coaching, help them to understand their budget. They are also a resource for them even after they purchase the home. Her non-profit is available to them if they were to ever run into a problem. Her goal is not to just sell a home, she wants them to sustain home ownership. They put these services in place for particularly home owners. She's been doing this for quite some time. Previously she rehabbed houses and sold them. She never sells to an investor. She believes in creating home owners. She has been a landlord for quite some time, a lot of years. Even those houses once they rent from her for a while, she sells them the house. She believes in helping people create wealth. People who never thought it was possible. To answer his question, the short answer, is absolutely not. They do not sell to investors.

Board Member Clift asked if there is a title restriction on the purchase to prevent that home from being put up for rent by the purchaser.

Faye Baker answered yes. Part of the funds they're getting is from the state. They have to live in that home and occupy it as their primary property for at least five (5) years.

Board Member Clift understands. He thanked her for her in depth explanation. Fantastic work. Thank you.

Chairman Sophia knows these are single family homes she is building. The rendering is beautiful. They're adorable. Are these homes when completed, all nineteen (19), is there some type of board or association like detached condos.

Faye Baker replied no. These are all single family detached homes. No condo association or anything like that. These are just like any other home in that neighborhood.

Chairman Sophia said that was his only question. She has a very competitive price point. He thinks it's a great addition to the city. Any additional comments from the board?

Board Member Clift said if there's not, he would love to make a motion.

Chairman Sophiea said please do.

**Motion:**

Board Member Clift made a motion to grant 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.

Reasons being: Not a detriment to the area; Size and shape of the lot; Vision of the project requires it.

Secretary Jerzy supported the motion.

Chairman Sophiea said they have a motion by Mr. Clift, supported by Secretary Jerzy to approve the request as presented.

**Roll Call:**

A roll call was taken on the motion. The motion carried (7 – 0).

Board Member Clift	Yes, for the reasons stated in the motion.
Secretary Jerzy	Yes, for the reasons stated in the motion.
Board Member Nestorowicz	Yes, for the reasons stated in the motion.
Board Member Assessor	Yes, for the reasons stated in the motion.
Board Member Green	Yes, for the reasons stated in the motion.
Board Member Watts	Yes, for the reasons stated in the motion.
Chairman Sophiea	Yes, for the reasons stated in the motion.

The petitioner's request was **APPROVED** as written.

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

**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.

*This item was discussed under item 10.*

**Motion:**

Board Member Clift made a motion to grant 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.

Reasons being: Not a detriment to the area; Size and shape of the lot; Vision of the project requires it.

Secretary Jerzy supported the motion.

Chairman Sophiaea said they have a motion by Mr. Clift, supported by Secretary Jerzy to approve the request as presented.

**Roll Call:**

A roll call was taken on the motion. The motion carried (7 – 0).

Board Member Clift	Yes, for the reasons stated in the motion.
Secretary Jerzy	Yes, for the reasons stated in the motion.
Board Member Nestorowicz	Yes, for the reasons stated in the motion.
Board Member Assessor	Yes, for the reasons stated in the motion.
Board Member Green	Yes, for the reasons stated in the motion.
Board Member Watts	Yes, for the reasons stated in the motion.
Chairman Sophiaea	Yes, for the reasons stated in the motion.

The petitioner's request was **APPROVED** as written.

Chairman Sophiaea said this brings them to items 12 through 24.

Secretary Jerzy stated this is for items 12 through 24 regarding the following properties: 7512 Hupp, 7520 Hupp, 7528 Hupp, 7536 Hupp, 7544 Hupp, 7552 Hupp, 7560 Hupp, 7511 Packard, 7527 Packard, 7535 Packard, 7543 Packard, 7551 Packard, and 7559 Packard.

12. PUBLIC HEARING: **APPLICANT: Baker & Associates Realty Group LLC**  
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.

Faye Baker stated her name and address again.

Chairman Sophia asked if there is anything else she would like to add about these requests.

Faye Baker said same as before. Just need larger area to be able to built houses that the modern family would want to purchase and live in.

Chairman Sophia thanked her for those comments. This is a public hearing. Is there anyone in the audience who wishes to speak on this item?

No response.

Chairman Sophia closed the public portion of the meeting and turned it over to the board for discussion.

Secretary Jerzy wanted to go on the record saying this is an amazing project. He talked with someone in the city four (4) or five (5) years ago he went and looked at a property that needed variances kind of questioned about the property, just a field sitting in the middle of the neighborhood doing nothing. He really appreciates her investment in the city, really appreciate what she's doing. It sounds phenomenal with her non-profit and home starter program. He thinks it's really going to enhance that end of town and hopefully bring property values up to speed as well. Thank you. Hopefully, this isn't the end of projects like this with the land bank they started here in the city. Maybe this is a sign of good things to come and it's refreshing to see. Thank

you.

Faye Baker thanked him.

Chairman Sophia said just out of curiosity. On the parcel map, is he looking at this correctly. It appears one of the parcels is to remain vacant.

Faye Baker explained they already received the approval for those setbacks. She brought that back in May so they did the one lot. Now, they're doing the remaining nineteen (19).

Chairman Sophia asked if that's the location of the model home.

Faye Baker replied yes. They'll have three (3) models up actually.

Chairman Sophia said that makes good sense. He has no further questions.

Secretary Jerzy said if no other members have anything else to say or add, he would like to make a motion.

**Motion:**

Secretary Jerzy made a motion to grant the petitioner's request 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.

Reasons being: Size and shape of the lot; Not a detriment to the area.

Board Member Assessor supported the motion.

Chairman Sophia said they have a motion by Secretary Jerzy, supported by Mr. Assessor to approve the item as read.

**Roll Call:**

A roll call was taken on the motion. The motion carried (7 – 0).

Secretary Jerzy	Yes, for the reasons stated in the motion.
Board Member Assessor	Yes, for the reasons stated in the motion.
Board Member Nestorowicz	Yes, for the reasons stated in the motion.
Board Member Green	Yes, for the reasons stated in the motion.
Board Member Watts	Yes, for the reasons stated in the motion.
Board Member Clift	Yes, for the reasons stated in the motion.
Chairman Sophia	Yes, for the reasons stated in the motion.

The petitioner's request was **APPROVED** as written.

13. PUBLIC HEARING:  
REPRESENTATIVE:

**APPLICANT: Baker & Associates Realty Group LLC**  
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.

*This item was discussed during item 12.*

**Motion:**

Secretary Jerzy made a motion to grant the petitioner's request 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.

Reasons being: Size and shape of the lot; Not a detriment to the area.

Board Member Assessor supported the motion.

Chairman Sophiea said they have a motion by Secretary Jerzy, supported by Mr. Assessor to approve the item as read.

**Roll Call:**

A roll call was taken on the motion. The motion carried (7 – 0).

Secretary Jerzy	Yes, for the reasons stated in the motion.
Board Member Assessor	Yes, for the reasons stated in the motion.
Board Member Nestorowicz	Yes, for the reasons stated in the motion.
Board Member Green	Yes, for the reasons stated in the motion.
Board Member Watts	Yes, for the reasons stated in the motion.
Board Member Clift	Yes, for the reasons stated in the motion.
Chairman Sophiea	Yes, for the reasons stated in the motion.

The petitioner's request was **APPROVED** as written.

- |                            |   |
|----------------------------|---|
| <b>14. PUBLIC HEARING:</b> | <b>APPLICANT: Baker &amp; Associates Realty Group LLC</b> |
| 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.

*This item was discussed during item 12.*

**Motion:**

Secretary Jerzy made a motion to grant the petitioner's request 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.

Reasons being: Size and shape of the lot; Not a detriment to the area.

Board Member Assessor supported the motion.

Chairman Sophiea said they have a motion by Secretary Jerzy, supported by Mr. Assessor to approve the item as read.

**Roll Call:**

A roll call was taken on the motion. The motion carried (7 – 0).

Secretary Jerzy

Yes, for the reasons stated in the motion.

Board Member Assessor

Yes, for the reasons stated in the motion.

Board Member Nestorowicz	Yes, for the reasons stated in the motion.
Board Member Green	Yes, for the reasons stated in the motion.
Board Member Watts	Yes, for the reasons stated in the motion.
Board Member Clift	Yes, for the reasons stated in the motion.
Chairman Sophiaea	Yes, for the reasons stated in the motion.

The petitioner's request was **APPROVED** as written.

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.

*This item was discussed during item 12.*

**Motion:**

Secretary Jerzy made a motion to grant the petitioner's request 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.

Reasons being: Size and shape of the lot; Not a detriment to the area.

Board Member Assessor supported the motion.

Chairman Sophiaea said they have a motion by Secretary Jerzy, supported by Mr. Assessor to approve the item as read.

**Roll Call:**

A roll call was taken on the motion. The motion carried (7 – 0).

Secretary Jerzy	Yes, for the reasons stated in the motion.
Board Member Assessor	Yes, for the reasons stated in the motion.
Board Member Nestorowicz	Yes, for the reasons stated in the motion.
Board Member Green	Yes, for the reasons stated in the motion.
Board Member Watts	Yes, for the reasons stated in the motion.
Board Member Clift	Yes, for the reasons stated in the motion.
Chairman Sophia	Yes, for the reasons stated in the motion.

The petitioner’s request was **APPROVED** as written.

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.

*This item was discussed during item 12.*

**Motion:**

Secretary Jerzy made a motion to grant the petitioner’s request 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.

Reasons being: Size and shape of the lot; Not a detriment to the area.

Board Member Assessor supported the motion.

Chairman Sophiea said they have a motion by Secretary Jerzy, supported by Mr. Assessor to approve the item as read.

**Roll Call:**

A roll call was taken on the motion. The motion carried (7 – 0).

Secretary Jerzy	Yes, for the reasons stated in the motion.
Board Member Assessor	Yes, for the reasons stated in the motion.
Board Member Nestorowicz	Yes, for the reasons stated in the motion.
Board Member Green	Yes, for the reasons stated in the motion.
Board Member Watts	Yes, for the reasons stated in the motion.
Board Member Clift	Yes, for the reasons stated in the motion.
Chairman Sophiea	Yes, for the reasons stated in the motion.

The petitioner’s request was **APPROVED** as written.

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.

*This item was discussed during item 12.*

**Motion:**

Secretary Jerzy made a motion to grant the petitioner’s request 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.

Reasons being: Size and shape of the lot; Not a detriment to the area.

Board Member Assessor supported the motion.

Chairman Sophiea said they have a motion by Secretary Jerzy, supported by Mr. Assessor to approve the item as read.

**Roll Call:**

A roll call was taken on the motion. The motion carried (7 – 0).

Secretary Jerzy	Yes, for the reasons stated in the motion.
Board Member Assessor	Yes, for the reasons stated in the motion.
Board Member Nestorowicz	Yes, for the reasons stated in the motion.
Board Member Green	Yes, for the reasons stated in the motion.
Board Member Watts	Yes, for the reasons stated in the motion.
Board Member Clift	Yes, for the reasons stated in the motion.
Chairman Sophiea	Yes, for the reasons stated in the motion.

The petitioner's request was **APPROVED** as written.

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.

*This item was discussed during item 12.*

**Motion:**

Secretary Jerzy made a motion to grant the petitioner’s request 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.

Reasons being: Size and shape of the lot; Not a detriment to the area.

Board Member Assessor supported the motion.

Chairman Sophia said they have a motion by Secretary Jerzy, supported by Mr. Assessor to approve the item as read.

**Roll Call:**

A roll call was taken on the motion. The motion carried (7 – 0).

Secretary Jerzy	Yes, for the reasons stated in the motion.
Board Member Assessor	Yes, for the reasons stated in the motion.
Board Member Nestorowicz	Yes, for the reasons stated in the motion.
Board Member Green	Yes, for the reasons stated in the motion.
Board Member Watts	Yes, for the reasons stated in the motion.
Board Member Clift	Yes, for the reasons stated in the motion.
Chairman Sophia	Yes, for the reasons stated in the motion.

The petitioner’s request was **APPROVED** as written.

<b>19. PUBLIC HEARING:</b>	<b>APPLICANT: Baker &amp; Associates Realty Group LLC</b>
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.

*This item was discussed during item 12.*

**Motion:**

Secretary Jerzy made a motion to grant the petitioner’s request 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.

Reasons being: Size and shape of the lot; Not a detriment to the area.

Board Member Assessor supported the motion.

Chairman Sophiea said they have a motion by Secretary Jerzy, supported by Mr. Assessor to approve the item as read.

**Roll Call:**

A roll call was taken on the motion. The motion carried (7 – 0).

Secretary Jerzy	Yes, for the reasons stated in the motion.
Board Member Assessor	Yes, for the reasons stated in the motion.
Board Member Nestorowicz	Yes, for the reasons stated in the motion.
Board Member Green	Yes, for the reasons stated in the motion.
Board Member Watts	Yes, for the reasons stated in the motion.
Board Member Clift	Yes, for the reasons stated in the motion.
Chairman Sophiea	Yes, for the reasons stated in the motion.

The petitioner’s request was **APPROVED** as written.

<b>20. PUBLIC HEARING:</b>	<b>APPLICANT: Baker &amp; Associates Realty Group LLC</b>
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:

- 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.

*This item was discussed during item 12.*

**Motion:**

Secretary Jerzy made a motion to grant the petitioner’s request 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.

Reasons being: Size and shape of the lot; Not a detriment to the area.

Board Member Assessor supported the motion.

Chairman Sophia said they have a motion by Secretary Jerzy, supported by Mr. Assessor to approve the item as read.

**Roll Call:**

A roll call was taken on the motion. The motion carried (7 – 0).

Secretary Jerzy	Yes, for the reasons stated in the motion.
Board Member Assessor	Yes, for the reasons stated in the motion.
Board Member Nestorowicz	Yes, for the reasons stated in the motion.
Board Member Green	Yes, for the reasons stated in the motion.
Board Member Watts	Yes, for the reasons stated in the motion.
Board Member Clift	Yes, for the reasons stated in the motion.
Chairman Sophia	Yes, for the reasons stated in the motion.

The petitioner’s request was **APPROVED** as written.

- |   |  |
|---|--|
| <p>21. PUBLIC HEARING:<br/>REPRESENTATIVE:<br/>COMMON DESCRIPTION:<br/>LEGAL DESCRIPTION:<br/>ZONE:</p> | <p><b>APPLICANT: Baker &amp; Associates Realty Group LLC</b><br/>Faye Baker<br/>7535 Packard<br/>13-33-276-029<br/>R-1-C</p> |
|---|--|

**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.

*This item was discussed during item 12.*

**Motion:**

Secretary Jerzy made a motion to grant the petitioner’s request 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.

Reasons being: Size and shape of the lot; Not a detriment to the area.

Board Member Assessor supported the motion.

Chairman Sophia said they have a motion by Secretary Jerzy, supported by Mr. Assessor to approve the item as read.

**Roll Call:**

A roll call was taken on the motion. The motion carried (7 – 0).

Secretary Jerzy	Yes, for the reasons stated in the motion.
Board Member Assessor	Yes, for the reasons stated in the motion.
Board Member Nestorowicz	Yes, for the reasons stated in the motion.
Board Member Green	Yes, for the reasons stated in the motion.
Board Member Watts	Yes, for the reasons stated in the motion.
Board Member Clift	Yes, for the reasons stated in the motion.
Chairman Sophia	Yes, for the reasons stated in the motion.

The petitioner’s request was **APPROVED** as written.

<b>22. PUBLIC HEARING:</b>	<b>APPLICANT: Baker &amp; Associates Realty Group LLC</b>
<b>REPRESENTATIVE:</b>	Faye Baker
<b>COMMON DESCRIPTION:</b>	7543 Packard
<b>LEGAL DESCRIPTION:</b>	13-33-276-030

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.

*This item was discussed during item 12.*

**Motion:**

Secretary Jerzy made a motion to grant the petitioner’s request 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.

Reasons being: Size and shape of the lot; Not a detriment to the area.

Board Member Assessor supported the motion.

Chairman Sophia said they have a motion by Secretary Jerzy, supported by Mr. Assessor to approve the item as read.

**Roll Call:**

A roll call was taken on the motion. The motion carried (7 – 0).

Secretary Jerzy	Yes, for the reasons stated in the motion.
Board Member Assessor	Yes, for the reasons stated in the motion.
Board Member Nestorowicz	Yes, for the reasons stated in the motion.
Board Member Green	Yes, for the reasons stated in the motion.
Board Member Watts	Yes, for the reasons stated in the motion.
Board Member Clift	Yes, for the reasons stated in the motion.
Chairman Sophia	Yes, for the reasons stated in the motion.

The petitioner’s request was **APPROVED** as written.

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:

- 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.

*This item was discussed during item 12.*

**Motion:**

Secretary Jerzy made a motion to grant the petitioner's request 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.

Reasons being: Size and shape of the lot; Not a detriment to the area.

Board Member Assessor supported the motion.

Chairman Sophiea said they have a motion by Secretary Jerzy, supported by Mr. Assessor to approve the item as read.

**Roll Call:**

A roll call was taken on the motion. The motion carried (7 – 0).

Secretary Jerzy	Yes, for the reasons stated in the motion.
Board Member Assessor	Yes, for the reasons stated in the motion.
Board Member Nestorowicz	Yes, for the reasons stated in the motion.
Board Member Green	Yes, for the reasons stated in the motion.
Board Member Watts	Yes, for the reasons stated in the motion.

Board Member Clift  
Chairman Sophia

Yes, for the reasons stated in the motion.  
Yes, for the reasons stated in the motion.

The petitioner's request was **APPROVED** as written.

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:

- 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.

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**Motion:**

Secretary Jerzy made a motion to grant the petitioner's request 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.

Reasons being: Size and shape of the lot; Not a detriment to the area.

Board Member Assessor supported the motion.

Chairman Sophia said they have a motion by Secretary Jerzy, supported by Mr. Assessor to approve the item as read.

**Roll Call:**

A roll call was taken on the motion. The motion carried (7 – 0).

Secretary Jerzy	Yes, for the reasons stated in the motion.
Board Member Assessor	Yes, for the reasons stated in the motion.
Board Member Nestorowicz	Yes, for the reasons stated in the motion.
Board Member Green	Yes, for the reasons stated in the motion.
Board Member Watts	Yes, for the reasons stated in the motion.
Board Member Clift	Yes, for the reasons stated in the motion.
Chairman Sophia	Yes, for the reasons stated in the motion.

The petitioner's request was **APPROVED** as written.

## 25. NEW BUSINESS

Board Member Green thanked the city attorney for taking the time this week to do the research on this particular item.

Jennifer Pierce said her pleasure.

## 26. ADJOURNMENT

**Motion:**

Board Member Clift made the motion to adjourn the meeting, Supported by Secretary Jerzy.

**Voice Vote:**

A voice vote was taken. The motion carried (7 – 0).

The meeting adjourned at 7:58 p.m.

Paul Jerzy  
Secretary of the Board