



Roman Nestorowicz, Chairman
William Clift, Vice-Chairman
Paul Jerzy, Secretary
Garry Watts, Asst. Secretary
Jon Green
Shaun Lindsey
Charles Perry
David Sophia
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, January 28, 2026 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, 3rd 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 of the **Regular Meeting January 14, 2026**

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

VARIANCES REQUESTED: Permission to

Construct a single family residence with a porch up to 5' into the front setback.

ORDINANCES and REQUIREMENTS:

Section 8.05 – Front Yard: Each lot in R-1-P Districts shall have a front yard of not less than twenty-five (25) feet.

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

VARIANCES REQUESTED: Permission to

Construct a single family residence with a porch up to 5' into the front setback.

ORDINANCES and REQUIREMENTS:

Section 8.05 – Front Yard: Each lot in R-1-P Districts shall have a front yard of not less than twenty-five (25) feet.

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 27' rear setback.
- 2) With 37% lot coverage.
- 3) With a porch up to 5' into the front setback.

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 8.05 – Front Yard: Each lot in R-1-P Districts shall have a front yard of not less than twenty-five (25) feet.

Section 8.04 – Percentage of Lot Coverage: One (1) family dwellings, together with accessory building, 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 become effective is less in area than the specification 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:	13-33-276-0234
ZONE:	R-1-P

VARIANCES REQUESTED: Permission to

Construct a single family residence:

- 1) With a 27' rear setback.
- 2) With 37% lot coverage.
- 3) With a porch up to 5' into the front setback.

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 8.05 – Front Yard: Each lot in R-1-P Districts shall have a front yard of not less than twenty-five (25) feet.

Section 8.04 – Percentage of Lot Coverage: One (1) family dwellings, together with accessory building, 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 become effective is less in area than the specification herein provided if such lot was of record at the time of the adoption of this Ordinance.

10. PUBLIC HEARING:	APPLICANT: Baker & Associates Realty Group LLC
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 27' rear setback.
- 2) With 37% lot coverage.
- 3) With a porch up to 5 feet into the front setback.

ORDINANCES and REQUIREMENTS:

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

Section 7.05 – Front Yard: Each lot in R-1-P 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-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 become effective is less in area than the specification herein provided if such lot was of record at the time of the adoption of this Ordinance.

11. 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 27' rear setback.
- 2) With 37% lot coverage.
- 3) With a porch up to 5 feet into the front setback.

ORDINANCES and REQUIREMENTS:

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

Section 7.05 – Front Yard: Each lot in R-1-P 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-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 become effective is less in area than the specification herein provided if such lot was of record at the time of the adoption of this Ordinance.

12. 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 27' rear setback.
- 2) With 37% lot coverage.
- 3) With a porch up to 5 feet into the front setback.

ORDINANCES and REQUIREMENTS:

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

Section 7.05 – Front Yard: Each lot in R-1-P 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-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 become effective is less in area than the specification 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:	7528 Hupp
LEGAL DESCRIPTION:	13-33-276-018
ZONE:	R-1-C

VARIANCES REQUESTED: Permission to

Construct a single family residence:

- 1) With a 27' rear setback.
- 2) With 37% lot coverage.
- 3) With a porch up to 5 feet into the front setback.

ORDINANCES and REQUIREMENTS:

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

Section 7.05 – Front Yard: Each lot in R-1-P 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-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 become effective is less in area than the specification 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: 7536 Hupp
LEGAL DESCRIPTION: 13-33-276-019
ZONE: R-1-C

VARIANCES REQUESTED: Permission to

Construct a single family residence:

- 1) With a 27' rear setback.
- 2) With 37% lot coverage.
- 3) With a porch up to 5 feet into the front setback.

ORDINANCES and REQUIREMENTS:

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

Section 7.05 – Front Yard: Each lot in R-1-P 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-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 become effective is less in area than the specification 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: 7544 Hupp
LEGAL DESCRIPTION: 13-33-276-020
ZONE: R-1-C

VARIANCES REQUESTED: Permission to

Construct a single family residence:

- 1) With a 27' rear setback.
- 2) With 37% lot coverage.
- 3) With a porch up to 5 feet into the front setback.

ORDINANCES and REQUIREMENTS:

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

Section 7.05 – Front Yard: Each lot in R-1-P 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-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 become effective is less in area than the specification 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:	7552 Hupp
LEGAL DESCRIPTION:	13-33-276-021
ZONE:	R-1-C

VARIANCES REQUESTED: Permission to

Construct a single family residence:

- 1) With a 27' rear setback.
- 2) With 37% lot coverage.
- 3) With a porch up to 5 feet into the front setback.

ORDINANCES and REQUIREMENTS:

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

Section 7.05 – Front Yard: Each lot in R-1-P 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-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 become effective is less in area than the specification 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:	7560 Hupp
LEGAL DESCRIPTION:	13-33-276-022
ZONE:	R-1-C

VARIANCES REQUESTED: Permission to

Construct a single family residence:

- 1) With a 27' rear setback.
- 2) With 37% lot coverage.
- 3) With a porch up to 5 feet into the front setback.

ORDINANCES and REQUIREMENTS:

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

Section 7.05 – Front Yard: Each lot in R-1-P 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-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 become effective is less in area than the specification 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: 7503 Packard
LEGAL DESCRIPTION: 13-33-276-025
ZONE: R-1-C

VARIANCES REQUESTED: Permission to

Construct a single family residence with a porch up to 5' into the front setback.

ORDINANCES and REQUIREMENTS:

Section 7.05 – Front Yard: Each lot in R-1-P 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.

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 with a porch up to 5' into the front setback.

ORDINANCES and REQUIREMENTS:

Section 7.05 – Front Yard: Each lot in R-1-P 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.

20. PUBLIC HEARING: **APPLICANT: Baker & Associates Realty Group LLC**
REPRESENTATIVE: Faye Baker
COMMON DESCRIPTION: 7519 Packard
LEGAL DESCRIPTION: 13-33-276-027
ZONE: R-1-C

VARIANCES REQUESTED: Permission to

Construct a single family residence with a porch up to 5' into the front setback.

ORDINANCES and REQUIREMENTS:

Section 7.05 – Front Yard: Each lot in R-1-P 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.

21. 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 with a porch up to 5' into the front setback.

ORDINANCES and REQUIREMENTS:

Section 7.05 – Front Yard: Each lot in R-1-P 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.

22. 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 with a porch up to 5' into the front setback.

ORDINANCES and REQUIREMENTS:

Section 7.05 – Front Yard: Each lot in R-1-P 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.

23. 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 with a porch up to 5' into the front setback.

ORDINANCES and REQUIREMENTS:

Section 7.05 – Front Yard: Each lot in R-1-P 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.

24. 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 with a porch up to 5' into the front setback.

ORDINANCES and REQUIREMENTS:

Section 7.05 – Front Yard: Each lot in R-1-P 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.

25. 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 with a porch up to 5' into the front setback.

ORDINANCES and REQUIREMENTS:

Section 7.05 – Front Yard: Each lot in R-1-P 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.

26. NEW BUSINESS
27. 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.