



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, 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 - 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.

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| 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 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.

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| 11. 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:

- 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:	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.

13. PUBLIC HEARING:	APPLICANT: Baker & Associates Realty Group LLC
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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.