



February 4, 2019

Subject: 155 North Main, Clarkston, MI 48346

To whom it may concern,

This letter is being provided to the prospective buyers of the subject property to assure them that the current building use as a Bed and Breakfast Inn may continue under new ownership. This use was reviewed and approved by the Michigan Court of Appeals as a lesser non-conforming use than the prior use of the property as a funeral home. Therefore, as long as the use remains the same and is not expanded from what the Michigan Court of Appeals approved, it may continue as a legal and authorized zoning use.

Further, as long as the use remains the same and is not expanded from what the Michigan Court of Appeals approved, the City's subsequent Bed and Breakfast Ordinance shall not apply. If, however, there is an expansion of the use, then the Bed & Breakfast regulation and the zoning ordinance would take effect.

Sincerely,

Jonathan Smith
City Manager

Cc: Tom Ryan, City Attorney
Rich Little, Planning Commission Chair