



City of the Village of Clarkston
ARTEMUS M. PAPPAS VILLAGE HALL
375 Depot Road Clarkston, Michigan 48346
248-625-1559

NOTICE OF VIOLATION

Date: October 26, 2022

Issued To: Millpond Bed & Breakfast LLC / Resident Agent Carl Szasz
8031 Ortonville Rd. Ste. 210
Clarkston, MI 48348

Re: Notice of Violation of the Zoning Ordinance of The City of The Village of Clarkston (Sec. 2.02, Sec. 18.08, Sec. 18.10 & Sec. 20.03)

Dear Millpond Bed & Breakfast LLC / Resident Agent Carl Szasz,

It has been brought to our attention that the property at 155 N. Main St. is not in compliance with our zoning ordinance. This property is being advertised as an Airbnb and not as a fully functional bed and breakfast for which it was originally permitted by the Michigan Court of Appeals. If you continue to use this property as an Airbnb, you will have to cease operations and the property will have to be converted back to a single-family residence. The zoning ordinance sections stated above for the violation of this property is attached to this letter for your review.

Please correct the above-mentioned violations no later than the date below

Violation: Special Land Use

AREA: Property at 155 N. Main St.

You, being the **OWNER**, are hereby ordered to:

Correct the violations prior **NOVEMBER 10, 2022**.

Any questions or concerns can be directed to the city offices.

Sincerely,

Stacy Kingsbury
Code Enforcement
City of the Village of Clarkston
SKingsbury@cescode.com
Office: (248) 625-1559
Cell: (810) 449-8725
Fax: (248) 625-3770

cc: Jonathan Smith, City Manager
Tom Ryan, City Attorney

SECTION 2.02 – DEFINITIONS

BED AND BREAKFAST INN: Any dwelling in which overnight accommodations are provided or offered for transient guests for compensation, including provision for a morning meal only for the overnight guest. A bed and breakfast is distinguished from a motel in that a bed and breakfast establishment shall have only one set of kitchen facilities, employ only those living in the house or up to one additional employee, and have a façade style consistent with the surrounding homes.

SECTION 18.08 – SPECIAL LAND USES EXPLANATIONS

8. Bed-and-Breakfast Inns in the VC Districts.

- a. Sufficient parking for the rooms shall be located off-street and shall not be located in the front yard.
- b. No bed-and-breakfast inn shall be located closer than three hundred (300) feet to another bed-and-breakfast inn.
- c. Meals or other services provided on the premises shall only be available to residents, employees and overnight guests of the inn.
- d. The dwelling unit in which the bed and breakfast establishment is located shall be the principal residence of the operator, and said operator shall live on the premises while the establishment is active.
- e. There shall be a maximum of six (6) rooms for lodging.
- f. Sufficient landscaping shall be used to screen adjacent residences from parking areas or any outdoor eating area.
- g. A sketch plan showing the floor plan shall be submitted for approval.
- h. Maximum sign size shall be twenty (20) square feet with a maximum height of five (5) feet. Sign materials are to be comparable with the architecture of the building.