

DRAFT ZONING LETTER

[Date]

Mr. John Developer  
Housing Developments, Inc.  
Main Street

Director of Legal Affairs  
Michigan State Housing Development Authority  
735 E. Michigan Ave.  
Lansing, Michigan 48912

Re: Project Name and Street Address or Other Property Identifier

Gentlemen:

This is to advise you that the above-named property is zoned \_\_\_ under Article \_\_\_ of the City/Township Code of Ordinances. This zoning classification permits the use of the property for multifamily dwellings of up to \_\_\_ stories by right without the need for a special use permit.

*If vacant land:* The proposed improvements as set forth in the approved plans and specifications for the development of this property comply with all applicable zoning and building codes and ordinances.

*If land improved with occupied structures:* The use of the property and the structures and other improvements located thereon are legally conforming/non-conforming under the current zoning ordinance. The proposed rehabilitation of the existing structures will not modify the existing site configuration or exceed the limits set forth in the zoning ordinance, and accordingly, a formal site plan review and approval by the City/Township Planning Commission is not required. OR Site plan review was completed on \_\_\_ and a copy of the site plan approval is attached.

*If non-conforming:* In the event of a partial destruction or substantial rehabilitation of the project, a non-conforming use may be continued and non-conforming structures may be rebuilt so long as the value of the improvements being repaired or rehabilitated does not exceed \_\_\_% of the total value of the project and (describe any other conditions). The proposed rehabilitation does not exceed the limits or violate any of the conditions set forth in the ordinance.

As of the date of this letter, the City's/Township's development and building inspection division records do not indicate any outstanding zoning ordinance violations, safety compliance issues, or zoning enforcement proceedings relating to this property.

Sincerely,