



October 10, 2018

Ryan Johnson
12173 E. D Ave. ste 200
Richland, MI 49083

Re: Lot 1 Oakdale/ Parcel #s 3904-07-276-130 / Ross Township

Based on the information available from the survey you provided, the property is a lawful, nonconforming parcel located within the R-1 Single Family District. The following is a summary of the characteristics and applicable development requirements for a residential building:

Lot Characteristics for Parcel 3904-07-276-130(approximate)

Lot area: 6210 square feet
Lot width: 49 feet (average)
Lot depth: 125 feet (average)

Applicable Requirements – residence (principal structure)

Street setback: 20 feet
Side setback: 5 feet
Lake setback: 50 feet or the average setback of residential structures on either side of the subject lot, whichever is greater
Lot coverage: 33.8% (principal structure)
Building height: 25 feet from average natural grade at perimeter of foundation to midpoint of roof

NOTE: There may be a designated flood plain associated with the shoreline of Gull Lake as designated by FEMA. Construction on this site may require an elevation survey to determine that the proposed construction will be at least one (1) foot above the flood plain elevation.

Please call me with any questions regarding this information at (269)629-0600.


Kelly Largent
Zoning Administrator