

# **CHARTER TOWNSHIP OF BLOOMFIELD**

## **ZONING BOARD OF APPEALS AGENDA**

Tuesday, May 15, 2012 – 7:00 P.M.

*Bloomfield Township Hall*

### **I. ATTENDANCE**

### **II. APPROVAL OF MINUTES**

A. Approval of the Zoning Board of Appeals Minutes of April 10<sup>th</sup>, 2012

### **III. APPEALS**

A. Tabled / Postponed Items

B. New Items

### **IV. GENERAL BUSINESS**

A. Next Board Meeting – June 12<sup>th</sup>, 2012

### **V. ADJOURNMENT**

**PLEASE TURN OFF ALL ELECTRONIC DEVICES  
DURING THE MEETING**

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**III. APPEALS**

**A. Tabled / Postponed Items**

**1)**

Seeking approval for proposed 4 ft. high black vinyl fencing and proposed 6 ft. high wooden fencing to enclose a portion of the rear yard for dog containment, set back 16 ft. from the easterly rear property line, 16 ft. from the southerly side property line, and 3 ft. from the northerly side property, Section 29, Wingcroft Subdivision, Lot 1. The Code of the Charter Township of Bloomfield, Section 8, Article II, Section 8-26 states that dog enclosures must be located in a rear yard and set back a minimum of sixteen (16) ft. from a side lot line and twenty-five (25) ft. from a rear lot line, and shall require the review and approval of the Zoning Board of Appeals. The Code of the Charter Township of Bloomfield, Section 42-5.7 states that fences in a residential district must be located in a side or rear yard and shall not exceed four (4) ft. in height.

(J. & S. Tardella, 5865 Wingcroft Court, 19-29-252-008)

**2)**

Seeking approval for existing 6 ft. high wooden fencing to complete the enclosure of the rear yard, Section 9, Devonshire Downs, Lot 3. The Code of the Charter Township of Bloomfield, Section 42-5.7 states that fences in a residential district must be located in a side or rear yard and shall not exceed four (4) ft. in height.

(Y. & S. Yoo, 2580 Lahser Road, 19-09-234-026)

**B. New Items**

**1)**

Seeking approval to renovate the attached garage and second floor of the existing non-conforming home, encroaching a maximum of 6.33 ft. into the required 40 ft. front yard setback. Also seeking approval to enlarge the existing non-conforming front porch, encroaching 5.25 ft. into the same required 40 ft. front yard setback, Section 34, Huntington Valley Subdivision, Lot 9. The Code of the Charter Township of Bloomfield, Section 42-3.1, requires a minimum forty (40) ft. side yard setback in a single-family residential zone district. The Code of the Charter Township of Bloomfield, Section 42-7.12 states that non-conforming structures shall not be enlarged or altered in a way which increases their nonconformity.

(T. Roleston, 1851 Crosswick Rd., 19-34-451-001)

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**2)**

Seeking approval for a proposed accessory structure, a gazebo that is 15 ft. in diameter and 11 ft. in height, located in the southeasterly corner of the rear yard, set back more than 16 ft. from side and rear property lines, and screened with existing vegetation, Section 1, Chapel Hill Estates No. 1, Lot 125. The Code of the Charter Township of Bloomfield, Section 42-5.1 states that accessory structures shall not be erected in any yard, except a rear yard, shall not exceed fourteen (14) feet in height, shall not be located closer than sixteen (16) feet to any side or rear lot lines, shall be screened from adjacent residences with evergreen and deciduous material which will obscure view twelve (12) months of the year, that such vegetation shall be maintained in a healthy condition, and shall require the review and approval of the Zoning Board of Appeals.

(T. Radloff / M. Babcock, 1345 Ashover Ct., 19-01-226-027)

**3)**

Seeking approval for a proposed accessory use / structure, a 32 ft. wide by 75 ft. long sports court / ice rink with removable boards and netting, partially located in the Dogwood Court frontage, set back 39.5 ft. from the front property line and 25.5 ft. from the northerly side lot line, and screened with existing and proposed evergreen plantings, Section 12, Supervisor's Plat of Eastover Farms, Lot 45. Also seeking approval for an accessory use, a chiller unit, located at the rear of the home adjacent to the air-conditioning units and generator, and screened with evergreen plantings. The Code of the Charter Township of Bloomfield, Section 42-5.1 states that accessory structures shall not be erected in any yard, except a rear yard, shall not be located closer than sixteen (16) feet to any side or rear lot lines, shall not exceed fourteen (14) feet in height, shall be screened from adjacent residences with evergreen and deciduous material, which will obscure view twelve (12) months of the year, that such vegetation shall be maintained in a healthy condition, and shall require the review and approval of the Zoning Board of Appeals. The Code of the Charter Township of Bloomfield, Section 42-5.1, states that ground mounted mechanical and electrical equipment shall be permitted in any rear yard when placed immediately adjacent to the residential building or in a side yard, when placed immediately adjacent to the residential building, outside of the required setback and properly screened.

(K. Draper, 3418 Westchester Rd., 19-12-476-032)

**4)**

Seeking approval for a proposed covered porch addition to the front of the existing home, encroaching 5 ft. into the required 40 ft. front yard setback, Section 17, Echo Park No. 2, Lot 41. The Code of the Charter Township of Bloomfield, Section 42-3.1, requires a minimum sixteen (16) ft. side yard setback in a single-family residential zone district.

(C. & L. Cox, 4375 Echo Rd., 19-17-452-009)

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**5)**

Seeking approval for a 60 ft. long section of 4 ft. high fencing along a portion of the rear property line to complete the enclosure of the rear yard and to serve as dog containment, Section 12, Supervisor's Plat of Eastover Farms, Lot 30. The Code of the Charter Township of Bloomfield, Section 8, Article II, Section 8-26 states that dog enclosures must be located in a rear yard and set back a minimum of sixteen (16) ft. from a side lot line and twenty-five (25) ft. from a rear lot line, and shall require the review and approval of the Zoning Board of Appeals.

(P. Marvin, 1020 Greentree Road, 19-12-476-005)

**6)**

Seeking approval for proposed 6 ft. high wooden privacy fencing along the westerly rear property line, Section 11, Bloomfield Crossing No. 3, Lot 106. The Code of the Charter Township of Bloomfield, Section 42-5.7 states that fences in a residential district must be located in a side or rear yard and shall not exceed four (4) ft. in height.

(F. & P. Albano, 3105 Woodcreek Way, 19-11-178-011)

**7)**

Seeking approval for a proposed stairway leading from an existing elevated patio, encroaching 3 ft. into the required 16 ft. easterly side yard setback, Section 21, Woodlands Estates on Gilbert Lake, Lot 8. The Code of the Charter Township of Bloomfield, Section 42-3.1, requires a minimum sixteen (16) ft. side yard setback in a single-family residential zone district.

(V. & E. Royal, 5340 Woodlands Estates Dr. S., 19-21-354-008)

**8)**

Seeking approval for proposed 6 ft. high wooden fencing along the easterly side of the home, connecting with proposed 5 ft. high chain link fencing to enclose the rear yard of the home and a portion of the front yard within the Fairford Drive frontage of the property, Section 1, Chapel Hill Estates No. 1, Lot 51. The Code of the Charter Township of Bloomfield, Section 42-5.7 states that fences in a residential district must be located in a side or rear yard and shall not exceed four (4) ft. in height.

(C. McDonald, 3610 South Blvd., 19-01-201-001)

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**9)**

Seeking approval for a proposed second story addition over an existing non-conforming home, encroaching 9 ft. into the required 40 ft. front yard setback. Also seeking approval for a proposed new porch, maintaining the 16.5 ft. front yard encroachment of the existing non-conforming porch, Section 27, Judson Bradway's Bloomfield Village, Part of Lot 308 and Parts of Lots 535,536, & 537. The Code of the Charter Township of Bloomfield, Section 42-3.1, requires a minimum forty (40) ft. front yard setback in a single-family residential zone district. The Code of the Charter Township of Bloomfield, Section 42-7.12 states that non-conforming structures shall not be enlarged or altered in a way which increases their nonconformity.

(D. & D. Seel, 388 N. Glengarry Rd., 19-27-430-013)

**10)**

Seeking approval for a proposed accessory structure, a 24 ft. by 24 ft. by 12.5 ft. high detached garage in the rear yard, set back 17 ft. from the northerly side property line and 60 ft. from the rear property line, Section 3, East Bloomfield Highlands, Lot 25. The Code of the Charter Township of Bloomfield, Section 42-5.1 states that accessory structures shall not be erected in any yard, except a rear yard, shall not exceed fourteen (14) feet in height, shall not be located closer than sixteen (16) feet to any side or rear lot lines, shall be screened from adjacent residences with evergreen and deciduous material which will obscure view twelve (12) months of the year, that such vegetation shall be maintained in a healthy condition, and shall require the review and approval of the Zoning Board of Appeals.

(A. Ajimal, 1705 Winthrop Rd., 19-03-302-009)

**11)**

Seeking approval for a proposed third car garage addition to the southerly end of the existing attached garage, encroaching 9.5 ft. into the required 16 ft. side yard setback, Section 29, Wing Lake Shores, Lot 109. The Code of the Charter Township of Bloomfield, Section 42-3.1, requires a minimum sixteen (16) ft. side yard setback in a single-family residential zone district.

(T. Mackillop / L. Farris, 6301 Sheringham Rd., 19-29-376-003)

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**12)**

Seeking approval for a proposed 10.75 ft. by 2.5 ft., a 27 sq. ft. secondary wall sign for the existing Subway tenant space located at the southwesterly end of the Bloomfield Hills Center, Section 2, Acreage Parcel. The second wall sign is proposed for the Opdyke façade of the tenant space, with an existing 27 sq. ft. sign located on the South Boulevard façade. The Code of the Charter Township of Bloomfield, Section 42-5.9, allows for one sign, wall or ground, within the B-1, Local Business zone district, with a wall sign not to exceed six (6) per cent of the total area of the street side façade and shall not exceed one-hundred-fifty (150) sq. ft. in area.

(Subway / Bloomfield Hills Center, 1619 Opdyke Rd., 19-02-101-007)

**13)**

Seeking approval for the following signage for the proposed Eddie Merlot's Restaurant to occupy within the existing mixed-use building located at the southeasterly corner of Woodward Avenue and West Big Beaver Road, Section 25, Acreage Parcel:

- One proposed 58.5 sq. ft. wall / blade sign located on the front façade of the proposed restaurant.
- One proposed 124.5 sq. ft. canopy sign over the proposed entrance to the restaurant.
- One existing 32 sq. ft. per side ground sign to incorporate the Eddie Merlot signage, set back 12 ft. from Woodward Avenue and 12 ft. from Big Beaver Road.

The Code of the Charter Township of Bloomfield, Section 42-5.9, within the O-1, Office zone district, allows for one wall sign not to exceed 10 sq. ft. when used in conjunction with a 32 sq. ft. ground sign, with a maximum height of 5 ft. and set back a minimum of 15 ft. from the front property line.

(Eddie Merlot's Restaurant / Frank Simon Building, 37000 Woodward Ave., 19-25-126-001, 19-25-126-023)

**IV. GENERAL BUSINESS**

A. Next Board Meeting – June 12, 2012

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**V. ADJOURNMENT**

- **THE ZONING BOARD OF APPEALS APPROVALS SHALL BE VALID FOR A PERIOD NO LONGER THAN ONE YEAR UNLESS A BUILDING PERMIT HAS BEEN OBTAINED.**
- **IN THE EVENT THAT AN APPEAL IS APPROVED CONTINGENT UPON THE SUBMITTAL OF AN AFFIDAVIT, PLEASE ALLOW UP TO FOURTEEN (14) BUSINESS DAYS TO PROCESS THE DOCUMENT.**
- **APPROVED MINUTES WILL BE AVAILABLE ON LINE AND IN THE PLANNING, BUILDING, AND ORDINANCE DEPARTMENT AFTER THE NEXT SCHEDULED BOARD OF APPEALS MEETING.**