

CHARTER TOWNSHIP OF BLOOMFIELD
ZONING BOARD OF APPEALS
Tuesday, May 13, 2025 at 7:00 P.M.
Bloomfield Township Hall

The following appeals will be heard:

1. The owner of the property is seeking approval for Permission Requests at 706 Great Oaks Dr. for an existing sauna and an existing hot tub, located in the rear yard and setback at least 16 ft. from all lot lines.
2. The owner of the property is seeking approval for Dimensional Variance Requests at 3530 Franklin Rd. for a first-floor addition to an existing home, located in the lakefront yard and encroaching 9 ft. into the required 67 ft. lakefront average setback and an expansion of retaining walls up to 7 ft. in height, not meeting a minimal horizontal separation of 8 ft., to exceed 4 ft. in combined height.
3. The owner of the property is seeking approval for a Dimensional Variance Request at 172 Overhill Rd. for a new home encroaching up to 10 ft. into the required 40 ft. front yard setback.
4. The owner of the property is seeking approval for a Permission Request and Dimensional Variance Requests at 3015 E. Bradford Dr. for an attached covered patio addition with a gas fireplace exceeding 14 ft. in height, located in the Forest Lane frontage and setback at least 40 ft. from the easterly front lot line and 16 ft. from the southerly side lot line.
5. The owner of the property is seeking approval for a Dimensional Variance Request at 2785 Ayrshire Dr. for an existing 4 ft. high retaining wall, located along the northerly side lot line, and exceeding 2 ft. in height at the lot line.
6. The owner of the property is seeking approval for Dimensional Variance Requests at 4593 Chelsea Ln. for two (2) ground mounted mechanical units, air conditioner units, one located in the Chelsea Lane frontage and the other in the easterly side yard and encroaching into the required 10 ft. setback.
7. The owner of the property is seeking approval for a Permission Request and Dimensional Variance Requests at 1773 Maplewood Ave. for a 25 ft. by 27 ft. by 15 ft. high detached garage, located in the rear yard and resulting in accessory space exceeding one-half of the ground floor area of the main building.
8. The owner of the property is seeking approval for Dimensional Variance Requests at 3950 Franklin Rd. for two (2) ground mounted mechanical units, air conditioner units, located in the southwesterly side yard, not immediately adjacent to the building intended to be served and encroaching 7 ft. into the required 10 ft. side yard setback.
9. The owner of the property is seeking approval for a Dimensional Variance Requests at 730 Parkman Dr. for a ground mounted mechanical unit, a generator, located in the northerly side yard, not immediately adjacent to the building intended to be served.
10. The owner of the property is seeking approval for Permission Requests and Dimensional Variances at 2688 Indian Mound S. for piers with fire bowls, pool, spa, and pergola encroaching into the required 16 ft. rear yard setback.
11. The owner of the property is seeking approval for Dimensional Variance Requests at 1920 Heron Ridge Dr. for a new home, driveway, pool, and retaining walls encroaching into the required 25 ft. natural features setback.
12. The owner of the property is seeking approval for a Dimensional Variance Request at 1880 Long Lake Shore Dr. for replanting native plants in the required 25 ft. natural features setback.
13. The owner of the property is seeking approval for a Permission Request and Dimensional Variance Requests at 1504 Goddard Ct. for a 30 ft. by 60 ft. sports court with retaining walls up to 4 ft. high and 8 ft. high mesh fencing surrounding the court located in the Lone Pine Road frontage.
14. The owner of the property is seeking approval for a Permission Request and Dimensional Variance Requests at 2540 Rambling Way for a 5 ft. high aluminum dog enclosure fence, located in the Square Lake Road secondary frontage and connecting to an existing fence along the secondary front lot line, exceeding 4 ft. in height and encroaching 11 ft. into the required 16 ft. easterly and westerly side yard setbacks.
15. The owner of the property is seeking approval for a Dimensional Variance Request at 560 Fox Pointe Ct. for replacement of an existing 42 ft. by 23 ft. deck located in the rear yard and encroaching 10 ft. into the required 35 ft. rear yard setback.

16. The owner of the property is seeking approval for a Dimensional Variance Request at 510 Wilshire Dr. to replace an existing fence with a 5 ft. high wood fence in the rear and side yards exceeding 4 ft. in height.
17. The owner of the property is seeking approval for a Permission Request at 7024 Lindenmere Dr. for a 12 ft. by 16 ft. by 11 ft. high shed located in the rear yard and setback at least 16 ft. from all lot lines.
18. The owner of the property is seeking approval for Dimensional Variance Requests at 1921 N. Hammond Lake Dr. for a garage located in the N. Hammond Lake Dr. frontage and encroaching 10 ft. into the required 40 ft. front yard setback and exceeding fifty (50) percent of the ground floor square footage and an expansion of an existing balcony located in the rear yard and encroaching 10 ft. into the required 91.6 ft. waterfront setback.
19. The owner of the property is seeking approval for a Dimensional Variance Request at 6490 Telegraph Rd. for a wall sign in addition to an existing wall and ground sign for Bloomfield Mobil gas station in the B-3 zoning district.
20. The owner of the property is seeking approval for a Dimensional Variance Request at 6543 Telegraph Rd. for a logo exceeding 5% of the sign area for Corewell Health Urgent Care in the B-3 zoning district.
21. The owner of the property is seeking approval for Dimensional Variance Requests at 42757 Woodward Ave. for a logo exceeding 5% of the sign area and secondary signage tenant panels on two ground signs for Corewell Health Urgent Care in the B-3 zoning district.

Complete copies of the appeals can be viewed at the Township Hall during regular business hours in the Planning, Building, and Ordinance Department, from 7:00 a.m. to 5:30 p.m., Monday through Thursday. Comments may be provided at the public hearing or by writing to: Bloomfield Township Planning, Building, and Ordinance Department, P.O. Box 489, Bloomfield Hills, MI 48303-0489- Telephone: (248) 433-7795 - Fax: (248) 433-7729.

Or via email to Zba-publiccomment@bloomfieldtp.org

Written comment received after the packet has been posted will be provided to Board members for review prior to the meeting. To view the Zoning Board of Appeals packet posted on Documents on Demand by the end of business Thursday, May 8th, you can use the QR code to the right.



To view the meeting live, go to Comcast Channel 15 or AT&T Channel 99 or via the internet: [Bloomfield Twp. MI - Public Meetings](#)

