

CHARTER TOWNSHIP OF BLOOMFIELD
ZONING BOARD OF APPEALS
Tuesday, June 10, 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 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.
2. 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.
3. 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 vinyl fence in the rear and side yards exceeding 4 ft. in height.
4. The owner of the property is seeking approval for Dimensional Variance Requests at 783 Hupp Cross Rd. for two (2) ground mounted mechanical units, HVAC and generator units, located in the Burning Bush Road secondary frontage encroaching 4 ft. into the required 30 ft. secondary front yard setback.
5. The owner of the property is seeking approval for Dimensional Variance Requests at 1768 Hamilton Dr. for construction of a new home encroaching 26 ft. into the required 100 ft. lakefront average setback and 6 ft. into the required 16 ft. easterly and westerly side yard setbacks, and exceeding 30 ft. in height and roof overhangs encroaching the front and easterly and westerly side yard setbacks.
6. The owner of the property is seeking approval for Permission Requests and Dimensional Variance Requests at 3063 Franklin Rd. for illuminated piers with fire bowls, retaining walls with a maximum height of 10 ft. in height with a 4 ft. high black aluminum fence on top, a gas firepit, and a cabana, located in the rear yard and setback at least 16 ft. from all lot lines, resulting in accessory space exceeding one-half of the ground floor area of the main building.
7. The owner of the property is seeking approval for a Permission Request at 4840 Wye Oak Rd. for a shed located in the rear yard and setback at least 16 ft. from all lot lines.
8. The owner of the property is seeking approval for Dimensional Variance Requests at 4588 Kiftsgate Bnd. for adding vegetative screening, a ledge rock border, and reseeding and restoration of the previously disturbed area, to stabilize soil, reduce runoff and erosion, and prevent future encroachment into the wetlands area, encroaching up to 25 ft. in the required 25 ft. natural features setback.
9. The owner of the property is seeking approval for a Permission Request at 4496 Stony River Dr. for a pavilion and a fireplace located in the rear yard and setback at least 16 ft. from all lot lines.
10. The owner of the property is seeking approval for a Permission Request and Dimensional Variance Requests at 4962 Whispering Pine Ln. for an **existing** sauna located in the rear yard and encroaching 11 ft. into the required 16 ft. southerly side yard setback.
11. The owner of the property is seeking approval for a Dimensional Variance Request at 3775 Oakhills Dr. for an **existing** 3 ft. high landscape wall located in the front yard.
12. The owner of the property is seeking approval for a Permission Request and a Dimensional Variance Request at 1065 Greentree Rd. for a detached garage located in the rear yard and setback at least 16 ft. from all lot lines and resulting in accessory space exceeding one-half of the ground floor area of the main building.
13. The owner of the property is seeking approval for a Permission Request and a Dimensional Variance Request at 6000 Snowshoe Cir. for a detached garage located in the northerly side yard and setback at least 16 ft. from all lot lines.
14. The owner of the property is seeking approval for a Permission Request and a Dimensional Variance Request at 1970 Shore Hill Dr. for an **existing** 7 ft. tall chain link garden fence located in the rear yard and setback at least 16 ft. from all lot lines.
15. The owner of the property is seeking approval for a Permission Request and a Dimensional Variance Request for a greenhouse located in the rear yard and setback at least 16 ft. from all side lot lines, resulting in accessory space exceeding one-half of the ground floor area of the main building.
16. The owner of the property is seeking approval for a Permission Request and Dimensional Variance Requests at 3895 Top View Ct. for a 6 ft. high wood dog enclosure fence, located in the

- N. Adams secondary frontage, exceeding 4 ft. in height and encroaching 16 ft. into the required 16 ft. southerly side yard setback.
17. The owner of the property is seeking approval for a Permission Request at 6540 Woodland Pass for an attached garage located in the northerly side yard and setback at least 16 ft. from all lot lines, resulting in accessory space exceeding one-half of the ground floor area of the main building.
 18. The owner of the property is seeking approval for a Permission Request at 7080 Holiday Dr. for a shed located in the rear yard and setback at least 16 ft. from all lot lines, resulting in accessory space exceeding one-half of the ground floor area of the main building.
 19. The owner of the property is seeking approval for a Permission Request and Dimensional Variance Requests at 485 Eileen Dr. for a shed located in the W. Square Lake Rd. frontage and setback at least 16 ft. from all lot lines, and exceeding one-half of the ground floor area of the main building.
 20. The owner of the property is seeking approval for a Permission Request for a pergola located in the rear yard and setback at least 16 ft. from all lot lines.

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@bloomfieldtwp.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, June 5th, 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](#)

