

CHARTER TOWNSHIP OF BLOOMFIELD
ZONING BOARD OF APPEALS
Tuesday, July 8, 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 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.
2. The owner of the property is seeking approval for Permission Requests and Dimensional Variance Requests at 1781 Golf Ridge Dr. for an existing wood deck located in the rear yard and setback at least 16 ft. from all lot lines, two existing pergolas located in the rear yard and encroaching into the required 16 ft. rear yard setback and an existing ground mounted mechanical equipment, a pond filter, located in the rear yard and not immediately adjacent to the residential building, and encroaching into the required 10 ft. side yard setback.
3. 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.
4. 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.
5. 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.
6. The owner of the property is seeking Dimensional Variance Requests at 6091 Franklin Rd. for existing retaining walls located in the rear yard that exceed a combined 4 ft. in height and exceeds 2 ft. in height within 8 ft. of the lot line.
7. The owner of the property is seeking approval for a Permission Request at 1119 Covington Rd. for a detached deck 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 Permission Requests and Dimensional Variance Requests at 180 Berkshire Rd. for an existing chicken coop and two beehives located in the rear yard and encroaching up to 16 ft. into the required 16 ft. side yard setback, a fence exceeding 4 ft. in height, and farm activities occurring on a lot that is less than the required 40 acres in size.
9. The owner of the property is seeking approval for a Permission Request at 4760 Keithdale Ln. for an existing hot tub located in the rear yard and setback at least 16 feet from all lot lines.
10. The owner of the property is seeking approval for a Permission Request and Dimensional Variance Requests at 1190 Edison Ave. for a detached garage located in the Lafayette Ave. secondary frontage, setback 16 ft. from all lot lines, resulting in accessory space exceeding one-half of the ground floor area of the main building.
11. The owner of the property is seeking approval for a Permission Request and Dimensional Variance Requests at 4517 Broughton Dr. for an existing invisible dog enclosure fence located in the front, side, and rear yards and encroaching 8 ft. into the required 16 ft. easterly and westerly side yard setbacks and 21 ft. into the required 25 ft. rear yard setback.
12. The owner of the property is seeking approval for Dimensional Variance Requests at 1766 S. Golf Ridge Dr. for two (2) ground mounted mechanical units, a generator and pool equipment, located in the westerly side yard with screening proposed closer than 10 ft. to the side lot line.
13. The owner of the property is seeking approval for a Permission Request at 783 Robinhood Cir. for a recessed hot tub located in the rear yard and setback at least 16 ft. from all lot lines.
14. The owner of the property is seeking approval for a Permission Request at 1262 Winchcombe Dr. for a shed replacing an existing shed 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 Dimensional Variance Requests at 3756 Shallow Brook Dr. for two existing rock walls, one located in the front and northerly side yards and encroaching up to 16 ft. into the required 25 ft. natural features setback, and another located

in the southerly side and rear yards and encroaching up to 2 ft. into the required 25 ft. natural features setback.

16. The owner of the property is seeking approval for Dimensional Variance Requests at 3515 Brookside Dr. for a 4 ft. wide swale encroaching up to 25 ft. into the required 25 ft. natural features setback and replacing the existing lawn with Michigan Native fescue sod throughout the natural features setback area, located in the rear yard.
17. The owner of the property is seeking approval for Permission Requests and Dimensional Variance Requests at 7443 Old Mill Rd. for a golf green, a sports court, 6 ft. high netting on the easterly and westerly sides of the court, and a fire table 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 a Dimensional Variance Request at 6815 Cathedral Dr. for an 18 ft. by 18 ft. home addition located in the rear yard and encroaching 8 ft. into the required 35 ft. rear yard setback.
19. The owner of the property is seeking approval for a Permission Request at 2315 E. Hammond Lake Rd. for a shed located in the rear yard and setback at least 16 ft. from all lot lines.
20. The owner of the property is seeking approval for a Permission Request and a Dimensional Variance Request at 1595 Kirkway Rd. for a shed located in the rear yard and encroaching 10 ft. into the required 16 ft. westerly side yard setback.
21. The owner of the property is seeking approval for Permission Requests and a Dimensional Variance Request at 4062 Overlea Ln. for a cabana, sports court, and 10 ft. high netting on all sides of the sports court located in the rear yard and setback at least 16 ft. from all lot lines.
22. 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 and encroaching 5 ft. into the required 10 ft. minimum side setback.
23. The owner of the property is seeking approval for Dimensional Variances for a new primary structure encroaching 26 ft. into the required 75 ft. Golf Dr. front yard setback, 58 ft. into the required 75 ft. Wagner Ave. front yard setback, and 3 ft. into the required 40 ft. side yard setback and a ground mounted mechanical unit, an electrical RTU rack, located in the Wagner Ave. frontage and not immediately adjacent to the building intended to be served.
24. The owner of the property is seeking approval for Dimensional Variance Requests at 6255 Telegraph Rd. for two wall signs proposed at Primrose Schools in a residential 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@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 Wednesday, July 2nd, 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](#)

