



# *Bloomfield Township*

## *Planning Division 2021 Annual Report*

*Patricia Voelker, Director  
Planning, Building, & Ordinance*

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# Mission Statement

## Planning Division Staff

Patricia Voelker, 19 years of service  
Planning, Building & Ordinance  
Director

Andrea Bibby, 8 years of service  
Deputy Director of Planning, Building  
& Ordinance

Kelly Jacobson, 16 years of service  
Planning/Ordinance Administrative  
Assistant

Kristi Thompson, 18 years of service  
Planning/Building Administrative  
Assistant

*Our Mission Statement:  
As Representatives of the Bloomfield  
Township Planning, Building and  
Ordinance Department we pledge to  
provide our services in a fair and  
consistent approach with the highest  
level of professionalism. We are  
dedicated to upholding the Township  
adopted plans, codes, ordinances to  
ensure a safe, sustainable and  
enjoyable community for present and  
future residents.*

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# Administration

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This section outlines the meeting schedules, roles and members of the Design Review Board, Planning Commission and Zoning Board of Appeals.

# Design Review Board

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## Meeting Schedule

The Design Review Board meetings are held on the first and the third Wednesdays of each month at 2:00 p.m. in the Township auditorium. When necessary due to COVID-19, Design Review Board meetings were held electronically via Zoom.

## Role of the Design Review Board

In accordance with the Charter Township of Bloomfield Zoning Ordinance, Section 42-6.4 and 42-7.13, any exterior design changes involving a sign or the erection, construction, alteration or repair of any building or structure, except for single-family detached dwellings, shall be reviewed and approved by the Design Review Board prior to the issuance of a sign or building permit.

The Design Review Board also reviews special event and special land use permit requests for code compliance. The Board meets bimonthly and consists of the Township Supervisor, Treasurer, and Clerk. The meetings are open to the public and the agenda packets are posted on the Township website. The Board may forward projects on to the Planning Commission and/or Zoning Board of Appeals for review and approval, if necessary. Twenty-two (22) Design Review Board meetings were held in 2021.

## Design Review Board Members

Dani Walsh, Township Supervisor

Brian Kepes, Township Treasurer

Martin Brook, Township Clerk

Neal Barnett, Alternate

Valerie Murray, Alternate



# Planning Commission

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## Meeting Schedule

Planning Commission Meetings are held on the first and third Mondays of each month at 7:00 p.m. in the Township auditorium. . When necessary due to COVID-19, Planning Commission meetings were held electronically via Zoom.

## Role of the Planning Commission

In accordance with the Charter Township of Bloomfield Code of Ordinances, Chapter 42, the Planning Commission shall review any site changes involving the construction or alteration of any building or structure, Zoning Ordinance amendments, and major residential development projects. The meetings are open to the public and the agenda packets are posted on the Township website. With a recommendation from the Planning Commission, the Township Board reviews the site plan for final approval prior to the issuance of a building permit. The Planning Commission also serves as the Township's Wetlands Board. Six (6) Planning Commission meetings and no Wetland Board meetings were held in 2021.

## Planning Commission Members

Dr. Thomas Petinga, Chairman

Jeff Salz, Vice Chairman

John Kelly

Neal Barnett

Bruce Selik

Richard Atto

Andrea O'Donnell

# Zoning Board of Appeals

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## Meeting Schedule

The Zoning Board of Appeals meets the second Tuesday of each month at 7:00 p.m. in the Township auditorium. . When necessary due to COVID-19, Zoning Board of Appeals meetings were held electronically via Zoom.

## Role of The Zoning Board of Appeals

In accordance with the Charter Township of Bloomfield Zoning Ordinance, Chapter 42-7.6, appeals from the strict applications of the provisions of the Zoning Ordinance may be granted by the Zoning Board of Appeals upon finding the standards of practical difficulty have been met. The Zoning Board of Appeals also handles permission requests and requests for interpretation of the Zoning Ordinance. The meetings are open to the public and the agenda packets are posted on the Township website. Twelve (12) Zoning Board of Appeals meetings were held in 2021.

## Zoning Board of Appeals Members

Carol Rosati, Chairman

Brian Henry, Vice Chairman

Stephanie Fakih

Robert E. Taylor

Andrea O'Donnell

Claudine Bacher

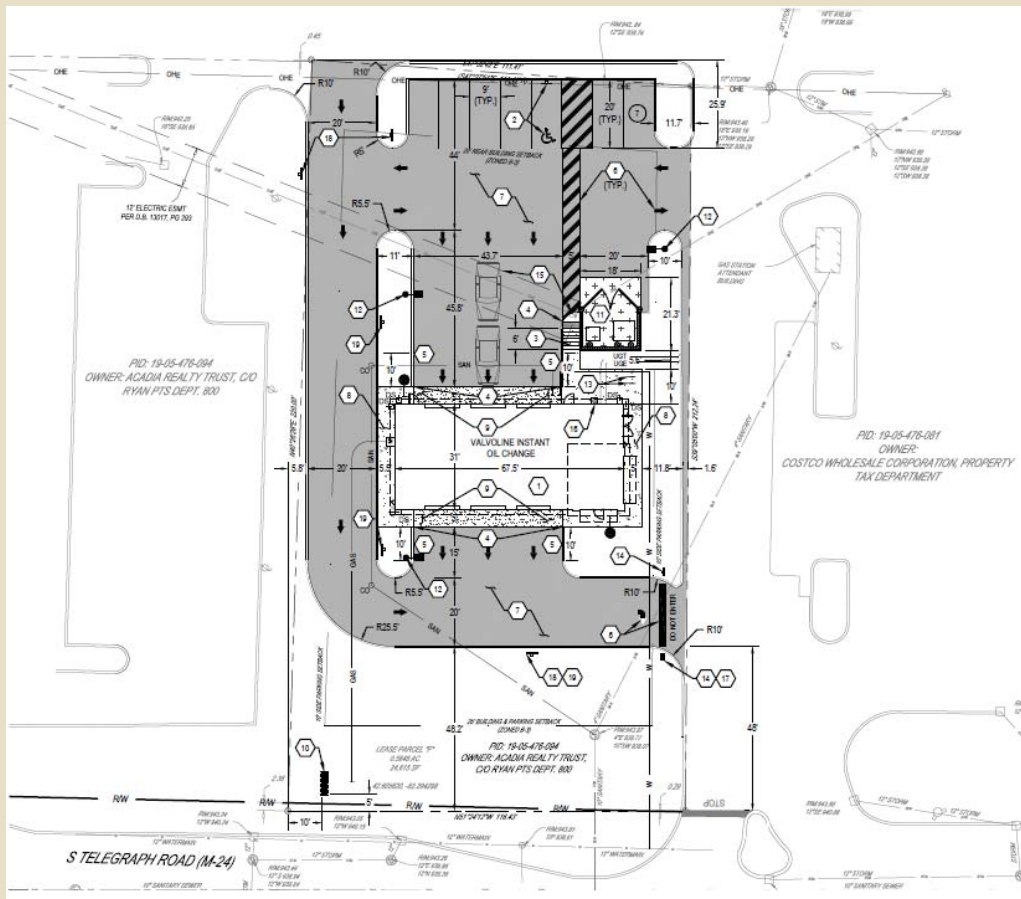
Jocelyn Giangrande

Jeffrey Drake, Alternate

Glenda Meads, Alternate

# Section 1 ~ Accomplishments of 2021

This section identifies the activities conducted by the Design Review Board, Planning Commission and Zoning Board of Appeals. This narrative includes a list of public hearings, studies and reviews.



(Photo: Valvoline Oil Change)

<p>Get involved! Stay informed! Click on the links to get started.</p>	<p><b>Township Zoning Ordinance</b></p>	<p><b>Planning Overview</b></p>	<p><b>Planning Applications</b></p>
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# Design Review Board Accomplishments ~ Continued

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*(Site Improvements continued)*

**08/18/21**

1200 Lone Pine Rd. – Hills of Lone Pine – Replace sports court fencing

**10/06/21**

43332 Woodward Ave. – Comerica Bank – Façade alterations, including staining brick & adding accent panels

**10/20/21**

4044 Hidden Woods Dr. – Hidden Woods Condominium Association – Install fencing to connect to existing masonry wall on property

775 Industrial Ct. – Industrial Court Property Holdings, LLC. – Relocate two (2) air conditioning units

**11/03/21**

36400 Woodward Ave. – Office Building – Install generator

**11/17/21**

2169 Telegraph Rd. – Burlington Coat Factory – Alterations including new facade background with lettering

36300 Woodward Ave. – Office Building – Install concrete wall in parking lot

2527 Telegraph Rd. – Retail Building – Install new ADA ramp & exterior door with access staircase

**12/15/21**

450 Enterprise Ct. – Install new metal siding



# Design Review Board Accomplishments ~ Continued

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## Signs

**01/6/21**

42869 Woodward Ave. – Comprehensive Hand Therapy – Wall Sign

E. Square Lake Rd. & Bloomfield Crossing – Bloomfield Crossing Subdivision – Ground Sign for Subdivision

**01/20/21**

2274 S. Telegraph Rd. – Wall & Ground Signs

**02/03/21**

6450 Telegraph Rd. – Wall Sign & Tenant Panel on Existing Ground Sign

**03/03/21**

43207 Woodward Ave. – Osteo Strong – Wall Sign

**3/17/21**

6490 Telegraph Rd. – Mobil Service Station – Wall Sign

1985 S. Telegraph Rd. – Bliss Nails – Tenant Panel on Existing Ground Sign

1987 S. Telegraph Rd. – Beyond Juicery & Eatery – Wall Sign & Tenant Panel on Existing Ground Sign

**04/07/21**

2107 & 2197 S. Telegraph Rd. – Petsmart - Wall Sign

**04/21/21**

6606 Telegraph Rd. – Kumon – Wall Sign

**05/05/21**

2197 S. Telegraph Rd. – Petsmart - Tenant Panel on Existing Ground Sign

42787 Woodward Ave. – Noogahan Indian Cuisine – Wall Sign

**06/02/21**

1979 S. Telegraph Rd. – Five Guys – Wall Sign

100 W. Square Lake Rd. – First & Main – Wall Sign



# Design Review Board Accomplishments ~ Continued

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*(Signs continued)*

2520 S. Telegraph Rd. – New Oakland Family Centers – Wall Sign

**06/16/21**

1941-1943 S. Telegraph Rd. – Michigan Schools & Government Credit Union – Wall Sign

2275 S. Telegraph Rd. – Valvoline – Wall Signs

**07/07/21**

359 Enterprise Ct. – American Surgical Management – Ground Sign

42931 Woodward Ave. – Rite Aid – Wall Sign

**07/21/21**

1551 Opdyke Rd. – PKSA Karate – Wall Sign

6405 Telegraph Rd. – IEP Urgent Care – Wall Sign

**08/04/21**

Wing Lake Rd. / Brookside Village Ct. – Brookside Village – Alterations to subdivision entrance sign

**08/18/21**

665 Hulet Dr. – Greystone Financial – Ground Sign

6405 Telegraph Rd. – IEP Urgent Care – Wall Sign

1920 S. Telegraph Rd. – Luma Laser Hair Removal & Skin Care – Wall Sign

1943 S. Telegraph Rd. – Michigan Schools & Government Credit Union – Wall Sign

**09/01/21**

Bloomfield North Estates – Subdivision Entrance – Subdivision entrance sign

2300 Telegraph Rd. – ABC Warehouse – Ground Sign

3645 W. Maple Rd. – Beyond Juicery + Eatery – Wall Sign

**10/06/21**

2150 Franklin Rd. – Exclusive Realty – Wall Sign



# Design Review Board Accomplishments ~ Continued

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*(Signs continued)*

2205 S. Telegraph Rd. – Huntington Bank – Ground Sign, Wall Sign with Logo & Awnings

**11/03/21**

775 Industrial Ct. – Sapphire Homes – Wall Sign

100 Square Lake Rd. – The Avalon of Bloomfield – Reface existing ground sign

**11/17/21**

2169 Telegraph Rd. – Burlington Coat Factory – Wall Sign

**12/01/21**

4025 Telegraph Rd. – Bloomfield Auto Wash – Ground Sign

**12/15/21**

2436 Franklin Rd. – Spicy Bangkok – Wall Sign

3683 W. Maple Rd. – Maple Eye Care & Eyewear – Wall Sign

2242 S Telegraph Rd. – Office Building – Wall Sign

Site Plan Review

**01/20/21**

2275 S. Telegraph Rd. – Valvoline

**03/03/21**

42934 Woodward Ave. – CVS Shopping Center/Starbucks Building

775 Industrial Ct. – Training Facility & Building Addition

**04/7/21**

4009 & 4025 Telegraph Rd. – Bloomfield BP Car Care Service Station & Bloomfield Auto Wash

**04/21/21**

3570 Telegraph Rd. – Bloomfield Christian School Soccer Field





# Design Review Board Accomplishments ~ Continued

## Special Events

01/06/21

4333 W. Maple Rd. – Birmingham Athletic Club

01/20/21

43034 Woodward Ave. – Moose Preserve

02/03/21

389 Enterprise Ct. – The Great Lakes Coffee Roasting Co.

04/07/21

43816 Woodward Ave. – St. George Greek Orthodox Church & St. George Preschool Academy

21220 W. 14 Mile Rd. – Nativity Episcopal Church

Township Temporary Signage Policy

1830 W. Square Lake Rd. – Muslim Unity Center

04/21/21

6675 Telegraph Rd. – MEX Restaurant

4065 W. Maple Rd. – Equinox

05/05/21

4033 W. Maple Rd. – Birmingham Athletic Club

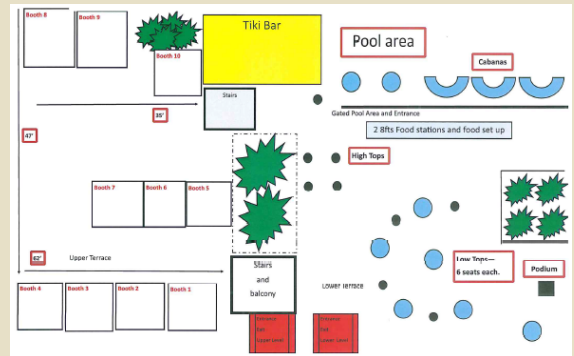
06/02/21

4315 Andover Rd./4200 Telegraph Rd. – Bloomfield Township Senior Center

4135 W. Maple Rd. – Maple Theater

06/16/21

6525 Telegraph Rd. – Chez Pierre et Genevieve



# Design Review Board Accomplishments ~ Continued

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*(Special Events continued)*

08/04/21

4200 Andover Rd. – Bloomfield Hills High School

09/01/21

1340 W. Long Lake Rd. – Kirk of the Hills Homecoming Sunday

3695 Lincoln Rd. – Respect Life Event

10/06/21

4315 Andover Rd. – Compassion Walk

10/20/21

43034 Woodward Ave. – Moose Preserve

12/01/21

All Commercial Properties in the Township – Covid temporary signage

12/15/21

4033 W. Maple Rd. – Birmingham Athletic Club

## Special Use Permit

12/01/21

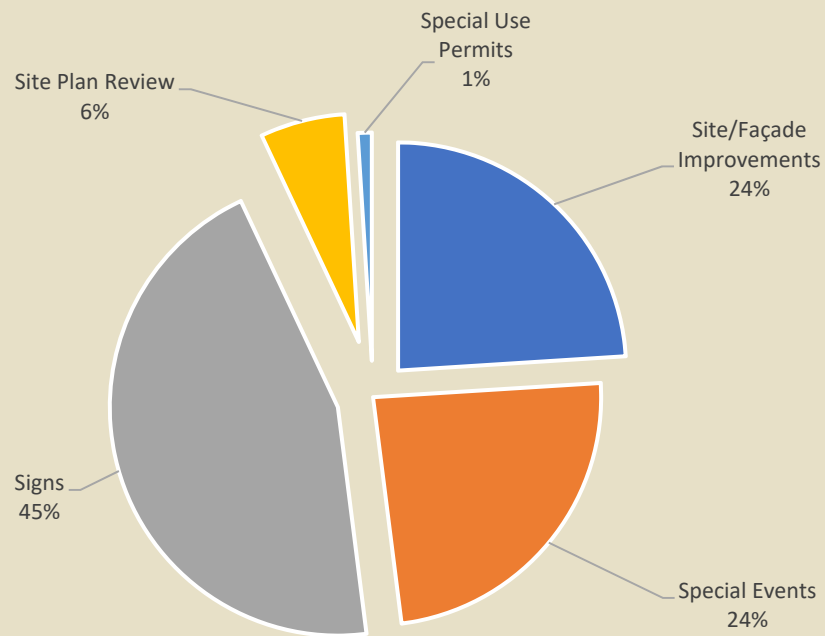
2866 Acorn Rd. - Little Acorns of Bloomfield



# Design Review Board Accomplishments ~ Continued

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## 2021 Design Review Board Percentages



# Planning Commission Accomplishments

The following lists include submittals from January to December:

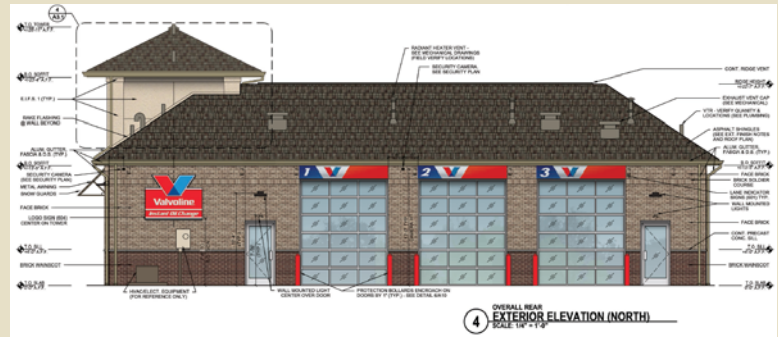
## General Business

02/15/21

Draft 2020 Planning Annual Report

## Public Hearings

01/18/21



- Rezoning, Special Land Use and Site Plan Review - 2275 Telegraph Rd. – for a new Valvoline Oil change

02/15/21

- Rezoning, Special Land Use and Site Plan Review - 2275 Telegraph Rd. – for a new Valvoline Oil change

03/15/21

- Special Land Use and Site Plan Review for CVS Shopping Center for a new Starbucks building and other site improvements at 42934 Woodward Avenue
- Site Plan Review for an addition and other site improvements at 775 Industrial Court

04/19/21

- Lot Split Request with Revised Site Plan and Special Land Use for 4009 Telegraph Road, Bloomfield BP Car Care Service Station and Revised Site Plan for 4025 Telegraph Road, Bloomfield Auto Wash

05/19/21

- Site Plan and Amended Special Land Use for Bloomfield Christian School Soccer Field at 3570-3600 Telegraph Road

# Zoning Board Of Appeals Accomplishments

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The following lists includes submittals from January to December:

## Zoning Board of Appeals

01/12/21

3845 Columbia Dr. – Permission request for the hot tub and sports. Dimensional request for the sports court to encroach into the side and rear setbacks.

5645 Meadow Wood Ln. – Dimensional request for an addition encroaching into the secondary front yard setback.



4555 Cherokee Ln. – Dimensional request for the pool with equipment and fence to be located in the front yard.

631 Hamilton Rd. – Permission request for the pergola and hot tub. Dimensional request for the hot tub to encroach into the side yard setback.

1497 Lochridge Rd. – Dimensional request for a deck addition to encroach into the minimum 50 ft. lakefront setback.

919 Adams Castle Dr. – Permission request for an aboveground pool. Dimensional request for the pool equipment to be not immediately adjacent to the residential building and encroaching into the rear yard setback.

3610 Franklin Rd. – Permission request for driveway gates. Dimensional request for the gates to be located in the front yard.

1023 Greentree Rd. – Permission request for a hot tub.

6796 Vachon Dr. – Permission request for a hot tub and detached deck.

# Zoning Board of Appeals Accomplishments ~ Continued

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*(01/12/21 continued)*

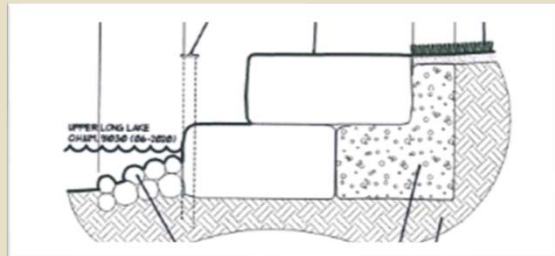
942 Bloomfield Knoll Dr. – Permission request for the cabana, fireplace, kitchenette, spa, landscape wall and firepit. Dimensional request for cabana, fireplace, kitchenette, pool, spa, firepit, and fence to be located in the secondary front yard and for the fireplace, cabana and fence to be location in the front yard.

5335 Echo Rd. – Dimensional request for the generator to encroach into the side yard setback.

1265 Club Dr. – Dimensional request for the landscape wall and stormwater drainage system encroaching into the natural features setback.

2641 Turtle Shores Dr. – Dimensional request for (2) retaining walls with railings exceeding the permitted heights.

1930 Long Lake Shores Dr. – Dimensional request for the boulder seawall encroaching into the natural features setback.



115 Alice Ave. – Permission request for a shed. Dimensional request for the shed to encroach into the side and rear setbacks and to be located on a parcel without a principal structure.

3472 Blossom Ln. – Tabled to the February agenda.

6440 Hills Dr. – Permission request for a sports court. Dimensional request for the sports court to encroach into the rear and side yard setback.

3525 Maxwell Ct. – Dimensional request for the air conditioners to encroach into the side yard setback.

7451 Wellbourne Ct. – Dimensional request for expanding an existing nonconforming structure, an addition encroaching into the rear yard setback.

# Zoning Board of Appeals Accomplishments ~ Continued

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02/9/21

3472 Blossom Ln. – Permission request for a detached garage. Dimensional request for the garage to be located in the side yard and to exceed the permitted height.

3280 S. Bradway Blvd. – Dimensional request for a generator to encroach into the secondary front yard setback.

2673 S. Bradway Blvd. – Dimensional request for expanding an existing nonconforming structure, an addition to encroach into the side yard setback.



1471 N. Glengarry Rd. – Permission request for a hot tub, pergola with fireplace, arbors, landscape walls, and dog containment fence. Dimensional request for the dog containment fence to encroach into the side and rear yard setbacks, and for the pool equipment located not immediately adjacent to the residential building.

3720 Wabeek Lake Dr. E – Dimensional request for a gravel boat ramp encroaching into the natural feature setback.

6721 Mark Ct. – Permission request for piers. Dimensional request for the piers to be located in the front yard.

4528 Broughton Dr. – Permission request for the proposed hot tub.

4516 Cherokee Ln. – Dimensional request for a generator to be located in the front yard.

# Zoning Board of Appeals Accomplishments ~ Continued

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*(02/9/21 continued)*

377 Kendry Dr. – Permission request for dog containment fence. Dimensional request for the dog containment fence to be located in the secondary front yard and encroaching into the rear yard setback.

1299 Porters Ln. – Dimensional request for the new home to encroach into the lakefront average setback and encroach into the natural feature setback.

6480 Westmoor Rd. – Dimensional request for a 6 ft. fence to be located in the secondary front yard.

5530 Farmers Ct. – Permission request for a dog containment fence. Dimensional request for a 6 ft. dog containment fence to encroach into the rear and side yard setback.

4600 Charing Cross Rd. – Permission request for piers with driveway gates. Dimensional request for the piers with driveway gates located in the front yard.

2533 Aspen Ln. – Permission request for dog containment fence. Dimensional request for the dog containment fence to be located in the secondary front yard.

635 S. Hills Rd – Permission request for an elevated gazebo with raised walkway. Dimensional request for the gazebo with raised walkway and rail to exceed the permitted height.

5625 Shadow Ln. – Permission request for an addition and renovation to existing detached garage. Dimensional request for the addition and renovation to exceed the permitted height, to be located in the front yard and for an air conditioner to be located not immediately adjacent to the residential building.

1582 Apple Ln. – Dimensional request for work to be done in the natural feature setback.

1991 S. Telegraph Rd. – Dimensional request for a secondary wall sign to be located on the rear façade.



# Zoning Board of Appeals Accomplishments ~ Continued

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03/9/21

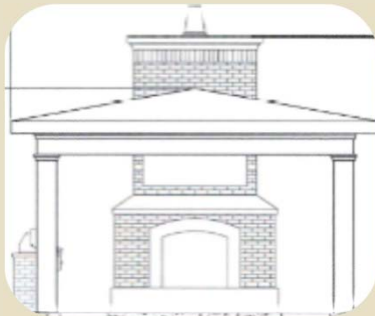
1331 N. Cranbrook Rd. – Dimensional request for the generator to be located not immediately adjacent to the residential building.

1463 Courtleigh Ter. – Permission request for sports court. Dimensional request for the sports court encroaching into the rear and side setbacks.

999 W. Glengarry Cr. – Permission request for a hot tub.

189 N. Glenhurst Dr. – Dimensional request for expanding an existing nonconforming structured, an addition encroaching into the front yard setback.

807 Yarmouth Rd. – Permission request for a cabana, fireplace and hot tub.



436 N. Glengarry Rd. – Permission request for a pergola and fireplace. Dimensional request for a porch renovation encroaching into the front yard setback, for a deck encroaching into the side yard setback, for a pergola and fireplace located in the secondary front yard and encroaching into the side yard setback.

535 N. Williamsbury Rd. – Permission request for the cabana and trellis. Dimensional request for the cabana and pool to be located in the side yard.

1544 Lakewood Ct. – Dimensional request for expanding an existing nonconforming structure, the residence addition and deck addition to encroach into the lakefront average setback.

# Zoning Board of Appeals Accomplishments ~ Continued

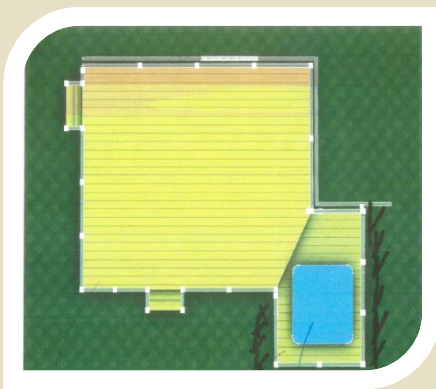
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*(03/9/21 continued)*

4505 Broughton Dr. – Dimensional request for a fence in the secondary front yard.

1877 Hickory Bark Ln. – Dimensional request for fence located in the secondary front yard.

5178 Provincial Dr. – Permission request for a hot tub. Dimensional request for a deck encroaching into the rear yard setback and to screen the hot tub with artificial plant material.



1141 Winchcombe Dr. – Permission request for the dog containment fence. Dimensional request for the dog containment fence to encroach into the rear yard setback.

2747 Turtle Lake Dr. – Dimensional request for the generator to encroach into the side yard setback.

801 W. Long Lake Rd. Apt. I-5 – Dimensional request for a 6 ft. fence located in the secondary front yard.

5510 Forman Dr. – Permission request for a hot tub.



# Zoning Board of Appeals Accomplishments ~ Continued

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4/13/21

1320 Indian Mound Tr. – Permission request for a pergola.



3405 S. Bradway Blvd. – Permission request for an invisible dog containment fence. Dimensional request for the containment to be located in the side and secondary front yard and encroaching into the side and rear yard setback.

1428 N. Cranbrook Rd. – Permission request for the pool and dog containment fence. Dimensional request for pool equipment to be located not immediately adjacent to the residential building and for the pool and dog containment fence located in the secondary front yard.

876 Covington Rd. – Dimensional request to expand an existing nonconforming structure, replace a front porch encroaching into the front yard setback.

1375 N. Glengarry Rd. – Permission request for a pavilion with a fireplace. Dimensional request for pool equipment located not immediately adjacent to the residential building.

2610 Hunters Bluff – Dimensional request for the air conditioner encroaching into the side yard setback.

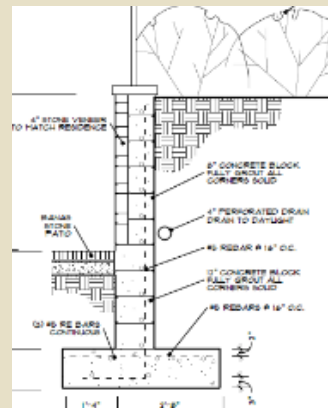
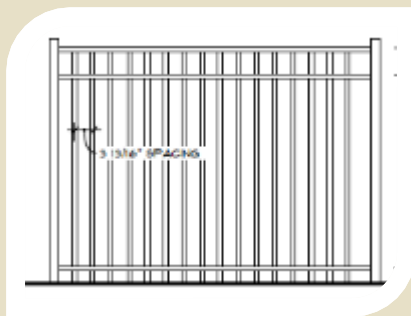
2310 Cherrylawn Ave. – Dimensional request for installation of a sewer line within the natural features setback.

1008 Satterlee Rd. – Permission request for a hot tub and pool/dog containment fence. Dimensional request for the dog containment fence located in the side yard and encroaching into the side and rear yard setbacks, and for a generator located not immediately adjacent to the residential building.

# Zoning Board of Appeals Accomplishments ~ Continued

(04/13/21 continued)

3029 S. Westview Ct. – Permission request for a pool and dog containment fence and a firepit. Dimensional request for the pool located in the secondary front yard, for the pool/dog containment fence located in the secondary front yard and encroaching into the side yard setback, for the firepit located in secondary front yard, for encroachments into the natural features setback, and for retaining walls and a railing exceeding the permitted height.



2759 Aldgate Dr. – Permission request for an invisible dog containment fence. Dimensional request for the invisible dog containment fence located in the front and side yards and encroaching into the side and rear yard setbacks.

2641 Turtle Shores Dr. – Dimensional request for a new home to encroach into the side yard setback.

3928 Columbia Ct. – Permission request for hot tub. Dimensional request for the hot tub to be located in the secondary front yard.

6195 Dakota Cir. – Dimensional request for a new home encroach into the side yard setback.

1000 Lone Pine Rd. – Permission request for a detached garage with living space. Dimensional request for the outbuilding to be located in a side yard, for accessory space to exceed one-half of the ground floor area of the main building, and for the building to exceed the permitted heights.

# Zoning Board of Appeals Accomplishments ~ Continued

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*(04/13/21 continued)*

6094 Rocky Spring Rd. – Dimensional request for a 6 ft. fence located in the secondary front yard.

5384 Provincial Dr. – Permission request for a tree house. Dimensional request for a tree house exceeding the permitted height and encroaching into the side and rear yard setback.

2511 Yorkshire Ln. – Permission request for dog containment fence. Dimensional request for the dog containment fence to be located in the secondary front yard.

2779 Turtle Shores Dr. – Permission request for an accessory building, sports court, hot tub, and piers with driveway gates. Dimensional request for the accessory space exceeding one-half of the ground floor area of the main building and exceeding the permitted height, for pool equipment located not immediately adjacent to the residential building, for the sports court encroaching into the rear setback, for the sports court fence on a retaining wall exceeding the permitted height, and for driveway piers with gates located in the front yard.



2785 Ayrshire Dr. – Permission request for raised patio walls and water feature. Dimensional request for the raised patio walls and water feature located in the side yard and encroaching into the side and rear yard setback.

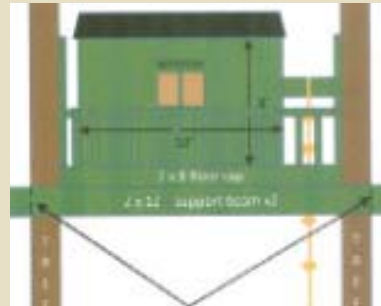
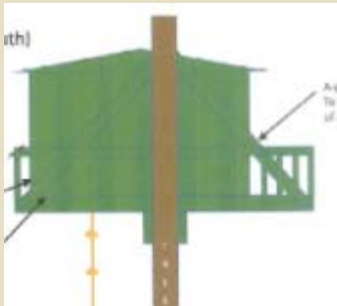
2274 S. Telegraph Rd. – Dimensional request for a secondary wall sign.

# Zoning Board of Appeals Accomplishments ~ Continued

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5/11/21

5384 Provincial Dr. – Permission request for a tree house. Dimensional request for a tree house exceeding the permitted height and encroaching into the side and rear yard setback.



1008 Satterlee Rd. – Permission request for a hot tub and pool/dog containment fence. Dimensional request for the dog containment fence located in the side yard and encroaching into the side and rear yard setbacks, and for a generator located not immediately adjacent to the residential building.

1400 N. Glengarry Rd. – Permission request for a kitchenette and firepit. Dimensional request for the pool, firepit and kitchenette located in the side yard.

2363 Tilbury Pl. – Permission request for the sports court. Dimensional request for the sports court encroaching into the side and rear yard setbacks.

911 Timberlake Dr. – Dimensional request for a secondary front yard fence.

4875 Charing Cross Rd. – Permission request for a cabana and fireplace.

3180 Ayrshire Dr. – Permission request for a hot tub.

6925 Castle Ct. – Permission request for a dog run.

2896 Meadowood Ln. – Permission request for a dog containment fence. Dimension request for the dog containment fence located in the side yard and encroaching into the side yard setback.



# Zoning Board of Appeals Accomplishments ~ Continued

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*(05/11/21 continued)*

2230 E. Hammond Lake Dr. – Dimensional request for a generator located in the side yard and encroaching into the side yard setback.

7301 Meadowlake Hills Dr. – Dimensional request for deck stairway to encroach into the rear yard setback.

412 Henley Dr. – Permission request for a detached garage with a greenhouse. Dimensional request for the 15 ft. high garage to be located in the side yard and encroach into the side yard setback.

6250 Worlington Rd. – Dimensional request for expanding an existing nonconforming structure, an addition encroaching into the side yard setback.

2768 Brady Dr. – Permission request for an invisible dog containment fence. Dimensional request for the invisible dog containment fence encroaching into the side and rear yard setback.

3886 Wedgewood Dr. – Permission request for a gazebo and fireplace.

213 N. Berkshire Rd. – Permission request for a shed.

7455 Wellbourne Ct. – Dimensional request for a garage addition with the accessory space exceeding one-half the ground floor area of the main building.

5916 Blanford Rd. – Permission request for the cabana.

7400 Telegraph Rd. – Dimensional request for 8 ft. fence located in the front yard.

6490 Telegraph Rd. – Dimensional request for a secondary sign.

2125 S. Telegraph Rd. – Dimensional request for an encroachment of a regulated use into the residential zone setback.



# Zoning Board of Appeals Accomplishments ~ Continued

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6/8/21

213 N. Berkshire Rd. – Permission request  
for a shed.



2386 Tilbury Pl. – Dimensional request for expanding an existing nonconforming structure, addition to encroach into the front yard setback.

2243 Tottenham Rd. – Permission request for a fireplace, fountain and pergola.

3019 Chewton Cross – Permission request invisible dog containment fence. Dimensional request for the play structure located in the secondary front yard and the invisible dog containment fence located in the side and secondary front yard and to encroach into the side and rear yard setback.

3990 Shallow Brook Dr. – Dimensional request for a 5 ft. fence located in the secondary front yard.

4665 Dover Rd. – Permission request for a dog containment fence. Dimensional request for a dog containment 6 ft. fence located in the secondary front yard and to encroach into the rear yard setback.

3282 E. Breckenridge Ln. – Permission request for a shed.

21000 W. 14 Mile Rd. – Permission request for a temporary storage structure. Dimensional request for storage structure located in the side and encroaching into the side yard setback.

3756 Lincoln Dr. – Dimensional request for a play structure to be located in the secondary front yard.

2963 London Wall – Permission request for the proposed shed.

# Zoning Board of Appeals Accomplishments ~ Continued

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*(06/8/21 continued)*

3089 Heron Pointe – Dimensional request for landscaping encroaching into the natural features setback.

6080 Snowshoe Cir. – Dimensional request for an air conditioner encroaching into the secondary front yard setback.

6000 Snowshoe Cir. – Permission request for piers, trellis and sports court with a mesh fence. Dimensional request for the piers located in the front yard and for the mesh to exceed the permitted height.

186 Eileen Dr. – Permission request for dog containment fence. Dimensional request for the fence to be located in the side yard and encroach into the side and rear yard setbacks.

1861 Hunters Ridge Dr. – Permission request for a pergola.

7470 Jackson Park Dr. – Dimensional request for the generator to encroach into the secondary front yard setback.

4165 Nearbrook Rd. – Permission request for the dog containment fence. Dimensional request for the fence to be located in the secondary front yard and encroach into the rear yard setback.

210 S. Berkshire Rd. – Applicant request this item to be tabled.

2197 S. Telegraph Rd. – Dimensional request for a wall sign exceeding the permitted size.

1979 S. Telegraph Rd. – Dimensional request for a secondary wall sign located on the side building façade.



# Zoning Board of Appeals Accomplishments ~ Continued

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7/13/21

2363 Tilbury Pl. – Application has been withdrawn.

210 S. Berkshire Rd. – Application has been postponed.

213 N. Berkshire Rd. – Application has been withdrawn.

3435 S. Bradway Blvd. – Permission request for a gas fireplace. Dimensional request to expand an existing nonconforming structure, a covered patio and gas fireplace to encroach into the side yard setback.

1001 W. Glengarry Cir. – Dimensional request for the covered porch to encroach into the front yard setback.

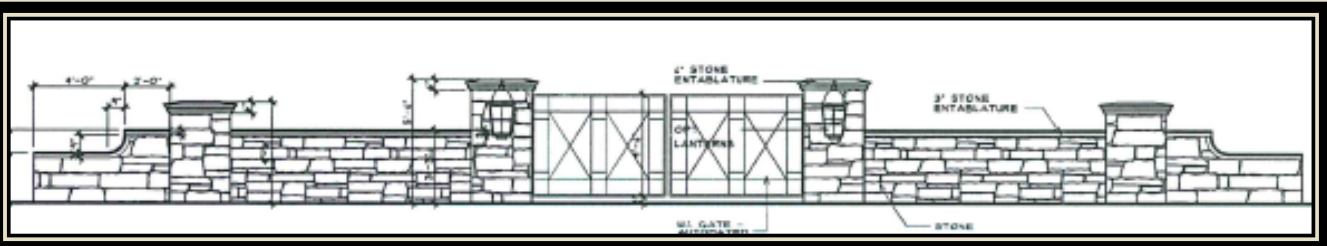
3050 E. Bradford Dr. – Permission request for illuminated piers. Dimensional request for the piers to be located in the front yard.

6055 Darramoor Rd. – Permission request for a gazebo.

6824 Halyard Rd. – Permission request for 4 ft dog containment fence. Dimensional request for the pool and dog containment fence to be located in the secondary front yard and encroaching into the rear yard setback.

4060 Fairlane Dr. – Permission request for a pergola.

5363 Brookdale Rd. – Permission request for piers with driveway gates and pool house with a fireplace. Dimensional request for piers with gates to be located in the front yard and the pool house to exceed the permitted height, for accessory space to exceed one half of the ground floor area of the main building, and for the air conditioner to be located not immediately adjacent to the residential building.



# Zoning Board of Appeals Accomplishments ~ Continued

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*(07/13/21 continued)*

4676 Avondale Terr. – Dimensional request for 5 ft. fence.

4316 Vernor Ct. – Permission request for a hot tub. Dimensional request for the hot tub located in a side yard.

1424 Inwoods Cir. – Dimensional request for landscaping, beach, steps with handrails and a seawall encroaching into the natural feature setback.

6855 Colby Ln. – Permission request for nonilluminated piers. Dimensional request for the piers to be located in the front yard.

4535 Burnley Dr. – Permission request for dog containment fence.

5101 Inkster Rd. – Permission request for fountains and piers with fire bowls. Dimensional request fountain located in the front yard.

4377 W. Maple Rd. – Dimensional request for pool equipment located not immediately adjacent to the residential building.

6239 Thorncrest Dr. – Dimensional request for a 6 ft. fence.

2993 Aldgate Dr. – Permission request for chicken coops. Dimensional request for the chicken coops to be located in the secondary front yards and to keep chickens on the parcel less the 40 acres.

4625 Stoneleigh Rd. – Permission request for gazebo and kitchenette.

1930 W. Square Lake Rd. – Permission request for a detached deck. Dimensional request for the detached deck located into the secondary front yard.

4525 Lakeview Ct. – Permission request for the gazebo. Dimensional request for the gazebo to be located in the side yard.

2275 S. Telegraph Rd. – Dimensional request for a secondary wall sign to be located on the side of the building façade.

# Zoning Board of Appeals Accomplishments ~ Continued

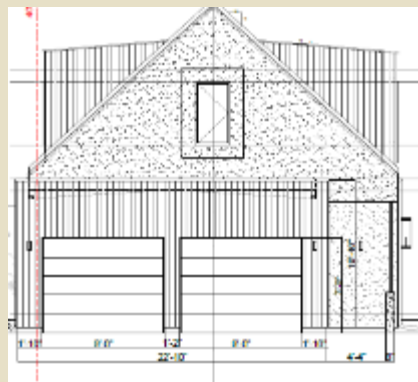
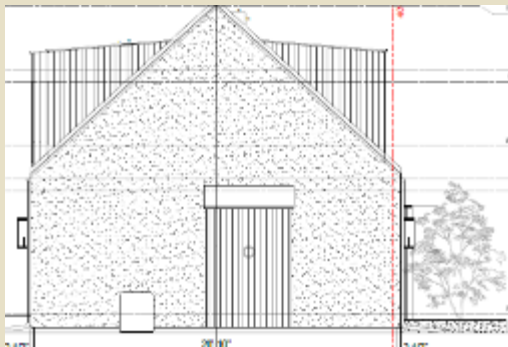
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8/10/21

210 S. Berkshire Rd. – Permission request for an addition to a detached garage.  
Dimensional request for the detached garage exceeding the permitted height and for the location in a side yard.

2993 Aldgate Dr. – Permission request for chicken coops. Dimensional request for the chicken coops to be located in the secondary front yards and to keep chickens on a parcel of land less than 40 acres.

3653 W. Bradford Dr. – Dimensional request for an addition to encroach into the front yard setback.



1333 N. Glengarry Rd. – Permission request for the dog containment fence, dog run and pool house. Dimensional request for the pool equipment and air conditioner located not immediately adjacent to the residential building, and for the dog containment fence encroaching into the setbacks.

6735 Wing Lake Rd. – Permission request for the gazebo.

4234 Carey Ln. – Permission request for the detached garage with a covered porch.  
Dimensional request for 17 ft. high detached garage encroaching into the side yard setback, and for accessory space exceeding one-half the ground floor area of the main building.

338 S. Cranbrook Rd. – Permission request for a hot tub.

# Zoning Board of Appeals Accomplishments ~ Continued

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*(08/10/21 continued)*

2616 McClintock Rd. – Dimensional request for the pool equipment located not immediately adjacent to the residential building.

4725 Dover Rd. – Permission request for the shed.

3199 Pebble Ln. – Permission request for the cabana and -- fireplace, and pizza oven.

551 Yorkton Ln. – Permission request for the pergola, kitchenette, pizza oven, trellis and fireplace.

3400 Chickering Ln. – Permission request for chicken coop. Dimensional request to keep chickens on a parcel of land less than 40 acres.

1586 Apple Ln. – Permission request for the detached garage with a basement for a sports court. Dimensional request for the detached garage to be located in the front yard, to exceed the permitted height and accessory use exceeding ½ of the ground floor area of the main building, and for air conditioners located not immediately adjacent to the residential building.

3055 Patch Dr. – Permission request for a hot tub with a detached deck.

3371 Westchester Rd. – Permission request for driveway piers. Dimensional request for the driveway piers located in the front yard.

766 E. Valley Chase Rd. – Permission request for dog containment fence.

2668 Bridle Rd. – Dimensional request for the addition to encroach into the required rear yard setback.

5386 Echo Rd. – Applications has been postponed.

1028 Ardmoor Dr. – Permission request for the greenhouse and hot tub. Dimensional request for the greenhouse to be located in the side yard and encroaching into the side yard setback.



# Zoning Board of Appeals Accomplishments ~ Continued

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9/14/21

3400 Chickering Ln. – Permission request for chicken coop. Dimensional request to keep chickens on a parcel of land less than 40 acres.

6055 Darramoor Rd. – Permission request for a gazebo.

5386 Echo Rd. – Permission request for dog and pool containment fence. Dimensional request for pool equipment located not immediately adjacent to the residential building, and for the dog containment fence located in a side yard and encroaching into the rear yard setback.

1223 Indian Mound Tr. – Dimensional request for the generator encroaching into the side yard setback.

488 Wooddale Rd. – Dimensional request for a generator encroaching into the side yard setback.

873 N Cranbrook Rd. – Dimensional request for expanding an existing nonconforming, a covered front porch encroaching into the front yard setback.

5095 Brookdale, 19-24-326-023, Strathmore LLC, 241 Strathmore, Strathmore LLC, 19-24-326-010, 251 Strathmore, 19-24-326-011, Strathmore LLC 265 Strathmore, 19-24-326-012, 19-24-326-018, Strathmore LLC, 275 Strathmore, 19-24-326-019, Strathmore LLC and Vacant Lot, 19-24-326-017, Strathmore LLC – Permission request for a Go Kart garage and platform, piers, wing walls, gates, a conservatory, a gazebo, a batting cage, sports courts, trampoline area, zip line with platforms, a bridge and rock-scape, security quarters, caretakers quarters, art work installations, fountains, pool cabana, lazy river and pool waterfall and security booth. Dimensional request for the ground mounted mechanical equipment located not immediately adjacent to the residential building, and for piers, gates, wing walls, fencing exceeding 4 ft., a pool, pool waterfall, lazy river, play structures, a bridge and rock-scape, security quarters, a security booth, art installations and fountains located in a front yard and for the conservatory, security quarters, caretakers quarters, pool cabana, gazebo, batting cage, a single 24 ft. zip line platform exceeding 14 ft. and accessory structure space exceeding 50 percent of the ground floor or the main building.



# Zoning Board of Appeals Accomplishments ~ Continued

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*(09/14/21 continued)*

3506 Bloomfield Club Dr. – Dimensional request for a deck encroaching into the side yard setback.

5480 Woodview Dr. - Dimensional request for the addition encroaching into the side and rear yard setbacks.

821 Highwood Ave. – Permission request for a dog containment fence. Dimensional request for the retaining wall exceeding the permitted height; for pool equipment located not immediately adjacent to the residential building; and for dog containment fence.

6391 Golfview Dr. – Permission request for a hot tub. Dimensional request for the hot tub encroaching into the side and rear yard setbacks.



4727 Burnley Dr. – Permission request for a hot tub.

2605 Bridle Rd. – Permission request for the fountain and pergola. Dimensional request for the fountain and pergola encroaching into the side yard setback.

1733 Bellwood Ct. – Permission request for the shed, pergola and gazebo. Dimensional request for boulder retaining walls exceeding the permitted height.

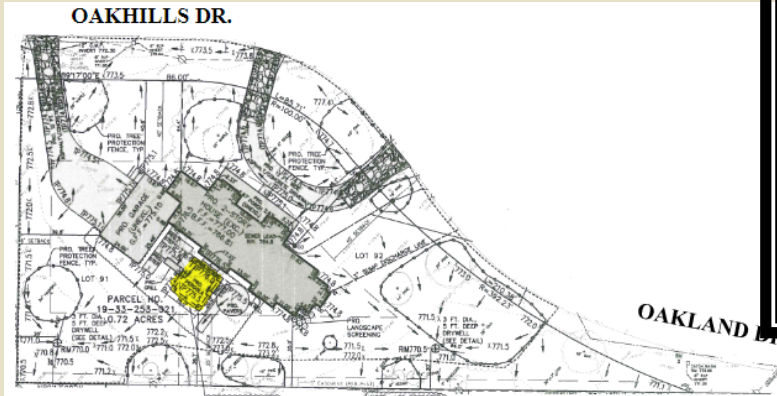
6903 Cathedral Dr. – Permission request for the dog containment fence. Dimensional request for the dog containment fence to be located in the secondary front yard and to encroach into the side and rear yard setbacks.



# Zoning Board of Appeals Accomplishments ~ Continued

(09/14/21 continued)

3775 Oakills Dr. – Permission request for the pergola.



4875 Charing Cross Rd. – Permission request for the fire bowls and pergola.

359 Enterprise Ct. – Dimensional request for the ground sign exceeding the permitted size and encroaching into the setback.

42931 Woodward Ave. – Dimensional request for sign logo exceeding 5 percent.

3669 Maple Rd. – Dimensional request for sign logo exceeding 5 percent.

10/19/21

5095 Brookdale, 19-24-326-023, Strathmore LLC, 241 Strathmore, Strathmore LLC, 19-24-326-010, 251 Strathmore, 19-24-326-011, Strathmore LLC 265 Strathmore, 19-24-326-012, 19-24-326-018, Strathmore LLC, 275 Strathmore, 19-24-326-019, Strathmore LLC and Vacant Lot, 19-24-326-017, Strathmore LLC – Permission request for a Go Kart garage and platform, piers, wing walls, gates, a conservatory, a gazebo, a batting cage, sports courts, trampoline area, zip line with platforms, a bridge and rock-scape, security quarters, caretakers quarters, art work installations, fountains, pool cabana, lazy river and pool waterfall and security booth. Dimensional request for the ground mounted mechanical equipment located not immediately adjacent to the residential building, and for piers, gates, wing walls, fencing exceeding 4 ft., a pool, pool waterfall, lazy river, play structures, a bridge and rock-scape, security quarters, a security booth, art installations and fountains located in a front yard and for the conservatory, security quarters, caretakers quarters, pool cabana, gazebo, batting cage, a single 24 ft. zip line platform exceeding 14 ft. and accessory structure space exceeding 50 percent of the ground floor or the main building.

# Zoning Board of Appeals Accomplishments ~ Continued

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*(10/19/21 continued)*

460 Wooddale Rd. – Dimensional request for the generator encroaching into the side yard setback.

841 N. Glengarry Rd. – Permission request for a sports court. Dimensional request for a 6 ft. mesh fence.

179 N. Cranbrook Cross Rd. – Dimensional request for expanding an existing nonconforming, an addition and an air conditioning unit encroaching into the side yards setback.

3229 Baron Ct. – Permission request for a gazebo and fireplace.

3326 and 3338 Baron Dr. – Permission request a batting and pergola. Dimensional request for a pergola exceeding the permitted height and batting cage located on a lot without a principal structure.

3314 Baron Dr. – Dimensional request for pool equipment encroaching into the side yard setback.

4596 Walden Dr. – Dimensional request for a generator to encroach into the side yard setback.

1389 Ashover Dr. – Permission request for a dog containment fence. Dimensional request for the dog containment fence to be located in a secondary front yard and to encroach in the rear yard setback.

560 Sedgefield Dr. – Permission request for dog containment fence. Dimensional request for dog containment fence located in a front yard and encroaching into the side and rear yard setback.

3749 S. Darlington Rd. – Permission request for a pergola and hot tub. Dimensional request for a window well encroaching into the side yard setback, ground mounted mechanicals encroaching into the side yard setback, ground mounted mechanicals and a screen wall encroaching into the side yard setback.

# Zoning Board of Appeals Accomplishments ~ Continued

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*(10/19/21 continued)*

5311 Forest Way – Permission request for pergola, hot tub and fire bowls.

5312 Forest Way – Dimensional request for a 6 ft. fence.

3490 Franklin Rd. – Dimensional request for a generator encroaching into the side yard setback.

3063 Franklin Rd. – Permission request for illuminated piers and a driveway gate.

Dimensional request for fence, gate and

Piers to be located in the front yard.



4301 Derry Rd. – Dimensional request for a deck replacement encroaching into the minimum 50 ft. lake front average setback.

6155 Thurber Rd. – Permission request for a pergola and fireplace. Dimensional request for a pergola and fireplace encroaching into the side yard setback.

2960 Rambling Way – Postponed

2418 Heronwood Dr. – Dimensional request for the pool fence to be located in the secondary front yard.

6405 Telegraph Rd. – Dimensional request for secondary signage and for the sign to not face the street side façade.

# Zoning Board of Appeals Accomplishments ~ Continued

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11/09/21

2960 Rambling Way – Dimensional request for the generator and air conditioning unit to encroach into the side yard setback.

1475 Tottenham Rd. – Permission request for the pergola and hot tub.

279 N Glengarry Rd. – Dimensional request for expanding an existing nonconforming, an addition encroaching into the front yard setback.

366 Waddington Rd. – Dimensional request for expanding an existing nonconforming, an addition encroaching into the front yard setback.



1250 Indian Mound – Dimensional request for a generator encroaching into the side yard setback.

828 Ardmoor Dr. – Dimensional request for a generator encroaching into the side yard setback.

7156 Fairhill Rd. – Permission request for a dog containment fence. Dimensional request for a dog containment fence encroaching into the rear and side yard setbacks.

1159 Greensted Way – Dimensional request for a generator in the side yard of a cluster development and not immediately adjacent to the residential building.

3199 Pebble Ln. – Dimensional request for pool equipment and generator encroaching into the side yard setback.

1917 Lone Pine Rd. – Dimensional request for a generator encroaching into the side yard setback.

# Zoning Board of Appeals Accomplishments ~ Continued

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*(11/09/21 continued)*

1524 Tator Ct. – Dimensional request for a generator encroaching into the side yard setback.

4873 Bryn Mawr Dr. – Dimensional request for a deck replacement encroaching into the minimum 50 ft. lake front average setback.

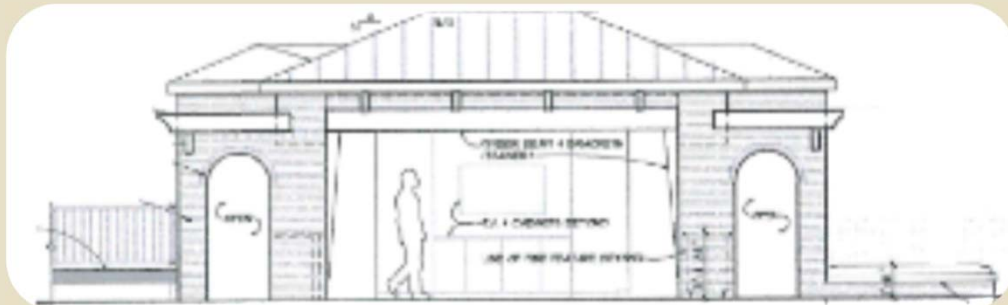
295 Harrow Cir. – Permission request for a shed. Dimensional request for a shed located in the secondary front yard.

7091 Woodbank Dr. – Dimensional request for expanding an existing nonconforming structure, an addition encroaching into the side yard setback.

4780 Haddington Dr. – Dimensional request for an addition encroaching into the side yard setback, and for accessory space exceeding 50 percent of the ground floor of the home.

4175 Orchard Way – Dimensional request for expanding an existing nonconforming structure, an addition encroaching into the side yard setback.

6692 Vachon Ct. – Permission request for the pool cabana, trellis, and fire feature. Dimensional request for the pool cabana encroaching into the side yard setback.



5275 Longmeadow Rd. – Dimensional request for the pool, pool fence and bocce ball court located in the secondary front yard.

36700 Woodward Ave. – Dimensional request for a chiller located in the secondary front yard and for the removal of 2 parking spaces.

# Zoning Board of Appeals Accomplishments ~ Continued

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12/14/21

5095 Brookdale, 19-24-326-023, Strathmore LLC, 241 Strathmore, Strathmore LLC, 19-24-326-010, 251 Strathmore, 19-24-326-011, Strathmore LLC 265 Strathmore, 19-24-326-012, 19-24-326-018, Strathmore LLC, 275 Strathmore, 19-24-326-019, Strathmore LLC and Vacant Lot, 19-24-326-017, Strathmore LLC – Permission request for a Go Kart garage and platform, piers, wing walls, gates, a conservatory, a gazebo, a batting cage, sports courts, trampoline area, zip line with platforms, a bridge and rock-scape, security quarters, caretakers quarters, art work installations, fountains, pool cabana, lazy river and pool waterfall and security booth. Dimensional request for the ground mounted mechanical equipment located not immediately adjacent to the residential building, and for piers, gates, wing walls, fencing exceeding 4 ft., a pool, pool waterfall, lazy river, play structures, a bridge and rock-scape, security quarters, a security booth, art installations and fountains located in a front yard and for the conservatory, security quarters, caretakers quarters, pool cabana, gazebo, batting cage, a single 24 ft. zip line platform exceeding 14 ft. and accessory structure space exceeding 50 percent of the ground floor or the main building.

3335 Burning Bush Rd. – Dimensional request for a existing nonconforming structure, an addition encroaching into the side yard setback.

2550 Covington Pl. – Dimensional request for a generator encroaching into the side yard setback.

3950 Franklin Rd. – Dimensional request for a pavilion to encroach into the side yard setback measured to the original common side lots to reestablish the original lots as previously platted.

7340 Glengrove Dr. – Permission request for a pergola. Dimensional request for a pergola encroaching into the side and rear yard setback.





# Zoning Board of Appeals Accomplishments ~ Continued

(12/14/21 continued)

3860 Carriage Rd. – Permission request for a trellis.

4579 Kiftsgate Bend – Dimensional request for the generator located in the front yard of cluster housing development.

1905 N. Hammond Lake Dr. – Dimensional request for the generator located in the front yard of cluster housing development.

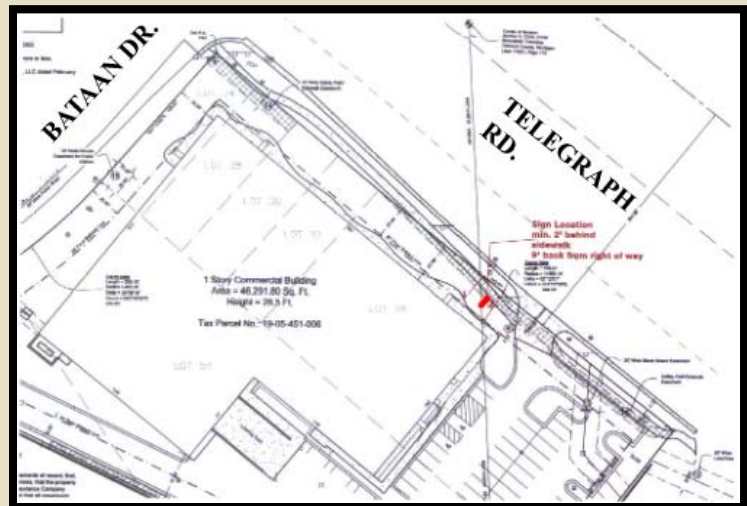
7309 Meadowlake Hills Dr. – Dimensional request for the staircase encroaching into the rear yard setback.

4650 McEwen Dr. – Permission request for the illuminated piers. Dimensional request for pool fence frontage and two piers located in the secondary front yard.

4061 Waterwheel Ln. – Permission request for a hot tub.

1949 Quarton Rd. – Permission request for a hot tub and pergola.

2300 Telegraph Rd. – Dimensional request for secondary signage encroaching into the setback.



775 Industrial Ct. – Dimensional request for a logo exceeding 5 percent of the sign area.

# Lot Split

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Lot Splits must meet the requirements of the Charter Township of Bloomfield Code of Ordinances and the State Land Division Act.

The Lot Split application, including survey information is first reviewed by the Planning Division and other Township Departments to confirm that it meets all Township Ordinance Requirements. Once all the information is reviewed, the application is forwarded to the Township Board of Trustees when involving property zoned single-family residential to hold a public hearing. For commercial properties, the Planning Commission holds a public hearing and provides a recommendation to the Township Board of Trustees. There was no lot split applications in 2021.



# Action List 2021

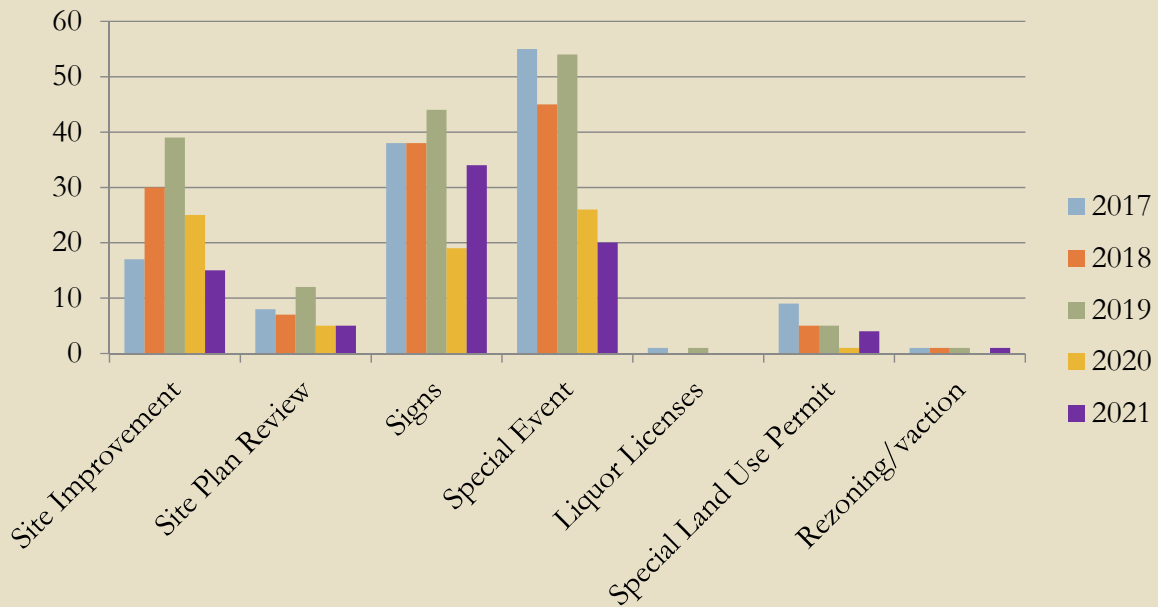
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## **Ongoing Items:**

Confer with Giffels Webster, Inc. to assist with the Township's Zoning Ordinance:

- Review the definitions to ensure they are current and reflect needs of today's residents and business owners.
- Review District intent statements to ensure they are descriptive in terms of the types of uses permitted.
- Review all District provisions in light of the Township's Master Plan to ensure they are in alignment.
- Review site standards to ensure they are adequately addressed and regulations are consistent.
- Assess how the Township's Ordinance reflects state law.

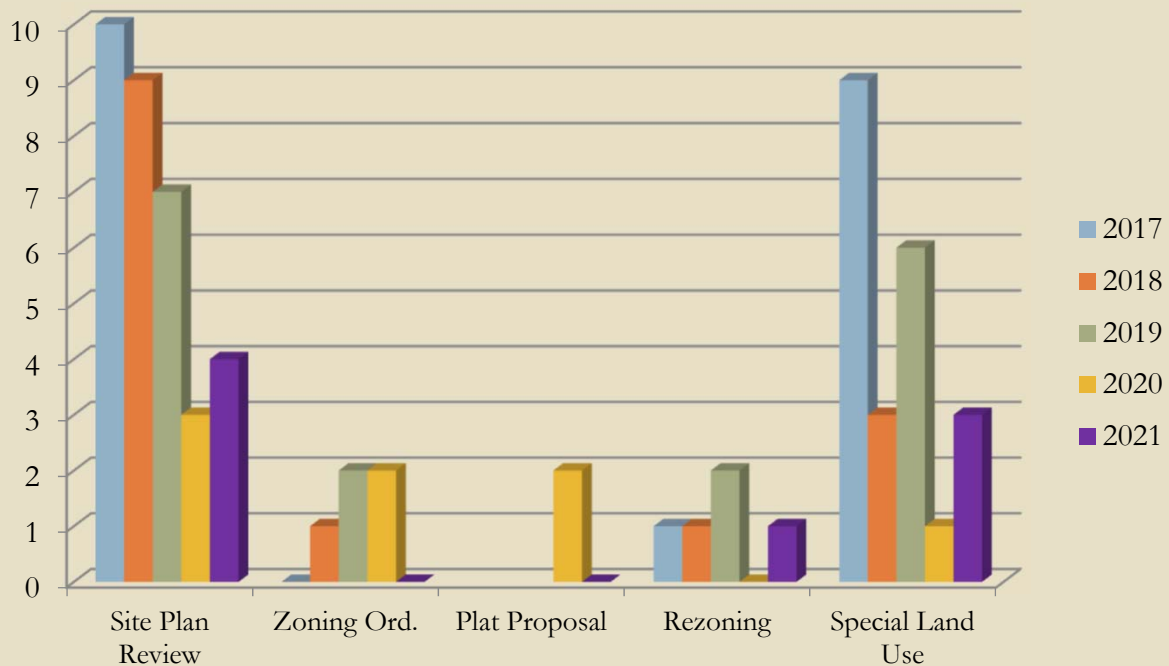
# Design Review Board Comparisons



Design Review Board	2017	2018	2019	2020	2021
Site/Facade Improvements	17	30	39	25	15
Site Plan Review	8	7	12	5	5
Signs	38	38	44	19	34
Special Events	55*	45*	54*	26*	20*
Liquor Licenses	1	0	1	0	0
Special Land Use Permits	9	5	5	1	4
Rezoning/Vacation	1	1	1	0	1
<b>Yearly Totals</b>	<b>129</b>	<b>126</b>	<b>156</b>	<b>76</b>	<b>59</b>

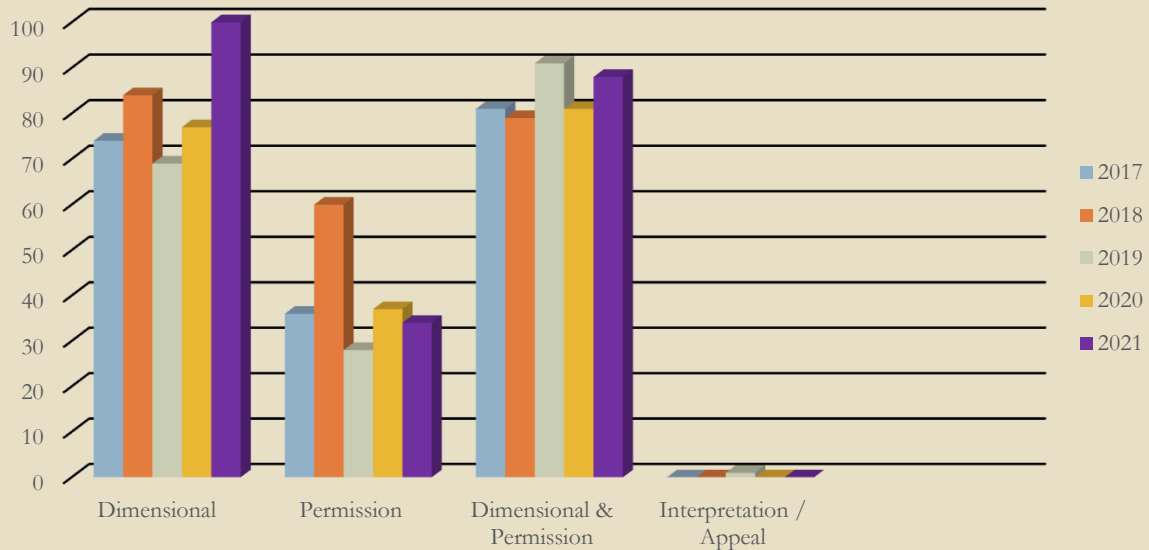
*\*Includes reoccurring or minor event permits.*

# Planning Commission Comparisons



Planning Commission	2017	2018	2019	2020	2021
Discussion Items	5	0	0	0	1
Site Plan Review	10	9	7	3	4
<b>Public Hearings</b>					
Zoning Ord. Amendments	0	1	2	2	0
Plat Proposal	0	0	0	2	0
Wetlands Board Hearings	0	3	0	0	0
Rezoning Hearings	1	1	2	0	1
Liquor License Hearings	1	0	1	0	0
Utility Pole	2			0	
Special Land Use	9	3	6	1	3
<b>Yearly Totals</b>	<b>28</b>	<b>17</b>	<b>18</b>	<b>8</b>	<b>9</b>

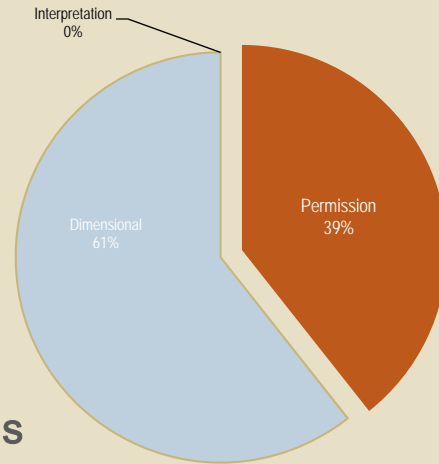
# Zoning Board of Appeals Comparisons



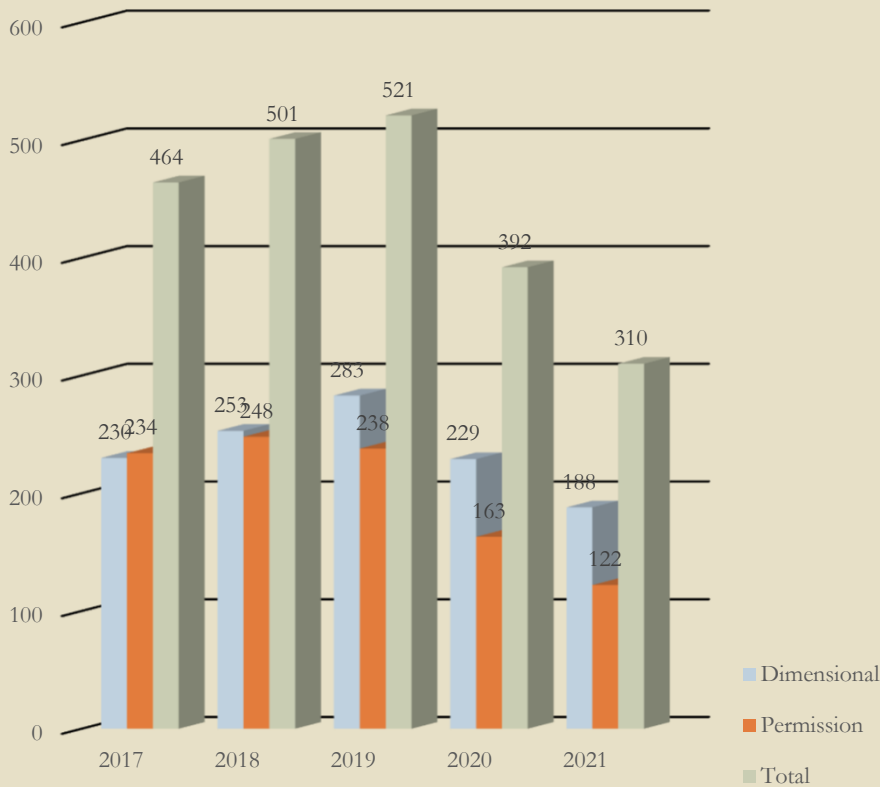
Zoning Board of Appeals	2017	2018	2019	2020	2021
Properties requesting Dimensional Variances	74	84	69	77	100
Properties Seeking Permission requests	36	60	28	37	34
Properties requesting both Dimensional & Permission requests	81	79	91	81	88
Appeal / Interpretation requests	0	0	1	0	0
Total Number of properties on Agendas	191	223	189	195	222

# Zoning Board of Appeals Comparisons ~ Continued

The Township often has multiple appeal items per property. This chart shows the total number of appeal items.



**Total Number of Appeal Items**



# Attendance Records 2021

Design Review Board	1 <sup>st</sup> Quarter	2 <sup>nd</sup> Quarter	3 <sup>rd</sup> Quarter	4 <sup>th</sup> Quarter	Total
Dani Walsh	5	4	4	5	18
Brian Kepes	5	5	5	4	19
Martin Brook	4	5	4	5	18
Valerie Murray – alternate	0	0	0	0	0
Neal Barnett - alternate	1	1	0	2	4

Planning Commission / Wetland Board	1 <sup>st</sup> Quarter	2 <sup>nd</sup> Quarter	3 <sup>rd</sup> Quarter	4 <sup>th</sup> Quarter	Total
Dr. Thomas Petinga	2	1	0	0	3
Jeff Salz	3	2	0	0	5
Neal Barnett	3	2	0	0	5
Richard Atto	3	2	0	0	5
Bruce Selik	3	2	0	0	5
Andrea O'Donnell	3	1	0	0	4
John Kelly	3	2	0	0	5

## Attendance Records 2021 ~ Continued

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Zoning Board of Appeals	1 <sup>st</sup> Quarter	2 <sup>nd</sup> Quarter	3 <sup>rd</sup> Quarter	4 <sup>th</sup> Quarter	Total
Robert E. Taylor	3	3	3	3	12
Brian Henry	3	3	2	3	11
Carol Rosati	3	1	2	2	8
Stephanie Fakih	3	3	3	3	12
Jocelyn Giangrande	3	2	2	2	9
Andrea B O'Donnell	1	3	1	1	6
Claudine Bacher	1	3	3	2	9
Jeffrey Drake-alternate	1	1	3	1	6
Glenda Meads-alternate	1	2	0	1	4