

CHARTER TOWNSHIP OF BLOOMFIELD

ZONING BOARD OF APPEALS AGENDA

Tuesday, January 10, 2023 – 7:00 P.M.
Bloomfield Township Hall

I. ATTENDANCE

II. APPROVAL OF MINUTES

- A. Approval of the Zoning Board of Appeals Minutes of December 13, 2022

III. APPEALS

- A. Postponed Items
- B. New Items

IV. GENERAL BUSINESS

- A. Next Board Meeting – February 14, 2023

V. ADJOURNMENT

**PLEASE SILENCE ALL ELECTRONIC DEVICES
DURING THE MEETING**

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III. APPEALS

A. Tabled / Postponed Items

1T.) Seeking approval for a 10 ft. by 12 ft. by 14 ft. high shed located in the rear yard and encroaching 8 ft. into the required 16 ft. northerly side yard setback and encroaching 2 ft. into the required 16 ft. rear yard setback, Section 4 Colonial Hills Lot 14. The Code of the Charter Township of Bloomfield, Section 42-5.1 states that accessory uses / structures shall not be erected in any yard, except a rear yard, shall be set back at least 16 ft. from the side and 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. **(A. Shammami, 2434 Bratton Ave., 19-04-477-047)**

2T.) Seeking approval for a 50 ft. by 32 ft. non-illuminated sports court with a 12 ft mesh net located in the rear yard and setback at least 16 ft. from all lot lines, Section 33 Berkshire Villas Lot 32. The Code of the Charter Township of Bloomfield, Section 42-5.1 states that accessory uses / structures shall not be erected in any yard, except a rear yard, shall be set back at least 16 ft. from the side and 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 42-5.7 states that fences in a residential district shall be located in a side or rear yard and cannot exceed 4 ft. in height. **(G. Jameel, 7178 Lahser Rd., 19-33-427-014)**

3T.) Seeking approval for a proposed 8 ft. diameter by 1 ft. 6 in. high spa hot tub located within a proposed pool along with two (2) 2 ft. 2 in. by 2 ft. 2.7 in ft. high illuminated piers with waterfalls located in the westerly side yard and encroaching up to 3 ft. into the required 16 ft. side yard setback, Section 5 Heron Woods Lot 18. The Code of the Charter Township of Bloomfield, Section 42-5.1 states that accessory uses / structures shall not be erected in any yard, except a rear yard, shall be set back at least 16 ft. from the side and 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. **(K. Tarabin, 2406 Heronwood Dr., 19-05-351-036)**

1P.) Seeking approval for a proposed 6 ft. high vinyl fence proposed in the Maple Rd. frontage, Section 32 Birmingham Farms Sub No. 2 Lot 222. The Code of the Charter Township of Bloomfield, Section 42-5.7 states that fences in a residential district shall be located in a side or rear yard and cannot exceed 4 ft. in height. **(K. Yono, 6506 Spruce Dr., 19-32-201-001)**

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New Items

1.) Seeking approval for secondary sign to add First Merchants Bank tenant panels on existing ground signs, each 5.79 sq. ft., located on the west side of Telegraph Rd. and north of W. Maple Rd., Section 29, Acreage Parcel. The Code of the Charter Township of Bloomfield, Section 42-5.9, allows for one business sign in the B-2 Community Business zoning district. **(B.P. of White Lake Inc., 6450 Telegraph Rd., 19-29-476-024)**

2.) Seeking approval for a 5.83 sq. ft. secondary wall-mounted sign for Mex restaurant located on the east side of Telegraph Rd. and south of W. Maple Rd., Section 33 Oakland Hills Country Estates Acreage Parcel. The Code of the Charter Township of Bloomfield, Section 42-5.9, allows for one business sign with the maximum size of a wall sign not to exceed six (6) percent of the street side façade, and not to exceed one hundred fifty (150) sq. ft., with the logo not to exceed five (5) percent of the total area in the B-2 Community Business zoning district. **(6675 Telegraph Property Holdings, LLC, 6675 Telegraph Rd., 19-33-101-007)**

3.) Seeking approval for two residential entranceway structures and nine secondary wayfinding ground signs, one of which is six ft. in height, for Glens of Bloomfield Apt. and Townhomes, located on the north side of 14 Mile Rd., east of Telegraph Rd., Section 32, Acreage Parcel as follows:

- 50 sq. ft. monument sign at Telegraph Rd. and 14 Mile Rd., 5 ft. in height
- 28.1 sq. ft. monument sign at 14 Mile Rd. and Deep Run, 3.75 ft. in height
- 8.6 sq. ft. leasing office ground sign at 14 Mile Rd. and Bingham Rd., 5 ft. in height
- 13.3 sq. ft. clubhouse and leasing office ground sign on Bingham Rd., 5 ft. in height
- 36 sq. ft. ground sign at the leasing office, 6 ft. in height
- Six (6) 4 sq. ft. clubhouse and leasing office ground signs internal to the site, 5 ft. in height.

The Code of the Charter Township of Bloomfield, Section 42-5.10, allows for residential entranceway structures be located in a required yard. When said entranceways include any sign as part of the structure, the Zoning Board of Appeals shall review in accordance with the standards set forth in Section 42-7.6.6, such entranceway prior to the granting of approval by the building inspector. The Zoning Board of Appeals shall require that any numerals, letters or graphics included as part of the structure shall refer only to the subdivision or project upon which it is located, and shall find that such sign shall represent a minor portion of the structure. The Code of the Charter Township of Bloomfield defines a ground sign as a display, less than five (5) feet high, supported by one (1) or more columns, uprights or braces in the ground surface or constructed flush with the ground, not a pylon sign.

(Glens of Bloomfield Apts. MI, LLC, 7480 Bingham Rd., 19-32-477-003)

4.) Seeking approval for Bloomfield Hills BMW to construct a car wash expansion at 1845 S. Telegraph Road, located on the easterly side of Telegraph Road, north of Square Lake Road. The existing site is 8.02 acres in size, with minimum 10 acres required for an automobile dealership. The Code of the Charter Township of

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Bloomfield, Section 42-4.34 states that new car sales agencies shall have a minimum lot area of ten (10) acres and be so arranged that ample space is available for motor vehicles which are required to wait or be stored or parked. Additionally, seeking approval of a proposed 60 ft high flagpole, Section 6, Acreage Parcel. The Code of the Charter Township of Bloomfield, Section 42-5.9 (8)(B) states that the flag pole may not exceed thirty (30) feet in height and set back from the property line a distance equal to the flag fly (length) and Section 42-7.12 (6) states no such nonconforming use shall be enlarged or increased, nor extended to occupy a greater area of land than was occupied at the effective date of adoption or amendment of the ordinance from which this Chapter is derived.. **(UAG Realty, LLC, 1845 Telegraph Rd., 19-06-226-010)**

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Seeking approval for a home addition encroaching 3 ft. into the required 35 ft. rear yard setback, Section 26 & 27 Judson Bradway's Bloomfield Village Lot 364 Exc Sely 15 Ft Front & 15.85 Ft rear also Lot 365 Exc Nwly 25 Ft. The Code of the Charter Township of Bloomfield, Section 42-3.1, requires a minimum thirty-five (35) ft. rear yard setback in a single-family residential zone district. (M. Moran, 345 N Williamsbury Rd., 19-27-403-024)

3.) Seeking approval for a 4 ft. high black metal pool fence located in the Yarmouth Rd. secondary front yard, Section 26 & 27 Judson Bradway's Bloomfield Village Lot 81. The Code of the Charter Township of Bloomfield, Section 42-5.7 states that fences in a residential district shall be located in a side or rear yard and cannot exceed 4 ft. in height. (J. Skinder, 1099 N Cranbrook Rd., 19-26-153-004)

4.) Seeking approval for a 12 ft. by 16 ft. by 12 ft. high shed located in the rear yard and setback at least 16 ft. from all lot lines, Section 1 Chapel Hill Estates No. 1 Lot 93 The Code of the Charter Township of Bloomfield, Section 42-5.1 states that accessory uses / structures shall not be erected in any yard, except a rear yard, shall be set back at least 16 ft. from the side and 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. (T. Opalka 1298 Winchcombe Dr., 19-01-226-005)

5.) Seeking approval for an existing 10 ft. high mesh fence surrounding a previously approved sports court located in the rear yard, Section 6, 7 & 8 Oakland County Condominium Plan No 1223 Turtle Lake Unit 37. The Code of the Charter Township of Bloomfield, Section 42-5.7 states that fences in a residential district shall be located in a side or rear yard and cannot exceed 4 ft. in height.

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(J. Abdelkader, 2959 Turtle Pond Ct., 19-08-102-014)

6.) Seeking approval for an existing invisible dog containment fence located in the Antique Ln. front yard and Chimney Point secondary front yard, and encroaching 24 ft. into the required 25 ft. easterly rear yard setback, encroaching 12 ft. into the required 16 ft. southerly side yard setback, , Section 18 & 19 Bennington Green Lot 93. 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. (K Gluck, 4121 Antique Ln., 19-18-478-001)

7.) Seeking approval for a proposed 22 ft. by 19 ft. by 15 ft. high covered pergola with a fireplace underneath proposed in the rear yard and setback at least 16 ft. from all lot lines, Section 33 Oakland Hills Country Club Sub No. 1 Lot, Also N 40 Ft of Lot 36. The Code of the Charter Township of Bloomfield, Section 42-5.1 states that accessory uses / structures shall not be erected in any yard, except a rear yard, shall be set back at least 16 ft. from the side and 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. (R. Cubbin, 6650 Oakhills Dr., 19-33-126-019)

8.) Seeking approval for the following located in the W. Square Lake Rd. frontage, Section 7 & 8 Oakland County Condominium Plan No 211 Turtle Grove Unit 8:

- A 3 ft. by 3 ft. by 5 ft. high water fountain,
- A 10 ft. by 16 ft. swim spa with a 4 ft. high pool fence.

The Code of the Charter Township of Bloomfield, Section 42-5.1 states that accessory uses / structures shall not be erected in any yard, except a rear yard, shall be set back at least 16 ft. from the side and 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 42-5.7 states that fences in a residential district shall be located in a side or rear yard and cannot exceed 4 ft. in height. (A. Abraham, 2840 Turtle Grove Ct., 19-08-103-008)

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9.) Seeking approval to encroach into the required 25 ft. natural features setback to remove a concrete pad, install native vegetation and add fill to stabilize the shoreline, the project is encroaching 25 ft. into the required 25 ft. Natural Features setback, Section 28 Shadow Acres Estates Lot 6. The code of the Charter Township of Bloomfield, Section 42-5.13 requires a minimum twenty-five (25) foot setback from any boundary or edge of a natural feature, a wetland or high-water mark of a watercourse. (J. Parker, 5611 Shadow Lane, 19-28-126-005)

10.) Seeking approval for a proposed 23 ft. radius by 13 ft. high gazebo located in the rear yard and encroaching 4 ft. into the required 16 ft. rear yard setback and setback 20 ft. from the easterly side yard setback, Section. 29, Acreage. The Code of the Charter Township of Bloomfield, Section 42-5.1 states that accessory uses / structures shall not be erected in any yard, except a rear yard, shall be set back at least 16 ft. from the side and 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. (5505 Wing Lake Rd., S. Ghazarian, 19-29-201-039)

11.) Seeking approval for a proposed 12 ft. by 14 ft. louvered pergola attached to the existing home and located in the rear yard and setback at least 16 ft. from all lot lines, Section 28 Miller Estates Lot 1. The Code of the Charter Township of Bloomfield, Section 42-5.1 states that accessory uses / structures shall not be erected in any yard, except a rear yard, shall be set back at least 16 ft. from the side and 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. (M. Sokol, 3897 S Miller Way Rd., 19-28-402-006)

12.) Seeking approval for the following, Section 23 & 24 Bloomfield Estates Sub Lot 111:

- A proposed 68 ft. ft. by 38 ft. nonilluminated sports court located in the northerly side yard;
- A proposed 63 ft. by 23 ft. pool with spa located in the northerly side yard;
- A proposed 5 ft. diameter by 4 ft. high gas firepit located in the rear yard not on a patio and setback at least 16 ft. from all lot lines.

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and setback at least 16 ft. from all lot lines, Section 23 & 24 Bloomfield Estates Sub Lot 32. The Code of the Charter Township of Bloomfield, Section 42-5.1 states that accessory uses / structures shall not be erected in any yard, except a rear yard, shall be set back at least 16 ft. from the side and 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.
(J. Stafeil, 5015 Brookdale Rd., 19-24-151-009)

13.) Seeking approval for a 50 ft. by 32 ft. non-illuminated sports court located in the rear yard and setback at least 16 ft. from all lot lines. Section 33 Berkshire Villas Lot 32. The Code of the Charter Township of Bloomfield, Section 42-5.1 states that accessory uses / structures shall not be erected in any yard, except a rear yard, shall be set back at least 16 ft. from the side and 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. (G. Jameel, 7178 Lahser Rd., 19-33-427-014)

THIS ITEM POSTPONED

14.) Seeking approval for a proposed 6 ft. high vinyl fence proposed in the Maple Rd. frontage, Section 32 Birmingham Farms Sub No. 2 Lot 222. The Code of the Charter Township of Bloomfield, Section 42-5.7 states that fences in a residential district shall be located in a side or rear yard and cannot exceed 4 ft. in height.
(K. Yono, 6506 Spruce Dr., 19-32-201-001)

15.) Seeking approval for a rear yard home addition encroaching 8 ft. into the required 35 ft. rear yard setback, Section 21, Acreage. The Code of the Charter Township of Bloomfield, Section 42-3.1, requires a minimum thirty five (35) ft. rear yard setback in a single-family residential zone district.. (R. Bothra, 5368 S Woodlands Estates Dr., 19-21-354-013)

16.) Seeking approval for a proposed 48 ft. by 76 ft. nonilluminated ice rink located in the rear yard and setback at least 16 ft. from all lot lines, Section 23 & 24 Bloomfield Estates Sub Lot 32. The Code of the Charter Township of Bloomfield, Section 42-5.1 states that accessory uses / structures shall not be erected in any yard, except a rear yard, shall be set back at least 16 ft. from the side and 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.

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(P. Schmitt, 5385 Longmeadow Rd., 19-24-376-002)

17.) Seeking approval for a generator located in the westerly side yard and encroaching up to 3 feet into the required 16 ft. side yard setback, Section 7 Long Lake Shores Lot 16. 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 or secondary front yard, when placed immediately adjacent to the residential building, outside of the required setback and property screened. (D. Park, 1954 Long Lake Shore Dr., 19-07-301-005)

18.) Seeking approval for a generator located in the easterly side yard and encroaching up to 3 feet into the required 16 ft. side yard setback, Section 10 & 11 Hugo Hills Lot 86. 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 or secondary front yard, when placed immediately adjacent to the residential building, outside of the required setback and property screened. (D. Bajpai, 2764 Warwick Dr., 19-11-103-021)

IV. GENERAL BUSINESS

A. Next Board Meeting – January 10, 2023

V. ADJOURNMENT

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- **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.**