

**CHARTER TOWNSHIP OF BLOOMFIELD**  
**ZONING BOARD OF APPEALS**  
**Tuesday, October 19, 2021 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 Variance Requests for 5095 Brookdale for the following: gates, piers, wing walls, a playscape area and rock climbing wall area, pond rock scape with a bridge, (5) five art installations not exceeding 14 ft., inground trampolines with 10 ft. high fencing, six (6) water fountains not exceeding 2 ft., a security booth, a gazebo, a zipline with a 24 ft. and 8 ft. high platforms, caretakers quarters, a conservatory, a pool cabana, security quarters, prefabricated batting cage, a go kart track with garage and viewing platform, a pool with lazy river and pool rock scape water fall not exceeding 14 ft., a 10 ft. diameter fire pit, a 8 ft. diameter spa, a relocated play house and play structure and sports court with a 10 foot high fence, ground mounted mechanicals not immediately adjacent to the residential building, a 8 ft. fence proposed around the perimeter of the property. Accessory structures and fencing located in front yards and secondary frontages and accessory space exceeding 50 % of the ground floor area of the principal structure.
2. The owner of the property is seeking approval for a Dimensional Variance Request for 460 Wooddale Rd. for a proposed ground mounted mechanical equipment, a generator, encroaching into the northerly side yard setback.
3. The owner of the property is seeking approval for a Dimensional Variance Request for 4596 Walden Dr., for a proposed ground mounted mechanical equipment, a generator, encroaching into the northerly side yard setback.
4. The owner of the property is seeking approval for a Permission Request and Dimensional Variance Requests for 1389 Ashover Dr., for a 4 ft. high dog containment fence encroaching into the required rear yard setback and located in the Ledbury Dr. secondary front yard.
5. The owner of the property is seeking approval for a Permission Request and Dimensional Variance Requests for 560 Sedgefield Dr., for an existing invisible dog containment fence encroaching into the required rear and side yard setbacks and located in the front yard.
6. The owner of the property is seeking approval for a Permission Request and for a Dimensional Variance Request for 841 N. Glengarry Rd. for an existing accessory structure/use, a sports court with a proposed 6 ft. high mesh fence.
7. The owner of the property is seeking approval for Dimensional Variance Requests for 179 N. Cranbrook Cross for a proposed addition encroaching into the required northerly side yard setback, expanding an existing nonconforming structure, and for two ground mounted mechanical units, air conditioners, encroaching into the side yard setback.
8. The owner of the property is seeking approval for Permission Requests and Dimensional Variance Request for 3749 S. Darlington Rd., for a proposed hot tub, and pergola located in the rear yard and setback at least 16 ft. from all lot lines and for an ingress and egress window encroaching into the required side yard setback and two ground mounted mechanical units, air conditioner units, and a screen wall encroaching up to 5 ft. into the required 16 ft. side yard setback.
9. The owner of the property is seeking approval for Permission Requests for 5311 Forest Way for proposed accessory structures, a pergola and fire bowls incorporated into a proposed pool, located in the rear yard.
10. The owner of the property is seeking approval for a Dimensional Variance Request for 3490 Franklin Rd., for a proposed ground mounted mechanical equipment, a generator, encroaching into the northerly side yard setback.
11. The owner of the property is seeking approval for a Dimensional Variance Request for 4301 Derry Rd. to replace an existing deck encroaching 24 ft. into the minimum required 50 ft. lakefront average setback.
12. The owner of the property is seeking approval for Permission Requests and Dimensional Variance Requests for 3326 and 3338 Baron Dr. for proposed accessory structures/use, a pergola and batting cage on a parcel without a principal structure and encroaching into the side yard setback

13. The owner of the property is seeking approval for a Permission Request for 3229 Baron Dr. for a proposed accessory structure, a pergola located in the rear yard and setback at least 16 ft. from the side lot lines.
14. The owner of the property is seeking approval for Permission Requests and Dimensional Variance Requests for 6155 Thurber Rd. for proposed accessory structure, a pergola and fireplace located in the rear yard and encroaching into the southerly side yard setback.
15. The owner of the property is seeking approval for Permission Requests and Dimensional Variance Requests for 3063 Franklin Rd. for proposed accessory structures, piers with 4 ft. fencing and driveway gates located in the front yard.
16. The owner of the property is seeking approval for Permission Requests and Dimensional Variance Requests for 2418 Heronwood Dr. for a proposed pool and pool fence located in the Klingensmith Rd. secondary frontage.
17. The owner of the property is seeking approval for a Dimensional Variance Request for 5312 Forest Way for a 6 ft. high privacy fence in the southwest corner of the property.
18. The owner of the property is seeking approval for a Dimensional Variance Request 3314 Baron Dr. for proposed ground mounted mechanical equipment, pool equipment, encroaching into the side yard setback.
19. The owner of the property is seeking approval for a Dimensional Variance Request for 2960 Rambling Way for a proposed ground mounted mechanical equipment, a generator, encroaching into the northerly side yard setback.
20. The owner of the property is seeking approval for Dimensional Variances Request for 6405 Telegraph Rd. for a proposed 23.6 sf secondary wall sign for IEP Urgent Care and not located on the front façade of the building.

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](mailto: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, October 14<sup>th</sup> you can use the QR code below.**



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

