



Charter Township of Bloomfield

ZONING BOARD OF APPEALS

PLEASE TAKE NOTICE THAT PUBLIC HEARINGS will be held by the Zoning Board of Appeals of the Charter Township of Bloomfield, Oakland County, Michigan on Tuesday, January 13, 2026, at 6:30 p.m., in the auditorium at the Township Hall, 4200 Telegraph Road, Bloomfield Hills, MI 48303.

Discussion

At the meeting, the following appeals will be heard:

- 1P.** The owner of the property at **6470 Golfview Dr.** is seeking approval for a Permission and Dimensional Variance Requests for proposed accessory structures on a new home:

- A 4 ft. high fence located in the Golfview Dr. frontage;
- A 4 ft. high retaining wall encroaching into the required 16 ft setback;
- A pool encroaching 2 ft. into the required 16 ft. rear yard setback;
- A four (4) ft. high pool fence located in the Golfview frontage;
- Four (4) 3 ft. high walls with 5 ft. high illuminated piers located in the Golfview Dr. and Maple Rd. frontages;
- A hot tub encroaching 10 ft. into the required 16 ft. westerly side yard setback;
- Five (5) ground mounted mechanical units located in the Golfview Dr. frontage.

- 2P.** The owner of the property at **2688 S. Indian Mound Rd.** is seeking approval for a Permission Requests for the following accessory structures:

- A 14 ft. by 14 ft. by 1 ft. high spa located in the rear yard and setback at least 16 feet from all lot lines;
- A 20 ft. by 20 ft. sports court, located in the rear yard and setback at least 16 feet from all lot lines;
- A 11 ft. by 7 ft. by 10 ft. high swing/waterfall feature located in the rear yard and set back 16 ft. from all lot lines.

1. The owner of the property at **684 Waddington Rd.** is seeking approval for a Dimensional Variance Requests to construct a front porch encroaching 4 ft. into the required 40 ft. front yard setback and expanding an existing nonconforming structure.
2. The owner of the property at **1123 Glengarry Cir. E.** is seeking approval for Dimensional Variance Requests to expand an existing nonconforming structure and for a 22 ft. by 13 ft. garage addition to encroach 4 ft. into the required 16 ft. westerly side yard setback.
3. The owner of the property at **4955 Stoneleigh Rd.** is seeking approval for the following accessory structures located in the rear yard and setback back at least 16 ft. from all lot lines: A 30 ft. by 60 ft. sports court with 8 ft. netted fencing.
4. The owner of the property at **4911 Burnley Dr.** is seeking approval for a Permission Request and Dimensional Variance Request for an existing 16 ft. by 10 ft. by 8 ft. tall shed located in the rear yard and encroaching 6 ft. into the 16 ft. westerly side yard setback.
5. The owner of the property at **4861 Cimarron Dr.** is seeking approval for a Permission Request and Dimensional Variance Requests for a 30 ft. by 57 ft. sports court with a 6 ft. high fence located in the northerly side yard and set back 16 ft. from all lot lines.

6. The owner of the property at **1896 W. Bend Dr.** is seeking approval for a Dimensional Variance Request for a 33 ft. by 25 ft. by 11 ft. high play structure located in the northerly side yard.
7. The owner of the property at **3894 Peabody Dr.** is seeking approval for a Permission Request and Dimensional Variance Request for a 60 ft. by 35 ft. sports court encroaching 14 ft. into the required 16 ft. southerly and easterly setback.
8. The owner of the property at **4915 Inkster Rd.** is seeking approval for a Permission Request and Dimensional Variance Request for the following accessory structures to be located in the rear yard and set back 16 ft. from all lot lines:
 - A 10 ft. high retaining wall;
 - A 10 ft. by 10 ft. by 4 ft. high hot tub.
9. The owner of the property at **4246 Sandy Ln.** is seeking approval for a Permission Request and Dimensional Variance Requests for a proposed 16. ft by 24 ft. detached garage, measuring 18 ft. in height from the east elevation and 29 ft. in height from the south elevation due to topography, located on the Valley Forge Road secondary frontage, and for proposed accessory space exceeding 50% of the ground-floor area of the house.
10. The owner of the property at **3278 Baron Dr.** is seeking approval Seeking approval for a Dimensional Variance to install a generator adjacent to the residential building.
11. The owner of the property at **5980 Braemoor Rd.** is seeking approval Seeking approval for a Permission Request and a Dimensional Variance Request for an existing 7 ft. by 7 ft. by 8 ft. tall sauna installed in the side yard and set back 16 ft. from all lot lines.
12. The owner of the property at **30 S. Berkshire Rd.** is seeking approval for a Permission Request and Dimensional Variance Request to restore an existing 22 ft. by 26 ft. by 20 ft. high accessory structure, a barn located in the Woodward Ave. and S. Berkshire Rd. frontages and on a parcel without a principal structure.
13. The owner of the property at **1383 Club Dr.** is seeking approval for a Dimensional Variance Request to install Michigan granite boulders along the Forest Lake shoreline to manage shoreline erosion and encroaching 3 ft. into the required 25 ft. natural features setback.
14. The owner of the property at **3855 Quarton Rd.** is seeking approval for Permission Requests and Dimensional Variance Requests for the following accessory structures:
 - A 7 ft. high brick wall for a stairwell in the Quarton Rd. frontage;
 - A pool cabana with a maximum height of 14 ft. located in the Quarton Rd. frontage and side yard;
 - A 19 ft. by 18 ft. by 10 ft. tall pergola located in the side yard;
 - A 17 ft. by 38 ft. pool with a 10 ft. by 10 ft. spa located in the side yard;
 - A 1 ft. tall gas fire pit, and a 4 ft. tall pool fence;
 - A covered porch encroaching 12 ft. into the 40 ft. front yard setback.
15. The owner of the property at **4000 Overlea Ct.** is seeking approval for Dimensional Variance Requests to replace and expand the following:
 - Proposed retaining walls with a maximum height of 12 ft;
 - An existing parking surface that will be supported by an 8 ft. retaining wall in the front yard and adjacent to the driveway;
 - A second story addition encroach 58 ft. into the required 100 ft. lake front setback.
16. The owner of the property at **3063 Franklin Rd.** is seeking approval for Permission Requests for the following accessory structures to be located in the rear yard and on a pool patio not immediately adjacent to the principal structure, and set back 16 ft. from all lot lines:
 - Four 3 ft. by 3 ft. by 4 ft. tall gas fire bowls set atop a pier;

- A 10 ft. by 14 ft. hot tub;
- A gas fire pit.

17. The owner of the property at **2165 Telegraph Rd.** is seeking approval for Dimensional Variance requests to install a 30 sq. ft. ground sign and a 102 sq. ft. wall sign for the Dearborn Federal Credit Union (DFCU) with a wall sign having a logo that exceeds the permitted 5 percent of the sign and for secondary signage.
18. The owner of the property at **40 E. Square Lake Rd.** is seeking approval Seeking approval for Dimensional Variance Requests for two wall signs, for Clean Express Car Wash which includes illustrations that exceeds the permitted 5 percent (3 sq. ft.) and location above the building roofline.
19. The owner of the property at **42931 Woodward Ave.** is seeking approval for Dimensional Variance Requests for Western Market proposed for the former Rite Aid space in the Woodward Square Shopping center for a proposed loading dock not meeting the required square footage and three (3) wall signs totaling 125 sq. ft.
20. The owner of the property at **1050 E. Square Lake Rd.** is seeking approval for a Dimensional Variance Request to allow for the installation of a generator located 20 ft. away from the principal structure.

Comments regarding this proposal may be provided at the public hearing or submitted via email to ZBA-publiccomment@bloomfieldtwpmi.gov. Contact the Planning Division at (248) 433-77795 or planning_dept@bloomfieldtwpmi.gov with any questions concerning this hearing.

Public Access

Agendas, packets and minutes for this meeting will be made available to the public on Bloomfield Township's [Documents-on-Demand webpage](#).

Meetings are broadcast live on the following channels:

- Through Bloomfield Community Television on Comcast's channel 15 or AT&T Channel 99 for residents of Bloomfield Township.
- On the Township website at bloomfieldtwpmi.gov/watchlive

Recordings of the meetings are available from the following Video-On-Demand sources:

- On the Township website at bloomfieldtwpmi.gov/vod.
- On the [Township mobile app](#)—within Local Podcasts & Media*
- On Bloomfield Community Television's [YouTube Channel @BloomfieldCommunityTV](#).
- With Roku or Amazon Firestick. Search for "Cablecast Screenweave" and open the app. Once in the app, search for "Bloomfield Community Television."

*Applies only to Board of Trustees meetings at this time.

NOTE: The Charter Township of Bloomfield will provide necessary, reasonable auxiliary aids and services at all meetings to individuals with disabilities. All such requests must be made at least five days prior to the meeting in question. Individuals with disabilities requiring auxiliary aids or services should contact Bloomfield Township Clerk's Office. • Email: clerk@bloomfieldtwpmi.gov • Phone: (248) 433-7702 • Mail: Clerk's Office 4200 Telegraph Road, Bloomfield Hills, MI 48302.

Posted: December 23, 2025