

CHARTER TOWNSHIP OF BLOOMFIELD
ZONING BOARD OF APPEALS
TUESDAY, NOVEMBER 11, 2025, at 6:30 P.M.
BLOOMFIELD TOWNSHIP HALL

The following appeals will be heard:

1. The owner of the property at **465 Tilbury Rd.** is seeking approval for a Dimensional Variance request for a ground mounted mechanical unit, a generator located 11 ft. from the residential structure.
2. The owner of the property at **3954 W. Orchard Hill Dr.** is seeking approval for a Permission Request and Dimensional Variance Request for a gazebo and beehive located in the rear yard and setback at least 16 feet from all property lines.
3. The owner of the property at **5830 Snowshoe Cir.** is seeking approval for a Permission Request and Dimensional Variance Request for a 20 ft. by 20 ft. by 8 ft. tall shed located in the rear yard and encroaching 2 ft into the regular 16 ft rear and side yard setbacks.
4. The owner of the property at **3300 Dogwood Ct.** is seeking approval for a Dimensional Variance request for a home addition encroaching 8 ft. into the required 40-foot front yard setback.
5. The owner of the property at **7200 Old Mill Rd.** is seeking approval for a Permission Request for a 34 ft by 36 ft sports court setback at least 16 feet from all lot lines.
6. The owner of the property at **4710 Avondale Terrace** is seeking approval for a Dimensional Variance Request for the construction of a new home. The proposed plan includes a house corner and deck that will each encroach 5 feet into the required 25-foot natural features setback, as well as a retaining wall corner that will encroach 10 feet into the same setback
7. The owner of the property at **5255 Longmeadow Rd.** is seeking approval for a Permission Request for an 8 ft by 8 ft by 3 ft high hot tub located in the rear yard 16 ft from all lot lines
8. The owner of the property at **6800 Oakhills Dr.** is seeking approval for Permission Requests for the following accessory structures: a 12 ft by 12 ft by 2 ft high spa located in the rear yard 16 ft away from all property lines.
9. The owner of the property at **900 Timberlake Dr.** is seeking approval for a Permission Request and Dimensional Variance Requests for a 53 ft. by 30 ft. sports court with a 6 ft. high fence located in the rear yard and encroaching 7 ft. into the required 16 ft. side yard setback
10. The owner of the property at **3497 Bennington Ct.** is seeking approval for a Permission Request for a 25 ft. by 60 ft. by 2 ft high ice rink located in the rear yard and setback at least 16 feet from all property lines.
11. The owner of the property at **1555 Lone Pine Rd.** is Seeking approval for a Dimensional Variance Request for an existing generator encroaching 4 ft. into the required 16 ft side yard setback and located 36 ft. from the residential structure.
12. The owner of the property at **5721 Kenmoor Rd.** is seeking approval for a Permission Request for a 30 ft. by 50 ft. sports court located in the rear yard and setback at least 16 feet from all property lines.
13. The owner of the property at **980 Timberlake Dr.** is seeking approval for a Permission Request for a 50 ft. by 30 ft. sports court located in the rear yard and located 16 ft from all property lines.
14. The owner of the property at **2870 Meadowood Ln.** is seeking approval for a Dimensional Variance for a deck that extends 12 ft. into the required 16 ft. side yard setback and five feet into the required 30-foot rear yard setback
15. The owner of the property at **6692 Vachon Ct.** is seeking approval for a Dimensional Variance for a home addition encroaching 1 ft. into the required 40-foot front yard setback
16. The owner of the property at **3668 Middlebury Ln.** is seeking approval for a Dimensional Variance for a porch addition encroaching 6 ft. into the required 40 ft. front yard setback
17. The owner of the property at **1685 Keller Ln.** is seeking approval for Permission Requests for a 12 ft. by 12 ft. by 9 ft. tall replacement gazebo and a 13 ft. by 11 ft. by 9 ft. 8 in. tall pergola located in the rear yard 16 ft from all property lines.
18. The owner of the property at **208 N. Berkshire Rd.** is Seeking approval for a Dimensional Variance Request for a 4 ft high fence located in the front yard, Section 4 Bloomfield Highlands Subdivision Lot 57.
19. The owner of the property at **1356 Kirkway Rd.** is seeking approval for a Permission Request for a 10 ft. by 10 ft. by 4 ft. tall hot tub located in the rear yard 16 ft. from all property lines

20. The owner of the property at **1925 Forest Ln.** is Seeking approval for a Permission Request and Dimensional Variance Request to allow for an **existing** 4 ft high brick wall located within the secondary frontage.
21. The owner of the property at **2527 Telegraph Rd.** is Seeking approval for a Dimensional Variance Request for 1 ft. by 6 ft. secondary signage for Verizon on an existing monument sign.
22. The owner of the property at **3675 W. Maple Rd.** is seeking approval for a Dimensional Variance Request for a third wall sign for Plum Market measuring 38 sq. ft.

Complete copies of the appeals can be viewed at the Township Hall during regular business hours in the Planning, Building, and Ordinance Department, from 7:00 a.m. to 5:30 p.m., Monday through Thursday. Comments may be provided at the public hearing or by writing to: Bloomfield Township Planning, Building, and Ordinance Department, P.O. Box 489, Bloomfield Hills, MI 48303-0489- Telephone: (248) 433-7795 - Fax: (248) 433-7729.

Or via email to ZBA-publiccomment@bloomfieldtwp.org

Written comment received after the packet has been posted will be provided to Board members for review prior to the meeting. To view the Zoning Board of Appeals packet posted on Documents on Demand by the end of business Thursday, November 6th, you can use the QR code to the right.	  Agenda & Packet
To view the meeting live, go to Comcast Channel 15 or AT&T Channel 99 or via the internet: Bloomfield Twp, MI – Public Meetings	  Watch BCTV Live