

## **CASE DESCRIPTION**

### **670 S Old Woodward (21-48)**

**Hearing date: November 9, 2021**

**Appeal No. 21-48:** The owner of the property known 670 S Old Woodward, requests one of the following variances to satisfy parking requirements in order to operate a salon/spa with 23 service chairs.

- A. Chapter 126, Article 4, Section 4.45(G)(2) of the Zoning Ordinance requires that off-street parking be provided within 100 feet of the building being served, distance being measured along the most direct line of public pedestrian access. The applicant is proposing a shared parking agreement with Adams Square Shopping Center, which is 1,300 feet away from the subject property. Therefore, a variance of 1,200 feet is being requested.
- B. Chapter 126, Article 4, Table A of the Zoning Ordinance requires that beauty salon uses provide 2 parking spaces per service chair, or 1 parking space per 300 square feet of floor area, whichever is greater. The applicant is proposing 23 service chairs and is required to provide 46 parking spaces. The subject property has 24 parking spaces on-site. Therefore, a variance of 22 parking spaces is being requested.

**Staff Notes:** The applicant has demonstrated that Adams Square has an excess of 33 parking spaces, which accommodates the applicant's requirement of 23 parking spaces. Therefore a shared parking agreement would not require Planning Board approval, nor that a shared parking agreement be recorded on the deed for Adams Square.

This property is zoned B2-B and D2 Overlay