

# **CASE DESCRIPTION**

**36877 WOODWARD (22-19)**

**Hearing date: May 10, 2022**

**Appeal No. 22-19:** The owner of the property known 36877 Woodward, requests the following variances to construct a new veterinary clinic in the TZ-3 Transition Zone.

- A. Chapter 126, Article 4, Section 2.46.2 of the Zoning Ordinance requires the minimum front yard setback for the building façade to be built within 5 feet of the front lot line for a minimum of 75% of the street frontage length. The applicant is proposing a building façade within 5 feet of the front lot line for 55% of the street frontage length, therefore a dimensional variance of 35 feet is being requested.
- B. Chapter 126, Article 4, Section 4.53(A)(1) of the Zoning Ordinance requires that no more than 25% of a property's frontage, or 60 feet, whichever is less, shall be occupied by parking lot. The applicant is proposed 32% of their frontage line to be occupied by parking a parking lot; therefore, a dimensional variance of 12 feet is being requested.
- C. Chapter 126, Article 4, Section 4.83(B)(3) of the Zoning Ordinance requires that buildings longer than 100 feet to have one (1) usable entrance for every full 50 feet of frontage along the front public sidewalk. The applicant is proposing a building width of 100'8" with one door facing the frontage, therefore a dimensional variance of 1 door is being requested.

**Staff Notes:** The applicant, Gasow Veterinary Clinic, is proposing to make updates to the building where they have operated in Birmingham since the 1960s. The TZ3 Transition Zone requires buildings to be at or near the frontage line for 75% of the lot width while also restricting the amount of parking lot space along the frontage line to no more than 25% of the lot width. The TZ3 Transition Zone also requires building entrances to be oriented towards the front of the building.

The applicant is proposing a building that is within 0-5 feet of the front lot line for 55% of the lot width in order to accommodate space for on-site access and parking. This accommodation is also why they exceed the 25% maximum for parking lot frontage along the lot width.

In regards to the front door requirements, the applicant is required to have two doors facing the front given the 100 foot width of the building. The applicant is proposing a main door facing the front and another on the southeast corner of the building facing south that connects to the euthanization room.

This property is zoned TZ3 – Transition Zone.

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