

# **CASE DESCRIPTION**

**300 S. OLD WOODWARD**

**(23-05)**

**Hearing date: January 10, 2023**

**Appeal No. 23-05:** The owner of the property known **300 S. Old Woodward** requests the following variances:

- A. Chapter 126, Article 3, Section 3.04 (E)(4) requires all buildings in the Downtown Overlay District to contain storefronts transparent areas equal to 70% of its portion of the facade between one and eight feet from the ground. The proposed building contains a storefront on Daines with a transparency percentage of 62% (392 sq. ft.) where 70% (440 sq. ft.) is required. Therefore, a variance of 48 sq. ft. is requested for the Daines storefront.
  
- B. Chapter 126, Article 3, Section 3.04 (E)(4) requires all buildings in the Downtown Overlay District to contain storefronts transparent areas equal to 70% of its portion of the facade between one and eight feet from the ground. The proposed building contains a storefront on S. Old Woodward with a transparency percentage of 60% (700 sq. ft) where 70% (812 sq. ft.) is required. Therefore, a variance of 112 sq. ft. is requested for the S. Old Woodward storefront.
  
- C. Chapter 126, Article 3, Section 3.04 (E)(4) requires all buildings in the Downtown Overlay District to contain storefronts transparent areas equal to 70% of its portion of the facade between one and eight feet from the ground. The proposed building contains a storefront on Brown with a transparency percentage of 58% (364 sq. ft) where 70% (440 sq. ft.) is required. Therefore, a variance of 76 sq. ft. is requested for the Brown storefront.

D. Chapter 86, Article 1, Section 1.05 (K)(2) of the Sign Ordinance permits *non-illuminated* signs identifying the entire structure by a building name to be permitted above the first floor. The applicant is proposing four *illuminated* building identification signs at 16.5 sq. ft. each (66 sq. ft. total). Therefore, the applicant is requesting a dimensional variance of 66 sq. ft. of illuminated building identification signage.

Staff Notes:

The applicant, Restoration Hardware (RH), obtained Final Site Plan and SLUP approval for a four story retail and restaurant building on August 9<sup>th</sup>, 2021. On December 14<sup>th</sup>, 2022 the applicant appeared before the Planning Board to amend their their final site plan and SLUP with changes to the exterior design.

The intent of the redesigned facades is to place an emphasis on symmetry and having the exterior design align with the interior set up. The applicant has reduced the amount window glazing on the first floor between 1-8 feet from ground level. The previously approved plans satisfied the 70% glazing requirements on all street facing elevations. The proposed updates now has between 58% to 62% glazing on the first floor elevations between 1-8 feet.