

Description of Proposed Use

312 N. Main St. West Hartford 06117

The proposed use for the property located at 312 N. Main St. is an out-patient veterinary ophthalmology clinic. The business will function with a veterinary ophthalmologist and 2 full-time staff members. Hours of operation will be Monday through Friday, 8:00am to 6:00pm. No emergency services will be offered.

The average number of clients entering the facility will be 1-2 per hour, with approximately 15-18 clients in total throughout the day. Each client will accompany 1 small animal (ie. dog or cat) with only 1-2 dogs on-site at any given time. All animals will be either leashed or contained within a mobile pet carrier while in possession of their owners for the short distance between their parking space and the building entrance. No barking is anticipated. While on-site, all animals will be handled directly by pet owners or veterinary staff members. No boarding, overnight housing, outdoor pens or activities, or crematory services will be offered. A small dedicated outdoor area for animal waste elimination, which will be tended to daily, will be provided in the back of the property at a discreet location. This will include waste bags and materials for pet owners to immediately pick up and remove waste.

The property is located on a principal arterial street and zoned as Residential/Office with a Special Design District Overlay which, according to the Schedule of Permitted Main Uses, permits veterinary facilities subject to § 177-42A. The building and landscape, which will be unchanged for the newly proposed use, was previously designed to appear similar to the neighboring residences. The driveway is safely laid out with no visual obstructions for entering or exiting. The parking lot, loading area, and trash and recycling areas are located near building entry and exit points and will remain unchanged. The size, location, and character of signage will remain similar to the existing signage, with the text being adjusted to reflect the new veterinary practice. There will be minimal changes to the interior and to the use of the building.

The lot size is 0.28 acres with a building size of 3400 sq/ft, which approximates average (3000 SF) for a one-doctor veterinary clinic. The pre-existing parking lot has 11 spaces (3.22 spots/SF), including one dedicated handicap space, exceeding the requirement of 1 space per employee and 2 spaces per exam room.

Thank you for considering this new purpose for the property at 312 N. Main St. If I can be helpful in any way to further elucidate on my intention for the property, please contact me.

Kyle Tofflemire DVM, DACVO