

Application for Special Use Permit: Boulevard Animal Hospital

Boulevard Animal Hospital - Relocation and Expansion, 600 Oglethorpe Ave, Athens, Georgia

To:

Athens-Clarke County Planning Department
120 W. Dougherty Street
Athens, GA 30601

Subject: Application for Change of Use Permit - Boulevard Animal Hospital Relocation to 600 Oglethorpe Ave, Athens, GA 30606

Dear Athens-Clarke County Planning Department,

I am writing on behalf of Boulevard Animal Hospital to formally request a Special Use Permit for 600 Oglethorpe Ave, Athens, Georgia 30606. This application is to facilitate the relocation of our current practice from 298 Prince Ave to the new premises, allowing us to expand our services and better serve the needs of the Athens community. We are a local, independently woman owned business who has been in practice since 2010. I started this practice here for the strong community ties around Emmanuel pre-school, and 15 years on, we're proud to still serve these families and others throughout the city. It has been an amazing experience to be a part of a community as it grows and evolves, and it is this relationship that we hope to continue to foster.

Although we love being in our current location on Prince Ave, we are in desperate need of more space. For over two years, I have searched for a new site to keep the practice local to our neighborhoods and clients in Athens Clarke County. After many hours of looking, we are hopeful this location will meet our needs.

1. Applicant Information

- Business Name: Boulevard Animal Hospital
- Contact Person: Jennifer Howard, DVM
- Current Address: 298 Prince Ave, Athens, GA 30601
- Proposed New Address: 600 Oglethorpe Ave, Athens, GA 30606
- Phone Number: (706) 425-5099
- Email: blvdanimalhospital@gmail.com

2. Property and Current Use

The property at 600 Oglethorpe Ave, centrally located in Athens and zoned C-O, is proposed for use as a veterinary hospital. The one-story building sitting on nearly an acre of land, previously a dental office, offers ample parking and landscaping, and can be converted into veterinary medical and administrative offices. This location's high walkability and proximity to Bishop's Park and local dog parks make it ideal for serving our community clients.

3. Reason for Relocation and Expansion

Our existing location at 298 Prince Ave has served us well over the last 15 years, but growing demand has necessitated a larger and more versatile space. By relocating to 600 Oglethorpe Ave, we will be able to:

- Add additional exam rooms to accommodate more patients and reduce wait times
- Create dedicated office and administrative space to streamline practice management
- Expand our capacity to offer advanced dental surgery, soft tissue surgery, orthopedic surgery, soft tissue imaging and treatment, plus improved hospitalization for dogs and cats as needed

This move will enable us to provide a higher standard of care, introduce new specialty services, and meet the evolving needs of our clients and their pets.

4. Proposed Use

The new facility will operate as a small animal veterinary hospital focused on outpatient and inpatient services for dogs and cats. The upgraded space will include:

- Modern exam rooms (totaling at least 7 rooms)
- Surgical suites for advanced dental, soft tissue, and orthopedic procedures
- Dedicated hospitalization and recovery areas
- Pharmacy and laboratory facilities
- Office and administrative space
- Comfortable waiting and reception areas

No livestock or large animal services will be provided. No dog boarding will be offered. Our staff handles leash walking for all canine patients. We seldom hospitalize dogs overnight, transferring critical cases to the UGA Veterinary Teaching Hospital ICU when necessary. The facility also features a secure internal courtyard for sample collection

and observation. Hazardous medical waste will be managed and disposed of in accordance with all relevant regulations.

5. Hours of Operation

Boulevard Animal Hospital will operate:

- Monday - Friday: 8:00 AM - 6:00 PM
- Saturday: 8:00 AM - 12:00 PM
- Sunday: Closed

Clients with after-hours emergencies will be referred to local emergency clinics.

6. Staffing

The expansion will support an increased staff, including:

- Veterinarians: 3-4
- Veterinary Technicians and Assistants: 5-8+
- Administrative and Reception Staff: 3-4+

7. Parking, Traffic, and Community Impact

The site offers ample parking to accommodate clients and staff, with a projected steady but manageable flow of traffic due to appointment-based scheduling. All signage and lighting will comply with Athens-Clarke County ordinances. The expansion is expected to have a positive community impact by increasing access to specialized veterinary care, as well as additional job creation of 6-9 full time positions over the next 3 years.

Traffic increases to Oglethorpe Avenue will be negligible. The parking and impervious surfaces are existing. The water and sewer usage from this building will be reduced from the previous dental office.

8. Environmental and Accessibility Considerations

Operations will be primarily indoors, minimizing noise or odor concerns. The building will be upgraded as needed to comply with ADA standards for accessibility and will implement best practices for noise abatement and waste management. No hazardous emissions are anticipated.

Utilizing the existing building, existing site improvements and infrastructure is inherently sustainable. Demolition will be selective. As noted previously, this use will create a net reduction in infrastructure demand from the previous use.

9. Renovation and Compliance

Planned modifications include:

- Exterior improvements shall focus on providing ADA access as well as providing **needed improvements on the exterior façade.**
- Construction of additional exam rooms and surgical suites
- Creation of office and administrative areas
- Improvements to HVAC, ventilation, and medical infrastructure
- Enhanced landscaping and updated exterior signage

All renovations will adhere to local building codes and requirements. Boulevard Animal Hospital will remain in full compliance with state and federal veterinary regulations.

10. Supporting Materials

- Site plans
- Proposed front and rear building improvements
- Proof of property control
- Resumes and licenses for medical professionals

11. Conclusion

We respectfully seek approval for this change of use permit to relocate and expand Boulevard Animal Hospital at 600 Oglethorpe Ave. This move is essential for meeting the growing needs of Athens' companion animal community, offering advanced medical services, and supporting the wellbeing of local pets and their families.

Thank you for your consideration. Please do not hesitate to contact us with any questions or to arrange a site visit.

Sincerely,

Jennifer Howard, DVM

Boulevard Animal Hospital

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