

Staff Report

ACTION ITEM: A request for a variance to allow the existing tree line at 2478 S Hope St to separate the adjacent residential district from the C-2 general commercial district instead of installing a privacy fence as submitted by Tilsit Road Animal Clinic Property, LLC.

APPLICANT: Tilsit Road Animal Clinic Property, LLC

APPLICANT STATUS: Property Owner

PURPOSE: To allow the natural tree line to serve as the privacy fence required to separate a veterinary clinic in a C-2 district from a residential district.

SIZE: 4.46 acres

PRESENT USES: Single-Family Residential

PROPOSED USE: Veterinary Clinic

PROPERTY ZONING: C-2 General Commercial District

SURROUNDING ZONING: R-1 Single Family Residential to the North, South, and West, Outside of the City Limits to the East.

HISTORY: A single-family residence is currently on the lot. It was rezoned from an R-1 Single Family Residential District to a C-2 General Commercial on February 17, 2012.

TRANSPORTATION AND PARKING: All required parking and street frontage currently exist.

CODE SECTION REQUESTED TO BE VARIED: Zoning Code (Chapter 65)

Sec. 65-12. - C-2 General commercial district regulations.

The regulations set forth in this section, or set forth elsewhere in this chapter when referred to in this section, are the regulations of the C-2 General Commercial District. The purpose of the C-2 General Commercial District is to provide areas for general commerce and services typically associated with major thoroughfares.

(1) *Use regulations.* A building or premises shall be used only for the following purposes:

ww. The following uses when located fifty (50) feet or more from any residential district (as measured to the property lines) and separated from an adjacent residential district by a privacy fence:

14. Veterinarian or animal hospital.

2009 COMPREHENSIVE PLAN: Single Family Residential use

MAJOR STREET PLAN: This doesn't interfere with the major street plan.

FLOODPLAIN INFORMATION: This property is not located in the floodplain per FEMA panel 29031C0231E, dated 9/29/11.

PHYSICAL CHARACTERISTICS: This property has roadway frontage. The front of the house faces S Hope Street. Trees surround the property. See the included pictures from the applicant.

COMMENTS: N/A

ACTION REQUIRED: The Board shall approve or deny this request based on the criteria for granting variances.