

NEW HAVEN CITY PLAN COMMISSION ADMINISTRATIVE SITE PLAN REVIEW

1546-13 **223 PORTSEA STREET.** Administrative Site Plan Review for the conversion of existing rooming units into 8 efficiency dwelling units. (Owner/Applicant: New Reach Inc.; Agent: Lisa Feinberg of Carmody Torrance Sandak & Hennessey LLP)

Review Date: July 16, 2018

Submission received July 13, 2018:

- DATA, WORKSHEET, and SITE sheets
- NARRATIVE attached.
- \$150 application fee
- Copy of recorded letter of BZA relief.
- Application drawings. 47 sheets.

Zoning:

The Site Plan as submitted meets the requirements of the New Haven Zoning Ordinance for the RM-2 zone, with the zoning relief granted. On March 12, 2017, the applicant was granted Board of Zoning Appeals Approval for a variance to permit 10 efficiency dwelling units where a maximum of 5 are permitted and a Special Exception to all 0 on-site parking spaces where 10 spaces are required in an RM-2 zone. Site Plan approval was not required as a condition of BZA approval. The BZA granted an extension of these approvals to March 24 2019.

Administrative Site Plan Review

The applicant proposes to convert a 4,224 SF three-story 10-unit shelter into eight efficiency dwelling units. All proposed construction is internal to the existing building, aside for the replacement of existing windows and siding.

ACTION

Plans noted above are approved.

Date: July 18, 2018
Reported to the City Plan Commission



Anne K.E. Harjen, PLA, ASLA
Senior Project Manager