

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: 754 CHAPEL STREET. Variance to allow 0 SF of open space where 125 SF of open space is required and 0 on-site parking spaces where 3 spaces are required in association with 5 new dwelling units. Zone:BD-1. (18-40-V, 18-41-S) (Owner: Bassett Building, LLC.; Applicant: Peter Olsen)

REPORT: 1548-21

ADVICE: Approval

BACKGROUND

The applicant is seeking a Special Exception to permit 0 parking spaces where 3 parking spaces are required (.5 per dwelling unit). This is due to the proposed 5 new dwelling units that will occupy the structure's 2nd, 3rd, and 4th floors while the first floor will remain commercial space. The proposed dwelling units will consist of 4 studio apartments and a single one-bedroom unit.

SEPTEMBER 12 PUBLIC HEARING

Peter Olson; the attorney representing the applicant, and Wayne Garrick; the architect, appeared before the board. He is seeking to allow 0 SF of open space where 600 SF is required and 0 on-site parking spaces where 12 spaces are required in association with 24 new dwelling units. Wayne spoke on the buildings current use, history, and building coverage stating that there is no opportunity to create open space or to provide for parking. Peter noted that their argument for approval of this application is the same as 742 Chapel Street since they are essentially the same application for structures located very close to each other.

One member of the public, an employee of the City of New Haven Economic Development office, spoke in support of the proposal.


PLANNING CONSIDERATIONS

- Special Exception-Parking Nature of the Proposed Site: The site currently contains a 4-story structure which consists of 5,823sf of gross floor area located on a 2,325sf lot. The dimensions of the lot are approximately 21ft of frontage with a depth of 111ft.
- Resulting Traffic Patterns: The site is located close to the State Street station giving potential tenants access to public transportation along with local bus routes. The property is also located near several parking areas and has no off-street parking for its current use.
- Nature of the Surrounding Area: The property is located within a BD-1 District and is surrounded by multi-use buildings of similar size with commercial space located on the ground floor and office/residential space above. It is also located within 1,000ft from the New Haven Green making it a centralized site in the downtown area.
- The Comprehensive Plan: The New Haven Vision 2025 encourages transit-oriented, high density developments near transit corridors, i.e., within one half-mile of a rail station or one quarter-mile of a high frequency bus corridor while promoting mixed-use housing developments such as housing with retail/support services to minimize transportation demand.

ADVICE

The Commission has reviewed the summary of the public hearing and the information from the BZA staff report and finds that the request satisfies the Special Exception requirements of Section 63(d) and recommends approval.

ADOPTED: September 20, 2018
Edward Mattison
Chair

ATTEST: 
Michael Piscitelli, AICP
Deputy Economic Development Administrator