

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: 95 EAST PEARL STREET. Special Exception to allow front yard of 0 FT where 17 FT are required and Coastal Site Plan for parking lot. Zone: RM -1. (18-72-S, 18-73-CAM) Owner: Inglesia De Dios Pentecostal M.I.; Applicant: Hector L. Otero)

REPORT: 1553-07

ADVICE: Approval

BACKGROUND

The 7,609sf subject lot is adjacent to and will be used as a parking lot for the adjacent (to the north) Iglesia De Rios Pentecostal M. I. Church. The lot is located on the northeast corner of the intersection of Pierpont Street and East Pearl Street in the Quinnipiac River Local Historic District. The plan shows a parking area (substantially completed) for approximately 15 parking spaces; three of the proposed spaces are located within the required 20ft front yard along Pierpont street. The entire property is also located within the Coastal Area Management District. As noted the site has been improved substantially; retaining walls have been constructed, fencing along the property perimeter installed and process material spread in the parking areas. Submitted plans call for asphalt paving and storm drainage measures (i.e., a drywell). The proposed plan received a Certificate of Appropriateness from the New Haven Historic District Commission on 12/12/18 (copy attached).

JANUARY 8 PUBLIC HEARING

Plans were presented to the Board of Zoning Appeals on January 8. No one spoke in opposition to the application.

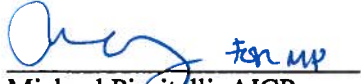
PLANNING CONSIDERATIONS

- Special Exception-Parking Nature of the Proposed Site: The lot in question is on a challenging slope in the Fair Haven neighborhood as Piermont Street slopes eastward toward the Quinnipiac River. While the lot could be developed for residential use, the retaining walls and corner create some challenges. The parking lot use is a viable and suitable use given the unique setting.
- Resulting Traffic Patterns: The Transportation, Traffic and Parking Department reviewed the application and did not identify any concerns.
- Nature of the Surrounding Area: The surrounding area is primarily residential. A church use is not inconsistent with the residential environment.
- The Comprehensive Plan: The proposed land use is consistent with the middle-density residential recommendations of the Comprehensive Plan.

ADVICE

Approval.

ADOPTED: January 23, 2019
Edward Mattison
Chair

ATTEST: 
Michael Piscitelli, AICP
Acting Economic Development Administrator