

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: 43 LAWRENCE STREET. Special Exception to allow 0 parking spaces where 1 space is required for an additional dwelling unit. Zone: RM-2. (18-31-S) (Owner: Jaqueline Carleton McFadyen. Applicant: John McFadyen)
REPORT: 1545-10
ADVICE: Approval

BACKGROUND

The applicant is seeking a Special Exception to permit 0 parking spaces where 1 parking space is required in conjunction with the proposed conversion of a single-family town house to a two dwelling residential structure.

JUNE 12 PUBLIC HEARING

Jaqueline Carleton McFadyen, the owner, appeared before the board. She is seeking to allow an additional (efficiency) dwelling unit in a currently single-family structure. Due to the size and width of the lot no on-site parking for the proposed dwelling unit is available. No testimony was given by the applicant (or provided in the application) that would directly support the requested Special Exception.

Two members of the public spoke in favor of the proposal.


PLANNING CONSIDERATIONS

- Special Exception-Parking Nature of the Proposed Site: The site currently contains a single-family structure which consists of 1,044sf of gross floor area located on a 1,514sf lot. There is no available area for on-site parking.
- Resulting Traffic Patterns: Most of the properties on either side of the block between Nash Street and Nicoll Street do not have on-site parking.
- Nature of the Surrounding Area: This structure is at the south end of a 5 unit complex of townhouses that extends north to Nash Street where all but is currently in single family use. The surrounding area is predominantly composed of multi-family residences along with some neighborhood commercial use.
- The Comprehensive Plan: There is nothing in this proposal that is inconsistent with language found in New Haven Vision 2025.

ADVICE

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

ADOPTED: June 20, 2018
Edward Mattison
Chair

ATTEST: 
Michael Piscitelli, AICP
Deputy Economic Development Administrator