

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: **1546 CHAPEL STREET** Special Exception to allow 4 off-street parking spaces where 6 are required for 2 additional dwelling units in an existing structure. Zone: RM-2. (19-55-S) (Owner/Applicant: 1546 Chapel LLC.)

REPORT: **1558-16**

ADVICE: **Special Exception: Approval**

PRINCIPAL APPLICABLE REGULATIONS

Section 13(a)(1)g. Minimum parking.

1 space per dwelling unit.

Section 29(i)(7) Reduction of Required Parking

The Board of Zoning Appeals has the power to lessen the requirements of the Ordinance as to the number of parking spaces required upon a finding of particular circumstances that may include the availability of public parking, proximity to public transit or significant levels of pedestrian access.

Section 45(a)(7) - The Board of Zoning Appeals shall have the power to lessen the requirements of this ordinance as to the number of parking or loading spaces required and/or increase the maximum allowable walking distance to such parking spaces, but only upon a finding that either particular circumstance or mitigative measures qualify such action. Particular circumstance may include, but not be limited to availability of public parking, proximity to public transit or significant levels of pedestrian access. Mitigative measures may include, but not be limited to van and/or carpooling, public parking validation programs, flexible work schedules or other transportation demand management measures. All deviations from normal requirements by means of this paragraph (7) shall be considered as special exceptions under subsection 63 (d) of this ordinance

Section 63 (d) - The Board of Zoning Appeals may grant a *Special Exception* if the proposed use is in accord with the public convenience and welfare, and may attach conditions and safeguards deemed necessary to protect the neighborhood.

Section 63. (d)(6) - In the following types of special exception cases, which involve more than conventional questions of *use* and may have a significant impact on surrounding areas and a substantial relationship to the comprehensive plan of the city, the Board of Zoning Appeals shall, following its hearing, refer the case including all exhibits to the City Plan Commission, which shall submit an advisory report, on such factors as it may deem relevant, to the Board within 30 days after receiving all records and documents in the case. This report of the City Plan Commission shall be taken into account in the decision of the Board.

f) Adjustment of parking and loading requirements: §29.(c); §29.(h)2; §29 (i) §45.(a) (6.) b; §45.(a)7.

BACKGROUND

The applicant is proposing to convert the existing 5,5859sf residential structure with 4 residential dwelling units, into a structure consisting of 6 dwelling units. The applicant is able to provide 4 out of the 6 required off-street parking spaces with relief being sought for the remaining 2 spaces.

JUNE 11 PUBLIC HEARING

The attorney representing the client (Meghan Miles) presented this application. She explained the location of the subject lot within the city and current conditions of the structure (built in 1900). By adding handicap accessible units, ramps and spaces need to be included which takes away, dimensionally, from the existing parking area. Allowing for this while maintaining a safe turnaround area requires relief. There is also bicycle

storage located on the property, is 1 mile from Yale, 1 ½ miles from downtown and is located near both rail and bus.

No members of the public spoke in either support or opposition of this application.

PLANNING CONSIDERATIONS:

Special Exception Considerations

Nature of the Proposed Site: The structure is located on a 7,158sf lot located on the southern side of Chapel Street between Norton Street and Winthrop Avenue.

Resulting Traffic Patterns: The requested relief is in part due to the applicant proposing 3 handicap accessible units which require more space dimensionally for ADA access ramps and one handi-cap parking space. There is also ample on-street parking and nearby alternative modes of transportation. Therefore staff finds that traffic patterns will not have be adversely effected.

Nature of the Surrounding Area: The subject lot is predominately surrounded by multi-family home, larger apartment complexes, mixed use buildings, and a church. Most of the properties within the vicinity provide off-street parking.

Consistency with Comprehensive Plan: This application is in substantive compliance with New Haven Vision 2025 in that it is reflective of the recommendation found in the Transportation section of that document to "Facilitate increased public transit use in the city through increased densities, reduced parking requirements and integrated pedestrian and bicycle network wherever possible".

FINDINGS AND RECOMMENDATIONS

Based on considerations discussed above, the Commission views the Special Exception to be essentially in harmony with the general purpose and intent of the ordinance and that the public health, safety and general welfare will be served, and substantial justice done by its approval, and therefore, recommends approval.

ADOPTED: June 19, 2019
Ed Mattison
Chair

ATTEST:  on behalf of me
Aicha Woods
Executive Director, City Plan Department