

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: **1 MAY STREET** Special Exception to permit 1 off-street parking space where 3 are required for an additional dwelling unit in an existing 2-dwelling structure. Zone: RM-1. (Owner: OPG New Haven. Applicant: Anthony Bueti.)

REPORT: **1555-11**

ADVICE: **Special Exception: Approve**

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) 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 such other standards will be adequate. All deviations from normal requirements by means of this paragraph (7) shall be considered as special exceptions under subsection 63(d) of this ordinance, and the Board of Zoning Appeals may impose time limits where it finds that the continued adequacy of such other parking or loading standards cannot be fairly predicted.

Section 63(d) Special Exceptions. The development and execution of a comprehensive zoning ordinance is based upon the division of the city into districts, within which the use of land and structures and the bulk and location of structures in relation to the land are substantially uniform. It is recognized, however, that there are certain uses and features which, because of their unique characteristics, cannot be distinctly classified or regulated in a particular district or districts, without consideration, in each case, of the impact of such uses and features upon neighboring uses and the surrounding area, compared with the public need for them at particular locations. Such uses and features are therefore treated as special exceptions.

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 for parking and loading requirements: subsections 29(c); 29(h)(2); 29(i); 45(a)(6)b,; 45(a)(7).

BACKGROUND

The applicant is proposing three residential units in an existing structure. The layout of the existing lot does not allow for any parking on site.

APRIL 9 PUBLIC HEARING

The applicant explained to the board that the existing layout of the home has the 2nd and 3rd floor of the structure as one dwelling and intend to split these floors to allow for an extra dwelling unit. The subject lot has no current access to on-site parking but there is a municipal lot located nearby and May Street is a one-way street with available on-street parking.

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

PLANNING CONSIDERATIONS:**Special Exception**

Nature of the Proposed Site: The site is a 3,484 square foot site with an existing 4,564 square foot two-family home.

Resulting Traffic Patterns: This proposed Special Exception should not result in any increase in traffic. It may, however, generate some limited increase in parking demand.

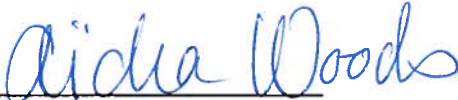
Nature of the Surrounding Area: The property is in the East Rock Neighborhood. It is an area of fairly small properties with limited area for on-site parking and abuts a business district and a municipal parking lot.

Consistency with Comprehensive Plan: The existing use is consistent with the mixed land use pattern of the immediate surrounding area and the overall plans for the area contained in Vision 2025, the City's adopted Comprehensive Plan.

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.

ADOPTED: April 17, 2019
Leslie Radcliffe
Vice Chair

ATTEST: 
Aicha Woods
Director, City Plan Department