

## NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: **292 NEWHALL STREET** Special Exception to allow 0 off-street parking spaces where 2 are required for an additional dwelling unit in an existing structure. Zone: RM-1. (19-56-S) (Owner/Applicant: Arnold Troge.)

REPORT: **1558-17**

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 2,332sf mixed-use structure with one residential dwelling unit, into a multi-family home consisting of 2 dwelling units (one additional) in a low-middle density residential zoning district.

### JUNE 11 PUBLIC HEARING

The attorney representing the client (Benjamin Trachten) presented this application. He explained that the site currently has commercial space on the first floor with a residential dwelling in the upper story. This proposal would see the commercial space be changed to residential. The residential use would require less parking than the

previously existing commercial use. The site is located on a corner lot with no space to provide parking, nor has parking ever been provided for the site in the past.

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 2,254sf lot located on the corner of Newhall Street and Huntington Street.

Resulting Traffic Patterns: Given that the proposed additional dwelling unit will be replacing a commercial use, the demand for parking in regard to this site decreases and therefor staff finds that traffic patterns will not have an adverse effect.

Nature of the Surrounding Area: The subject lot is predominately surrounded by single family homes with the exception of a small amount of 2-family dwellings.

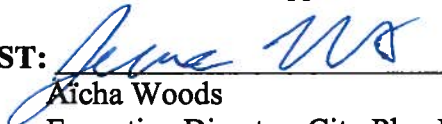
Consistency with Comprehensive Plan: This application is in substantive compliance with New Haven Vision 2025 in that it is reflective of the recommendation found in the Transportation section of that document to "Facilitate increased public transit use in the city through increased densities, reduced 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:**

  
Aicha Woods  
Executive Director, City Plan Department

*on behalf  
of AW*