

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: **20 ACADEMY STREET.** Special Exception to permit 0 off-street parking spaces where 1 is required for an additional dwelling unit in an existing structure. Zone: RM-2. (20-20-S) (Owner: Kristopher Kahle. Applicant: Andrew Rizzo.)
REPORT: **1568-08**
ADVICE: **Special Exception: Approve**

PRINCIPAL APPLICABLE REGULATIONS

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.

Section 14(a)(1)(g):

Minimum parking: One parking space per dwelling unit (except that only one parking space shall be required for each two elderly housing units) located either on the same lot as the principal building or within 300 feet walking distance of an outside entrance to the dwelling unit to which such parking space is assigned, and conforming to section 29 and the remainder of the General Provisions for Residence Districts in Article IV.

BACKGROUND

The applicant is seeking a Special Exception to permit 0 off-street parking spaces where 1 is required for an additional dwelling unit in an existing 2 dwelling structure. The additional dwelling unit is allowed as of right, however the required parking space cannot be provided on the lot.

APRIL 15 PUBLIC HEARING

The owner and applicant presented the application stating that the subject lot is in a predominately car-free area located near restaurants, entertainment, shops, etc. The subject lot is within 1 mile of both Union and State Street Stations with 10 bus lines in and around the area as well as the Yale Shuttle and multiple municipal and private parking lots in close proximity. This proposal is in character with the historic Wooster Square neighborhood with adjacent housing being multi-family with no off-street parking, particularly along Court Street. This is a very walkable area with a walk score of 96 and bike score of 97 out of a possible 100 points.

No members of the public spoke either in support or opposition of this application, however written testimony from 2 members of the public was received prior to the public hearing.

PLANNING CONSIDERATIONS:

Special Exception Considerations

Section 63(d) of the New Haven Zoning Ordinance review in relation to the applicable criteria of this section results in the following comments:

Nature of the Proposed Site: The site is 3,843sf with an existing 3,521sf structure with no parking allotted on the subject lot. The footprint of the structure is not proposed to change as the scope of work will be done through an internal re-configuration.


Resulting Traffic Patterns: This proposal will see an increase in density at the subject lot, however, given that the relief requested is minimal and the close proximity to alternative modes of transportation as well as ample on-street parking provided, staff feels there will be no adverse to effects to current/future traffic patterns.

Nature of the Surrounding Area: The subject lot is located within the Wooster Square Historic District and creating a parking space would not only negatively affect the aesthetics of the property and therefor the neighborhood, the applicant would have to receive approval from the Historic District Commission as well as several city departments for the creation of a curb cut which would require the removal of signage and possibly trees located within the public right of way.

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. Therefore, the Commission recommends approval.

ADOPTED: April 15, 2020
Edward Mattison
Chair

ATTEST: 
Aicha Woods
Executive Director, City Plan Department