

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: **31 BLAKE STREET.** Special Exception to permit 0 off-street parking spaces where 1 is required for an additional dwelling unit in an existing 2 dwelling structure. Zone: RM-2. (20-15-S) (Owner: Arthur Bosley. Applicant: John McMillian Jr.)
REPORT: **1567-17**
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.

MARCH 10 PUBLIC HEARING

The owner and applicant presented the application stating that the subject lot has been operating as 3 dwelling units. However, the most recent Certificate of Occupancy shows the property as having 2 dwelling units. The structure can accommodate the 3rd dwelling unit based on the NHZO, but cannot meet the parking requirements for the additional required off-street parking space.

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

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:

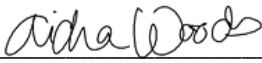
- **Nature of the Proposed Site:** The site is 5,227sf with an existing 4,165sf structure. The footprint of the structure is not changing, rather the scope of work to accommodate the additional dwelling unit will be done via an internal re-configuration.

- 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 Whalley Avenue and alternative modes of transportation offered there, staff feels there will be no adverse to effects to current/future traffic patterns.
- Nature of the Surrounding Area: The neighboring properties along Blake and Ella T. Grasso Boulevard are mainly 2-3 dwelling structures with limited parking available on site. The subject lot is located less than 200ft from Whalley Avenue which offers a diverse mix of commercial, residential, and office space with various designated parking areas.

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: March 25, 2020
Edward Mattison
Chair

ATTEST: 
Aicha Woods
Executive Director, City Plan Department