

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: **192 FITCH STREET.** Coastal Site Plan Review for a total of 14 dwelling units. Zone: RM-1 (20-28-CAM) (Owner: New Reach Inc. Applicant: New Haven Fitch LLC.)
REPORT: **1570-07**
ADVICE: **CAM: Approve**

PRINCIPAL APPLICABLE REGULATIONS

Section 63(c)(1) Variances: Where there is difficulty or unreasonable hardship in the way of carrying out the strict letter of the zoning ordinance, the Board of Zoning Appeals shall have power in a specific case to vary the application of any provision of the ordinance, if such variance will be in harmony with the general purpose and intent of the ordinance and if the public health, safety and general welfare will be served and substantial justice done.

Section 13(a)(1)(c). Minimum lot area per dwelling unit: 3,500 sq. ft., except 2,500 sq. ft. in the case of an efficiency unit and 1,750 sq. ft. in the case of an elderly housing unit; except, further, that in any case of a dwelling existing on the effective date of the application of these regulations thereto, there may be located therein by conversion an average of one dwelling unit per 1,000 sq. ft. of gross floor area in the dwelling on said effective date, whether or not the standards of lot area per dwelling unit are met, provided that an increase in dwelling units by conversion which would result in an excess of three dwelling units within the same structure shall be permitted only by special exception under subsection 63(d) of this ordinance

Section 55(b)(2) and (3): Coastal Management District. (2) Application. Whenever a nonexempt building, structure, use or activity is to be located within this district, the application for a building permit submitted pursuant to the State Building Code, the application for a variance or special exception submitted pursuant to subsections 63.C and D of this zoning ordinance, and application and general plan and detail plans of planned development districts pursuant to section 65 of the zoning ordinance, shall be accompanied by an application for coastal site plan review upon the forms provided by the zoning enforcement officer. (3) Review. The board or official receiving the application for coastal site plan review shall refer the application to the city plan commission for a written report. The commission shall review the application in accordance with the Connecticut Coastal Management Act, as amended, to determine whether the potential adverse impacts of the proposed activity on both coastal resources and future water-dependent development activities are acceptable

BACKGROUND

The applicant is requesting a variance to allow for a minimum lot area per dwelling unit of 1,576sf where 3,500 is required to create a total of 14 dwelling units where 8 currently exist with the 6 proposed units delegated to the first floor. The existing 14,172sf structure was constructed in 1967 and is situated on a 21,803sf parcel with enough off-street parking to accommodate the proposal (17 spaces in total). The second and third floor consists of the 8 two-bedroom dwelling units with offices currently located on the first floor

JUNE 9 PUBLIC HEARING

Meaghan Miles presented the application stating that there are currently 8 dwelling units within the existing structure with the proposed additional 6 units being contained to work done within the structure. The structure itself is not located within the coastal boundary but the rear of the property (approximately 50ft) is. This portion of the property is used for off-street parking.

No members of the public spoke either in support or opposition of this application, however one member of the public spoke with concern that this was the first time they had heard about the proposal.

PLANNING CONSIDERATIONS: COASTAL SITE PLAN REVIEW

The Board's Coastal Site Plan Review, in accordance with Section 55.C of the New Haven Zoning Ordinance shall consider the characteristics of the site, including location and condition of any coastal resources; shall consider the potential effects, both beneficial and adverse, of the proposed activity on coastal resources and future water-dependent development opportunities; follow the goals and policies of the Connecticut Coastal Management Act, as amended, and identify conflicts between the proposed use and any goal or policy of the Act.

Characteristics and Condition of Coastal Resources at or Adjacent to the site:

Coastal Flood Hazard Area (Flood Zone): The property is within Flood Zone AE Area at Elevation 17 feet, determined to be inside of the 0.2% annual chance (100-year) floodplain, Map# 09009C0429J (July 8, 2013).

Fresh Water Wetlands & Watercourses: Beaver Brook abuts the rear of the property to the West.

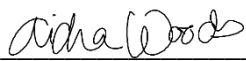
Coastal Program Criteria	Comments
1. Potential adverse impacts on coastal resources and mitigation of such impacts	None.
2. Potential beneficial impacts	The only activity proposed within the watercourse is the planting of shade trees.
3. Identify any conflicts between proposed activity and any goal or policy in the §22a-92, C.G.S. (CCMA)	None.
4. Will the project preclude development of water dependent uses on or adjacent to this site in the future?	No
5. Have efforts been made to preserve opportunities for future water-dependent development?	Yes
6. Is public access provided to the adjacent waterbody or watercourse?	No
7. Does this project include a shoreline flood and erosion control structure (i.e. breakwater, bulkhead, groin, jetty, revetment, riprap, seawall, placement of barriers to the flow of flood waters or movement of sediment along the shoreline)?	No
8. Does this project include work below the Coastal Jurisdiction Line (i.e. location of topographical elevation of the highest predictable tide from 1983 to 2001)? New Haven CJL elevation is 4.6'.	No

Sec. 60 Stormwater Management Plan: New stormwater calculations have been reviewed by the Engineering Department to their satisfaction at this time.

FINDINGS AND RECOMMENDATIONS

Based on considerations discussed above, the Commission views the CAM 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: July 17, 2020
Ed Mattison
Chair

ATTEST: 
Aicha Woods
Executive Director, City Plan Department