

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: **16 WILLIS STREET.** Special Exception to allow for 0 off-street parking spaces where 1 is required. Zone: RM-2. Owner: Hatice Kaya. Applicant: Benjamin Trachten.
REPORT: **1573-14**
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 54(b)(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.

BACKGROUND

The applicant is requesting a Special Exception to allow for 0 off-street parking spaces where 1 is required for the creation of an additional dwelling unit on the 3rd floor of an existing 2,836sf two dwelling structure situated on a 3,920sf parcel.

SEPTEMBER 15 PUBLIC HEARING

Section to be updated immediately following the September 15 Board of Zoning Appeals meeting.

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 3,920sf parcel is located to the West of the corner at Willis Street and Dixwell Avenue. There is currently a 2,836sf three-story structure being used as 2 residential dwelling units and a 2-car garage located to the rear of the property.
- **Resulting Traffic Patterns:** Staff feels the proposed increase in density will not have an adverse effect on the future traffic patterns with ample on-street parking located nearby as well as alternative transportation options along Dixwell Avenue. There is also a variety of modern conveniences located within walking distance such as dining, shopping, houses of worship, etc.
- **Nature of the Surrounding Area:** The subject site is within close proximity to a General Business Zoning District to the East of the property, with the neighboring properties along Willis Street consisting of a range of residential densities including both single-family and multi-family structures.

- **The Comprehensive Plan:** The portion of the Comprehensive Plan, Vision 2025 encourages greater residential densities especially in areas within close proximity to public transportation or “transit oriented” 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: September 16, 2020
Ed Mattison
Chair

ATTEST: 
Aicha Woods
Executive Director, City Plan Department