

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: **80 HAMILTON STREET.** Special Exception to allow 13 off-street parking spaces where 66 is required. Zone: IL. (21-13-S) (Owner: Knollwood Washington LLC; Applicant: Robert Greenberg.)
REPORT: **1582-12**
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 for parking and loading requirements: subsections 29(c); 29(h)(2); 29(i); 45(a)(6)b,;

BACKGROUND

The applicant is seeking a Use Variance to allow for a museum (Lost in New Haven) in an industrial zoning district and a Special Exception to allow 13 off-street parking spaces where 66 is required.

MARCH 16 PUBLIC HEARING

Sonya Hals, representing the applicant, stated that the structure had been used as a paint factory and are proposing to utilize the space for a museum. The structure is ideal for the proposed use because it has a concrete floor, loading dock, and tall ceilings which therefor would allow for the change of use with very little alterations to the site. The site plan as submitted shows 13 parking spaces, two of which are ADA compliant, and a loading dock. The required number of spaces is based on maximum occupancy determined by the fire code but full occupancy will never reach that number at any one point in time.

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

PLANNING CONSIDERATIONS:

Special Exception Considerations:

- Nature of the Proposed Site: The subject 35,854sf parcel consists of a 17,848 single story warehouse structure which can currently accommodate 13 parking spaces including 1 ADA compliant space and a loading space.
- Resulting Traffic Patterns: Given the pedestrian-orientation of the surrounding neighborhood as the subject site is within walking/biking distance of downtown, the proximity to State Street Station, and access to public transportation staff does not anticipate traffic or parking issues associated with this use.
- Nature of the Surrounding Area: The subject property is located directly to the East of Interstate 91 and is within the Mill River District which is largely industrial and commercial uses with Wooster Square being located to the West is consists of residential properties.


- The Comprehensive Plan: The proposal is consistent with the Comprehensive Plan of New Haven, Vision 2025 and is consistent with recommendations therein.

It is also important to note that the required parking total is based on the Maximum Occupancy determined by the Fire Code and may not accurately reflect the total number of patrons/employees the establishment will be hosting at any given time.

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 17, 2021
Leslie Radcliffe
Chair

ATTEST: 
Aicha Woods
Executive Director, City Plan Department