

## NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

**RE:** 30 TRUMBULL STREET. Special Exception to allow 0 off-street parking spaces where 1 is required for an additional dwelling unit in an existing structure. Zone: RO. (Owner: Urbane Properties LLC; Applicant: Jack O'Brien)

**REPORT:** 1581-04

**ADVICE:** Special Exception: Approve

### PRINCIPAL APPLICABLE REGULATIONS

#### Section 15(a)(1)(h).

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, within 300 feet walking distance of an outside entrance to the dwelling unit to which such parking space is assigned or within a multi-lot residential development, and conforming to section 29 (residential parking) and the remainder of the General Provisions for Residence Districts in Article IV.

**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.; 45(a)(7).

### 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 in an existing 2,668sf single-family structure situated on a 1,960sf parcel.

### FEBRUARY 9 PUBLIC HEARING

Eric O'Brien presented the application stating that the proposal meets the requirement of 1,000sf of gross floor area per dwelling unit with relief solely being sought for the parking. There is permit zone parking on-street and public transportation nearby. All other tenants in the building are multi-use office/residential or office and do not have off-street parking.

One member of the public spoke in support, and one letter of support was submitted for this application.

### PLANNING CONSIDERATIONS:

#### Special Exception Considerations

- Nature of the Proposed Site: The 1,960sf parcel is located to the East of the intersection at Trumbull and Orange Street. The subject property is attached to a "townhouse-style" row house that consists of 28, 32, 34, and 36 Trumbull Street, all of which currently have no off-street parking nor sufficient space to provide the required parking spaces.

- Resulting Traffic Patterns: Staff feels the proposed increase in density will not have an adverse effect on the future traffic patterns with public parking readily available on Trumbull Street and ample access to public transportation. TT&P (Transportation, Traffic, & Parking) also recommends approval of the proposal.
- Nature of the Surrounding Area: The subject site is within close proximity to a High-Middle Density Residential (RM-2) Zone, with the neighboring properties consisting of office buildings and mixed-use 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:** February 17, 2021  
Ed Mattison  
Chair

**ATTEST:** Aicha Woods  
Aicha Woods  
Executive Director, City Plan Department