

NEW HAVEN CITY PLAN COMMISSION ACTION

RE: 235 UNION AVENUE, Certificate of Approval of Location for Change in Ownership of Repairer and Used Car Dealership in a BA Zone (Property owner: Correro Realty; Applicant: Tariana Ortega, Tari's Motors & Repair).

REPORT: 1477-06

ACTION: Approval with Conditions

Submission: CAL Application, Money Order for \$180; Site Plan based upon 1994 Survey 7/8/94 by Clarence Blair Associates, revised 05/20/99 by Robert Mansfield, Surveyor; K-7 form.

Previous Zoning History:

- CAL and Special Exception for Used Car Dealer @ 229 Union Av, Applicant: Walter Pawluk aka Whitey's Auto Service, 88-5-CAL, Denied without Prejudice 05/24/88.

- CAL and Special Exception for Repair Garage and Used Car Dealer @ 235 Union Av, 94-05-CAL, 94-46-S, Applicant: Oscar Sanchez, Approval with Condition 07/19/94:
 1. Site Plan showing the demarcation of 5 car sales display and repair vehicles shall be submitted to the City Plan Dept for review and approval.

- Extension of time to record 1994 approval granted 05/25/99.

BACKGROUND

Tariana Ortega seeks a Certificate of Approval of Automotive Location (CAL) for an Auto Repairer and Used Car Dealer in a General Business (BA) Zone at 235 Union Avenue in the Upper Hill in accordance with Connecticut General Statutes. The site is triangular-shaped at the corner of Liberty Street to its west.

A site visit showed the site is surrounded by chain link fencing and has access drives from both Union Avenue and Liberty Street and is gated in both locations. There was a tow truck on site which is 100% impervious, and also a box truck which appeared to be used for storage of parts. There are some above ground fuel tanks outside the building on the north side of the building. The concrete sidewalks on the perimeter and driveway aprons are in good condition.

Public Hearing: At the April 17, 2013 public hearing, Joy Ford, Planner II, presented the application to the Commission, noting that applicant was a new tenant who intended to continue sales of used cars and auto repair at this location which had been in some sort of automotive use since 1988 and possible before.

Tariana Ortega confirmed the hours of operation would be Monday through Friday 8:00 AM to 5:00 PM and Saturday 8:00 AM to 2:00 PM. There would be two employees including herself and her business partner who would be the mechanic. No towing was planned. There were two interior bays for repair, and no additional signage was proposed. She agreed the site would be cleaned up and areas of pavement in disrepair would be repaved. Two outside metal tanks would be removed. She intended there would be 5 cars for sale.

PLANNING CONSIDERATIONS

The submitted site plan shows a 9,774 SF property (0.224 acres) located in a General Business (BA) District with a 1,225 SF building and approximately 100% impervious surface coverage. The building has two garage bays with overhead doors, and a small corner office. The plan proposes to devote 2 parking spaces for customers, 5 spaces for display of vehicles for sale, and 2 employee spaces. Hours of operation are proposed to be 8:00 AM-5:00 PM Monday through Friday, and 8:00 AM – 2:00 PM on Saturday, closed Sunday. Signage is painted onto the building.


FINDING AND RECOMMENDATION

Based on the above considerations, the Commission finds the location appropriate for the continuation of the existing use with the new tenant and approves the application with the following conditions:

1. Approval is for the sale of used cars and car repair.
2. Outside display of no more than 5 cars for sale at any one time.

ADOPTED: April 17, 2013
Edward Mattison
Chair

ATTEST:


Kathryn M. Gilvarg, AIA
Executive Director