

NEW HAVEN CITY PLAN COMMISSION ACTION

RE: 223 WHALLEY AVENUE, (CAL) Used Car Dealer License. (BIM Automotive Repair LLC; Applicant :Emmerson Armstrong,; Agent: Attorney Scott W. Jezek,.)

REPORT: 1492-09

ACTION: Approval with Conditions

Previous Zoning History:

None

BACKGROUND

The applicant has requested approval for a used car dealers license on the property. The 7,039sf property, located at the southeastern corner of the intersection of Whalley Avenue and County Street, is currently the site of a one story 5,400sf structure. The property is located in a BB District; the use is permitted by right.

Public Hearing:

PLANNING CONSIDERATIONS

The attached plans and narrative depict a small two- lift repair garage with a paint booth along with an office and a rather awkwardly constructed showroom. The approximately 2,000sf showroom can only be accessed by vehicles internally from the opposite end of the building. The narrative refers to outside daytime storage on the north side of the property. There is no mention or display of either employee or customer parking in either the submitted plan or narrative. Hours of operation would be 8am to 5pm Monday through Saturday.

While the Commission recognizes the preexisting limitations of the property in respect to outside storage and parking of vehicles it also recognizes the relatively low volume of customer and employee traffic associated with a use this size and type. But while employee and customer and traffic may not be of particular concern two other use related issues are. Any approval of the proposal should be conditioned upon the following:

1. Parking or storing of vehicles taken in for repair or sale in the City Street.
2. Use of the 20ft of privately owned sidewalk along Whalley Avenue for vehicle display or parking.

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. Parking or storing of vehicles taken in for repair or sale in the City Street.
2. Use of the 20ft of privately owned sidewalk along Whalley Avenue for vehicle display or parking.

ADOPTED: May 21, 2014
Edvard Mattison
Chair

ATTEST: 
Karyn M. Gilvarg, AIA
Executive Director