

NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

RE: 412 ORANGE STREET, Site Plan Review for Conversion from Office & Residential to 5 new Condominium Units in an RO Zone (Owner/Applicant: 412 Orange Street, LLC).

REPORT: 1471-04

ACTION: Approval with Conditions

CONDITIONS OF APPROVAL

1. Pursuant to State Statute, this site plan and soil erosion and sediment control plan approval is valid for a period of five (5) years following the date of decision, to November 20, 2017. Upon petition of the applicant, the Commission may, at its discretion, grant extensions totaling no more than an additional five (5) years to complete all work connected to the original approval.
2. The applicant shall record on the City land records an original copy of this Site Plan Review report (to be provided by the City Plan Department) and shall furnish written evidence to the City Plan Department that the document has been so recorded (showing volume and page number), prior to City Plan signoff on final plans.
3. Comments under **Site Plan Review** on page 3 shall be reviewed with the City Plan Department and resolution reflected on final plans, prior to their circulation for signoff.
4. Signoff on final plans by the City Engineer, Department of Transportation, Traffic and Parking and City Plan Department in that order shall be obtained prior to initiation of site work or issuance of building permit. The Greater New Haven Water Pollution Control Authority and Fire Marshall shall also review the plans.
5. Any proposed work within City right-of-way will require separate permits.
6. Any sidewalk on the perimeter of the project deemed to be in damaged condition shall be replaced or repaired in accord with City of New Haven standard details.
7. A copy of the condominium documents shall be filed with the City Plan Department prior to issuance of a Certificate of Occupancy.
8. As-built site plan shall be filed with City Plan Department, with a copy to the City Engineer, prior to issuance of Final Certificate of Occupancy. Site Plan shall be submitted in both mylar and digital format [.DWG file based on the State Plane Coordinates (NAD1983)]. Provide version of AutoCAD with submission.

Submission: Development Permit application 10/17/12, Fee of \$135, Letter from Gideon Danilowitz 10/18/12, Narrative 11/13/12, Excerpts of deed relating to adjacent properties 9 Lincoln St & 38 Trumbull St, Boundary and Topographic Survey by Langan Engineering 10/11/12, Site Plan generated from survey 11/13/12, Existing and proposed floor plans by Architect Gideon Danilowitz: architectural elevations, building sections, Schedules and Type B bathrooms, Framing Plans and Details, Typical Details and Notes.

PROJECT SUMMARY:

Project: Conversion of former office/residential use to 5 residential condominium units
Address: 412 Orange Street
Site Size: 12,103 SF
Zone: RO
Financing: Private
Project Cost: \$100,000
Parking: 7 spaces plus 1 HC van space

Owner: 412 Orange St LLC
Contact: Gil Marshak
Agent: Gideon Danilowitz
Architect: same
City Lead: City Plan Dept.

Phone: 203-675-8130
Phone: 203-675-8130
Phone: 310-945-6404
Phone: 203-946-6353

BACKGROUND

Zoning: The Site Plan as submitted meets the requirements of the New Haven Zoning Ordinance for the RO zone. Since the new use includes more than 3 residential units, Site Plan Review by the Commission is required. The building of 3-stories plus basement was constructed as a single family dwelling and was converted mid century to office/club use with 1 or 2 dwelling units through the years.

Proposed Activity: The parcel is located on the west side of Orange Street just south of the intersection with Trumbull Street. Similar structures along Orange Street which were once residential have mostly been converted to office space with residential use above. The applicant proposed to convert 412 Orange Street which had primarily been used in recent years for law offices with apartments to all residential. There will be two condominium duplex units on the basement and first floors; the second floor will have two condo units and the third floor will have one unit including the cupola. Mechanical systems and storage for each unit will also be on the basement level. The scope of work is an interior renovation. The building will remain essentially the same on the exterior except for new roof, replacement windows and a new ADA lift to a rear entry within the footprint of a rear porch.

Site: The site has a rear parking area accessible from Lincoln Street which also serves the building at 38 Trumbull Street. The drive is extremely narrow (9.97') but has served the lot for many years. The developer intends to maintain the site in its existing condition although the parking spaces will be reorganized, and open space required for the dwelling units will be landscaped.

Parking: 8 parking spaces are provided including 1 HC van space. 4 other spaces are provided for 38 Trumbull Street. Additionally the site plan show 4 or 5 additional tandem spaces for 38 Trumbull Street to the north of the 412 Orange building. (38 Trumbull Street is the building at the corner of Trumbull and Orange Streets.)

Stormwater Drainage: A single drywell serves the rear lot. The roof leaders drain to grade and are not connected to any subterranean system.

Trash removal: Refuse and recycling will be stored and collected from a location at the northwest corner of the building as it is now.

Project Timetable: The applicant intends to commence the project upon receiving site plan approval, and intends to be complete within approximately 4 months.

Historic Significance: The brick Italian Villa style building is listed on the City's Historic Resources Inventory and is a contributing structure within the Orange Street National Register Historic District. The Inventory reports it as the Samuel E. Merwin Jr. House constructed in 1869. The Commission encourages the developer to maintain the historic integrity of the building's exterior and the metal rail along the front yard in the process of renovation.

SITE PLAN REVIEW

Plans have been reviewed by the Site Plan Review team with representatives from the Departments of City Plan, City Engineer, Building, Disabilities Services, and Transportation, Traffic and Parking and have been found to meet the requirements of City ordinances, Regulations and standard details with the following comments:

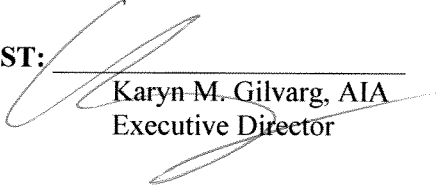
- *The asphalt lot shall be resurfaced and parking spaces striped in accord with standard City details.*
- *Accessible parking space shall be striped and signed in accord with State ADA standards.*
- *Large stones shall be repositioned along south property line and to protect rear wall of #9 Lincoln Street.*
- *Provide for recycling in refuse area*

ACTION

The City Plan Commission approves the submitted Site Plans subject to the standard conditions on Page 1.

ADOPTED: November 20, 2012
Edward Mattison
Chair

ATTEST:


Karyn M. Gilvarg, AIA
Executive Director