

## NEW HAVEN CITY PLAN COMMISSION SPECIAL PERMIT

**RE:** 275 POPLAR STREET. Special Permit for conversion of a warehouse to a church in a BA1 zone. (Owner: Silver Moon Distributors, Inc.; Applicant/Agent: Isaac Ajayi)  
**REPORT:** 1529-06  
**ACTION:** Approval with Conditions

**Note:** Companion CPC Report 1529-05 for the same site.

**Submission:** SPR Application Packet including DATA, WORKSHEET, and SITE forms. NARRATIVE attached. Application fee: \$270. Received March 17, 2017.

- Drawing: Parking Layout dated March 3, 2017; received March 30, 2017.

### PROJECT SUMMARY:

**Project:** Conversion to Church (The Redeemed Christian Church of God)

**Address:** 275 Poplar Street

**Site Size:** 8,280 SF (0.19 acres)

**Zone:** BA-1

**Financing:** Private

**Parking:** 5 total, including 1 HC

**Owner:** Silver Moon Distributors

**Phone:** 203.776.6172 x 141

**Applicant/Agent:** Isaac Ajaji

**Phone:** 203.444.8534

**City Lead:** City Plan Department

**Phone:** 203-946-6379

### BACKGROUND

Per the City of New Haven zoning regulations, a church use in a BA-1 zone requires a Special Permit.

#### Current site conditions:

The site currently house a manufacturing use within an existing building. Easements on the adjacent property allow vehicular access from Grand Avenue.

#### Proposed Activity:

The applicant proposes to convert the existing building to a church use (The Redeemed Christian Church of God). Five parking spaces and bicycle parking will be provided on-site.

### PUBLIC HEARING

A public hearing was held on April 20, 2017. A transcript of the hearing, CPC meeting 1529, is available from the City Plan Department.

### SPECIAL PERMIT

Section 64 of the New Haven Zoning Ordinance states:

*Statement of purpose.* The development and execution of a comprehensive zoning ordinance is based upon the division of the city into districts, within which the *use* of land and *structures* and the bulk and location of *structures* in relation to the land are substantially uniform. It is recognized, however, that there are certain *uses* and features which, because of their unique characteristics, cannot be distinctly classified or regulated in a particular district or districts, without consideration, in each case, of the impact of such *uses* and features upon neighboring *uses* and the surrounding area, compared with the public need for them at particular locations. Such *uses* and features are therefore treated as special permits.

Special Permit Criteria	Comments
<p>a. <i>Burden of proof.</i> A special permit shall not be considered an entitlement, and shall be granted by the Commission only after the applicant has demonstrated to the satisfaction of the Commission that all ordinance requirements are met.</p>	
<p>b. <i>Ordinance compliance.</i> The proposed use shall comply with all applicable regulations, including any specific standards for the proposed use as set forth in this ordinance. Any accessory use to a special permit must receive express authorization from the commission.</p>	<p><i>The proposed use is consistent with the uses in the BA-1 zone, as an amenity to the existing residential neighborhood.</i></p>
<p>c. <i>Comprehensive Plan of Conservation and Development.</i> The Commission shall determine if the proposed special permit's use and improvements comply with the City's development plans.</p>	<p><i>The use is in line with the City's vision for the area.</i></p>
<p>d. <i>Natural features.</i> Special permits must preserve trees and other natural site features to the greatest extent possible so as to minimize their impact upon surrounding properties and the district, and must not have an adverse impact on significant scenic vistas or on significant wildlife or vegetation habitat.</p>	<p><i>There are no natural features on-site.</i></p>
<p>e. <i>Hazard protection.</i> The proposed use shall not have a detrimental impact upon the use or peaceable enjoyment of abutting or nearby properties as a result of vibrations, fumes, odor, dust, erosion, sedimentation, flooding, fire, noise, glare, hazardous material use, storage, transportation or disposal, or similar conditions.</p>	<p><i>There are no expected hazards generated from the proposed site use.</i></p>
<p>f. <i>Historic preservation.</i></p>	<p><i>N/A No historic structures on site.</i></p>
<p>g. <i>Design and architectural compatibility.</i> The operational and physical characteristics of the special permit shall be compatible with the surrounding area and the neighborhood in which it is proposed. Site design and architectural features which contribute to compatibility include, but are not limited to, landscaping, drainage, access, and circulation, building style and height, bulk scale, setbacks, open areas, roof slopes, building orientation, overhangs, porches, ornamental features, exterior materials and colors.</p>	<p><i>The proposed use is compatible with the neighborhood in which it is proposed. Minimal changes will be made to the existing site.</i></p>
<p>h. <i>Property values.</i> The use and site design shall not have a detrimental effect on the property values in the surrounding area.</p>	<p><i>The proposed project is not anticipated to have a detrimental effect on surrounding property values.</i></p>

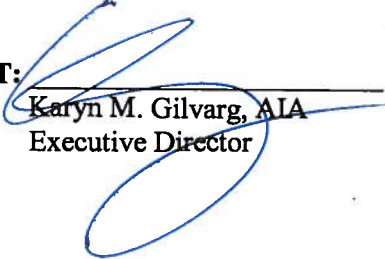
<p>i. <i>Traffic impact.</i> The applicant shall demonstrate how the proposed use will not adversely affect the safety and convenience of vehicular and pedestrian circulation on, adjacent or nearby the site. The Commission may require a traffic impact study be submitted to it by the applicant for any special permit use of land. The study shall consider traffic patterns and adequacy of proposed off-street parking and loading resulting from the proposed development.</p>	<p><i>Traffic will enter via Grand Avenue and leave the site via Poplar Street. Deliveries are not expected. Traffic will not significantly differ from current usage.</i></p>
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**CONDITIONS OF APPROVAL:**

The conditions of approval of the Special Permit under §64 of the New Haven Zoning Ordinance for change of use in a BA-1 zone are as follows:

1. Special Permit must be filed on the land records of the City of New Haven before issuance of building permits.

**ADOPTED:** April 20, 2017  
Edward Mattison  
Chair

**ATTEST:**   
Karyn M. Gilvarg, AIA  
Executive Director