

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: 40 SPRING STREET. Certificate of Approval for a Repairer License.
(Owner: Alfonso Lara; Applicant: Sandra Rios)
REPORT: 1503-04
ACTION: Approval

CAL Submission: CAL application received 2/18/15 (amended from Used Car Dealer to Repairer 2/26/15) along with A-2 survey map/site plan dated 12/18/14, revised to 3/1/15.

Previous City Actions:

BZA #08-132 S Special Exception for sale of up to five motor vehicles at any one time with a Repairers License Approved **Approved December 2008**
CPC #1422-08 CAL Repairers License **Approved December 2008**

BACKGROUND

The applicant is requesting a Certificate of Approval of Location for a Repairer License for an existing business on a portion of this property. There is history of automotive use on this property (see above). Because the proposed use is nearly identical in both its structural and operational nature to that approved as Special Exception #08-132-S this current proposal is considered to be an extension in time of that approval. It does not require a new Special Exception because such approvals run with the land and not the owner. Certificates of Approval of Location, on the other hand, run with the operator and with the exception of close family members, require reapplication at each change of ownership.

PLANNING CONSIDERATIONS

The site is located at the intersection of Union Avenue and Spring Street with the railroad tracks abutting the property to the south and east. A renovated two-family dwelling abuts the lot to the west. Across the street to the north are three commercial properties.

There are two buildings on this lot, a storage building used by the owner and a two-bay garage available to the applicant. Twelve parking spaces are shown on the lot; up to five may be utilized for used-car sales. The interior of the building is shown to have two service bays, office and waiting room. The days and hours of operation are stated to be Monday – Saturday, 8:00 am to 6:00 pm. A gated entrance controls entry onto the site subject area. A second gated entrance leads to the warehouse portion of the site. Bituminous pavement covers the lot.

- Nature of the Proposed Site: The site is fairly large and irregular in shape. As noted, two buildings are present; the first is a storage building used by the owner, the second is a two-bay garage to be used by the applicant. The applicant will use the easternmost $\frac{3}{4}$ of the paved lot for his business. The seven spaces along the front of that portion of the lot measure 9' x 18'. The interior parking area is located along eastern lot line abutting the railroad tracks, including one handicapped accessible space.
- Resulting Traffic Patterns: Union Avenue/Spring Street connects Union Station to Howard Avenue and by extension other points in the Hill neighborhood. For this reason the location may have a fairly high level of traffic going back and forth. Since an auto repairer has been operating here for several decades without any apparent disruption of traffic, it seems unlikely that this applicant's business would suddenly present a traffic problem.
- Nature of the Surrounding Area: The subject parcel sits in a BA (General Business) zone at the border with a RM-2 (Middle High-Density Residential) zone. The BA zone permits the use by Special Exception. A two-family dwelling abuts the lot to the west, screened by the

storage building. Railroad tracks abut to south & east, while a light industrial use is located across the street to the north. The proposed use seems to fit the area well.

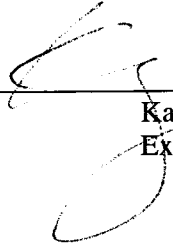
- Proximity to Public Buildings: Union Station is the closest public building to the site and is about 1,100-feet distant.
- The Comprehensive Plan: The proposed use conforms to the Plan of Development.

FINDINGS

The Commission finds the location appropriate for the proposed use as a Repairer with up to five used cars for sale on the site at any given time and in compliance with applicable City ordinances, regulations and standard details required by the Department of Motor Vehicles with the following condition:

1. Dumpster location to be shown on plan

ADOPTED: March 18, 2015
Edward Mattison
Chair

ATTEST: 
Karyn M. Gilvarg, AIA
Executive Director