

NEW HAVEN CITY PLAN COMMISSION ACTION

RE: 345 FORBES AVENUE. Certificate of Approval of Location (CAL) for used car dealer with repairer's license. (Owner: John Laviola of Colonial Properties; Applicant and Agent: Kristie Violano and Anthony Violano for CRC Auto Sales and Service LLC.)

REPORT: 1516-13

ACTION: Approval with Conditions

Submission:

CAL application (received February 18, 2016); \$180 application fee; Site plan based on general location survey dated March 4, 2016; K-7 form.

Previous City Actions:

1464-01: Certificate of Approval of Location (CAL) for Used Car Dealer in an IH Zone. Granted April 18, 2012

BACKGROUND

The applicant is requesting a Certificate of Approval of Location for a Used Car Dealer and Repairer Licenses for an existing business on this property. There is history of automotive use on this property. The site is located in an IH zone, which allows the proposed uses by right. 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, which is why this application is being heard by the Commission.

PLANNING CONSIDERATIONS

The submitted site plan shows a 29,469 SF property (0.68 acres) located in a Heavy Industry (IH) District with an existing building and nearly fully paved asphalt surface. The plan proposes to devote 7 parking spaces for customers, with an additional 3 spaces for employees and 17 spaces for storage and display of vehicles for sale behind a gated area. Hours of operation are proposed to be 8:00 AM-6:00 PM Monday through Friday and 8:00 AM-3:00 PM Saturday.

Nature of the Proposed Site: The applicant will use the southern portion of the site behind a fenced area to display vehicles for sale. Customer and employee parking spaces will be located immediately adjacent to the garage building.

Resulting Traffic Patterns: Since a used car dealer has been operating here previously 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 an IH (Heavy Industry) zone. The IH zone permits the use by right.

Proximity to Public Buildings: No public buildings are in proximity to the site.

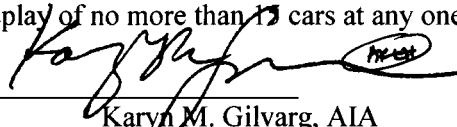
The Comprehensive Plan: The proposed use conforms to the 2015 Plan of Development, which calls for industrial use in the area.

FINDING AND RECOMMENDATION

As the property conforms with both existing zoning and the 2015 Comprehensive Plan of Development, the Commission finds the location appropriate for the continuation of the existing use with the new tenant and approves the application with the following condition:

1. Approval is for the sale of used cars. Outside display of no more than 15 cars at any one time is permitted.

ADOPTED: March 16, 2016
Edward Mattison
Chair

ATTEST: 
Karyn M. Gilvarg, AIA
Executive Director