

NEW HAVEN CITY PLAN COMMISSION ACTION

RE: 224 BASSETT STREET. Certificate of Approval of Location (CAL) for used car dealer with repairer's license. (Owner/Applicant/Agent: Bassett Auto Repair and Sales)
REPORT: 1517-01
ACTION: Approval with Conditions

Submission:

CAL application (received March 16, 2016); \$180 application fee; Site plan based on property survey dated March 16, 2016; K-7 form.

Previous City Actions:

CPC 1519-08, June 15, 2016: BZA referral for Special Exception to replace an existing non-conforming use (welding shop) with a new non-conforming use (used auto sales and service with a maximum five cars for sale at a time) in a Middle-High Density Residence (RM-2) District (16-37-S). **NO RECOMMENDATION**

BZA 16-37, 16-38-S. Special Exception to replace an existing non-conforming use (welding shop) with a new non non-conforming use (used auto sales and service- maximum five cars for sale at one time) in a Middle High Density (RM-2) Residence District and a Special Exception to permit used auto sales and service- maximum five cars for sale at one time in a General Business (BA) District.

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 both the BA and RM-2 zones. The applicant received zoning relief for both zones in June and July 2016 to allow used auto sales with a maximum of five cars for sale at one time. Certificates of Approval of Location 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 service garage with four overhead garage doors and two entry doors for pedestrians. The plan proposes a total of 6 parking spaces on site, all accessed through two existing driveways on Bassett Street. Hours of operation are proposed to be 8:00 AM-5:00 PM Monday through Friday and 8:00 AM-12:00 PM Saturday.

Nature of the Proposed Site: The site has a history of auto-related uses, but has been vacant for some time. Until recently, there were many junked vehicles and overgrown plants on site, but as of July 12, 2016, only one junked vehicle remained and the vegetation has been significantly trimmed. The BA portion of the site is paved, although the pavement is in poor condition, while the RM-2 portion of the site has a gravel lot.

Resulting Traffic Patterns: The proposed use's relatively small size, similarity to the previous use, and proximity to the heavily travelled Dixwell Avenue corridor are unlikely to result in any significant changes to existing traffic patterns.

Nature of the Surrounding Area: The subject parcel sits in both an RM-2 and BA district. The use is allowed by Special Exception in the BA zone, which the applicant has received. The applicant has also received a Special Exception for the RM-2 zone to replace one non-conforming use with another with a lesser impact. The proposed use is in accordance with those in the immediate vicinity, as the neighboring property and two properties directly across the street also provide automotive services.

Proximity to Public Buildings: Lincoln-Bassett School is approximately ¼ mile east of the site on Bassett Street.

The Comprehensive Plan: The proposed use conforms to the 2015 Plan of Development, which calls neighborhood commercial mixed use and medium density residential in the area. While the property itself is neither residential nor mixed use, it does provide a service that supports the surrounding residential uses.

FINDING AND RECOMMENDATION

As the property has received zoning relief and conforms with 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 conditions:

- The days and hours of operation shall be 8am to 6pm Monday–Friday, 8:00am to 3:00pm Saturdays;
- Storage of no more than five vehicles for-sale vehicles at any one time; and
- The property will not be used for a for-hire towing service or for storage of vehicles not being repaired or sold on-site.

ADOPTED: July 20, 2016
Adam Marchand
Acting Chair

ATTEST: 
Karyn M. Gilvarg, AIA
Executive Director