

## NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

**RE:** 119 BISHOP STREET, Site Plan Review to construct new Single-family Residence in a RM-2 Zone (Owner/Applicant: David Dixon).  
**REPORT:** 1449-05  
**ACTION:** Approval with Conditions

### CONDITIONS OF APPROVAL

1. A site restoration bond in an amount of \$2,500 shall be provided to the City Plan Department, with a copy to the City Engineer, prior to City Plan final sign-off on final plans for building permit.
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 for building permit.
3. Signoff on final plans by the City Engineer 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.
4. The existing sidewalk shall be repaired/replaced in accordance with standard City details.
5. Any proposed work within City right-of-way will require separate permits.
6. Final determination of traffic markings, V-loc locations, signs and traffic controls on the perimeter of the site will be subject to the approval of the Department of Transportation, Traffic and Parking.
7. As-built site plan shall be filed with City Plan Department, with a copy to the City Engineer, prior to issuance of Certificate of Occupancy. Site Plan shall be submitted in both mylar and digital format [.TIFF file based on the State Plane Coordinates (NAD1983)].

**Submission:** Survey indicating Property Line Change by Nafis & Young 12/15/10, Development Permit application 11/02/10, \$135 fee, Location Plan, Site Plan at 20 scale, Site Plan at 1/16", Site Plan at 3/32", Standard City details for driveway, sidewalk & perm. pavement restoration, schematic building plans.

### BACKGROUND

**Zoning:** The Site Plan as submitted meets the requirements of the New Haven Zoning Ordinance for the RM-2 zone with the zoning relief granted. (08-04-V) Use variance to convert non-conforming commercial structure and non-conforming lot into 1-family; front & side yard variances, Extension(s) granted 2/8/11. A requirement of the BZA approval was site plan review by the City Plan Commission.

### PROJECT SUMMARY:

**Project:** construction of new single family dwelling and garage  
**Address:** 119 Bishop Street  
**Site Size:** 9,166 SF (.21 acres)  
**Zone:** RM-2  
**Financing:** Private  
**Project Cost:** N/A  
**Parking:** 2  
**Owner:** David Dixon **Phone:** 203-530-7788  
**Applicant/Agent:** Same **Phone:** 203-530-7788  
**City Lead:** City Plan Dept. **Phone:** 203-946-6379

**Proposed Activity:** The subject property is located at 119 Bishop Street on a rear lot accessed by a narrow drive between 123-5 and 115-17 Bishop Street. The applicant seeks to construct a single family residence mid-block in the location of a former workshop garage structure which will be demolished. A property line change for the lot has been recorded on the City's land records. The proposed wood frame building will be a 2,125 SF 2-story sustainable residence. The applicant also owns 126-128 Edwards Street to the south of the property.