

## NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

**RE:** 441 CHAPEL STREET, Site Plan Review for Addition of 5 Units within existing five-story former industrial building in a Light Industrial (IL) zone (Owner: Harry David, Chapel Trust; Applicant: Wayne Garrick).

**REPORT:** 1448-02

**ACTION:** Approval with Conditions

### CONDITIONS OF APPROVAL

1. The Site Plan is approved for a period of five years, and the approval will expire if the project is not completed by January 19, 2016.
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.
3. Signoff on final plans by the City Engineer, Department of Transportation, Traffic and Parking and City Plan Department in that order shall be obtained prior to initiation of site work or issuance of building permit. The Fire Marshall shall also review the plans.
4. Final determination of traffic markings, V-loc locations, signs and traffic controls on site and on the perimeter of the site will be subject to the approval of the Department of Transportation, Traffic and Parking.
5. Any proposed work within City right-of-way will require separate permits.

**Submission:** Development Permit Application, Application fee of \$135; Site Plan based upon survey prepared for Chris Williams by Godfrey Hoffman Associates, revised 1/14/11; Floor plans by Wayne Garrick Architect 11/18/10.

### PROJECT SUMMARY:

**Project:** Add 5 residential units within existing former industrial building for a total of 19 units  
**Address:** 441 Chapel Street  
**Site Size:** 29,638.12 SF  
**Zone:** IL  
**Financing:** Private  
**Parking:** 11 existing spaces inc. 2 HC adjacent to entry; 29 spaces off Hamilton  
**Owner:** Harry David, Chapel Trust **Phone:** 203-530-8106  
**Applicant:** Wayne Garrick **Phone:** 203-776-1874  
**Agent:** same  
**Architect:** same  
**City Lead:** City Plan Dept. **Phone:** 203-946-6379

### BACKGROUND

**Zoning/previous actions:** The Site Plan as submitted meets the requirements of the New Haven Zoning Ordinance for the IL zone with the use variance granted (10-129-V, 12/14/10). Previous use variance granted (09-67-V, 7/28/09). Site Plan Review is required due to the number of units being added. The City Plan Commission approved an administrative Site Plan Review for the first residential conversion (1431-A, 8/19/2009).

**Proposed Activity:** For owner Harry David, Wayne Garrick proposes adding 5 units to the existing 14 units within a former industrial building on Chapel Street on the northeast corner of Hamilton Street in the Wooster Square area. The building is J-shaped with two to five story sections. Immediately north

of the building is an existing parking lot with 29 spaces. Tucked within the J- shape is a lot with 11 additional spaces including 2 HC spaces. There is one unit reserved for commercial use

The site will remain unchanged as all of the work is interior to the building. There is no structural interior work but primarily erection of non-structural partitioning, electrical, mechanical and plumbing.

**Circulation/Parking:** The 11 space lot, formerly a loading area to the former mill building, is served by a drive off Chapel Street. An additional 29 spaces behind the building are accessed from Hamilton Street. Trash pickup occurs from the Hamilton Street lot. The parking lots are enclosed with metal picket fencing and gated with sliding gates. Driveway aprons and sidewalks are in good condition. The parking lots provide more spaces than required by zoning.

**Project Timetable:** Project will be initiated immediately in February 2011 and will be completed by December 2011.

#### **SITE PLAN REVIEW**

Plans have been reviewed by the Site Plan Review team with representatives from the Departments of City Plan, City Engineer, Building, Disabilities Services, and Transportation, Traffic and Parking and have been found to meet the requirements of City ordinances, Regulations and standard details with comments:

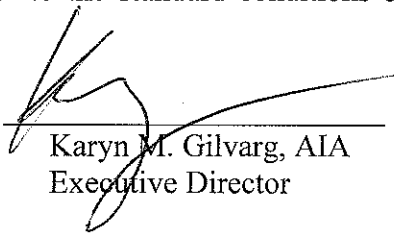
- *Add HC signage per state regulations*
- *Adjust spacing in Hamilton St. lot to allow for additional green space and snow shelf at front and rear of lot*

#### **ACTION**

The City Plan Commission approves the submitted Site Plans subject to the standard conditions on Page 1.

**ADOPTED:** January 19, 2011  
Edward Mattison  
Chair

**ATTEST:**

  
Karyn M. Gilvarg, AIA  
Executive Director