

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: **53 Shelton Avenue.** Special Exception to permit 3 off-street parking spaces where 18 are required. Zone: RH-2. Owner: City of New Haven. Applicant: BIMEC Housing. (22-52-S)

REPORT: **1613-09**

ADVICE: **Special Exception: Approve**

PRINCIPAL APPLICABLE REGULATIONS

In accordance with Section 63(d)(6) of the Zoning Ordinance, **“In the following types of special exception cases, which involve more than conventional questions of use and may have a significant impact on surrounding areas and a substantial relationship to the comprehensive plan of the city, the Board of Zoning Appeals shall, following its hearing, refer the case including all exhibits to the City Plan Commission, which shall submit an advisory report, on such factors as it may deem relevant, to the Board within 30 days after receiving all records and documents in the case. This report of the City Plan Commission shall be taken into account in the decision of the Board.”**

Accordingly, Section 63(d)(6)(f) of the zoning ordinance requires the Planning Commission’s recommendation regarding **“Transition parking in residence districts: subsection 13(b)(3)c. and regulations of other residence districts”** and **“Adjustments for parking and loading requirements: subsections 29(c); 29(h)(2); 29(i); 45(a)(6)b.; 45(a)(7) of the Zoning Ordinance”**

BACKGROUND

The applicant is requesting a Special Exception to permit 3 off-street parking spaces where 18 are required for the new construction of two attached structures consisting of 18 dwelling units. The applicant is proposing 3 off-street parking spaces located to the front of the property. The proposed structures are consistent with the surrounding neighborhood with respect to height and will provide an increase in housing stock and tax revenue to a vacant lot which will benefit the city itself, the subject parcel, and the surrounding area.

In accordance with Section 29(i) of the Zoning Ordinance, **“The Board of Zoning Appeals shall have the power to lessen the requirements of this ordinance as to the number of parking spaces required and/or increase the maximum allowable walking distance to such parking spaces, but only upon a finding that either particular circumstance or mitigative measures qualify such action.”** Consequently, the applicant seeks a special exception in the RH-2 Zone.

Accordingly, the Board of Zoning Appeals must take into consideration the Planning Commission’s advisory report as part of the Board of Zoning Appeals decision. The Board of Zoning Appeals seeks guidance as to:

- Whether the special exception for off-street parking will have a significant impact on the surrounding area; and
- Whether the request for special exception is aligned with City’s Comprehensive Plan.

THE BOARD OF ZONING APPEALS JULY 12, 2022 PUBLIC HEARING

The applicant James Walker presented the application explaining that the site is currently vacant and in order to maximize the building footprint and allow for the proposed number of units the required

number of off-street parking cannot be accommodated. He further stated that the proposal will be operating as Single Room Occupancy (SRO) tenants who generally do not have their own vehicles. The site is located within close proximity to various bus routes and no adverse impacts to traffic/parking are anticipated by the granting of this proposal.

PLANNING CONSIDERATIONS:

Special Exception Considerations

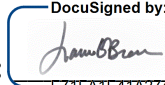
- Nature of the Proposed Site: The 12,932sf parcel is currently vacant with a width of 47ft in the front and 64ft to the rear and a depth of approximately 232ft.
- Resulting Traffic Patterns: No significant traffic or parking impacts are anticipated as result of the proposed construction.
- Nature of the Surrounding Area: The surrounding area consists of a mix of multi-family properties ranging from 2 to 4 family structures as well as a rooming house. The subject parcel directly abuts (to the rear) a 10.50-acre property (201 Munson) which is being developed as a large-scale residential development.
- The Comprehensive Plan: The portion of the Comprehensive Plan, Vision 2025 that deals with Neighborhood Development encourages an appropriate mix of uses that would facilitate a high quality of life in the city's residential areas and recommends the infill of vacant properties with residential development. The proposal meets these recommendations and appears to be a good complement to the area.

If the board grants approval for all requested relief/adjustments, the proposal will be subject to Site Plan Review via the City Plan Commission.

FINDINGS AND RECOMMENDATIONS

Based on considerations discussed above, the Commission views the Special Exception is essentially in harmony with the general purpose and intent of the ordinance, the City's Comprehensive Plan and that the public health, safety, and general welfare will be served based on the location of this site and the surrounding infrastructure to support the granting of the special exception. Accordingly, the Commission recommends approval.

ADOPTED: July 20, 2022
Leslie Radcliffe
Chair

ATTEST:  September 1, 2022 | 3:26 PM
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Laura E. Brown
Executive Director, City Plan Department