

NEW HAVEN CITY PLAN COMMISSION ADMINSTRATIVE SITE PLAN REVIEW

1490-04A1 813 Chapel Street. Administrative Site Plan Review modifying an approved site plan (CPC Report 1490-04) in the BD-1 zone. (Owner: 817 Chapel Street LLC; Applicant: Andrew Rizzo)

Review Date: January 18, 2023

Submission received December 18, 2022:

- DATA form
- \$150 application fee
- Narrative dated December 18, 2022
- Building Permit Set dated June 28, 2022

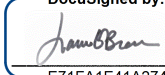
The approved site plan for the construction of 8 dwelling units on the second and third floors of 813 Chapel Street includes a site plan that is in conformance with City regulations. The applicant is proposing one amendment to the original approval (CPC Report 1490-04) which is to convert the space into 9 dwelling units as opposed to 8 (one additional unit on the second floor). The renovation was partially completed with 4 residential units on the third floor constructed to date. The applicant received relief from the Board of Zoning Appeals on December 12, 2022 to permit 0 parking spaces where 5 are required for the remaining 5 dwelling units proposed for the second floor. No site modifications are proposed (this is a zero-lot-line site).

The site plan will still comply with the City's requirements after the changes.

ACTION

Plans noted above are approved.

Date: January 18, 2023
Reported to the City Plan Commission

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 January 20, 2023 | 9:03 AM EST
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Laura E Brown
Executive Director, City Plan