

NEW HAVEN CITY PLAN COMMISSION ADMINSTRATIVE SITE PLAN REVIEW

RE: 8 WHALLEY AVENUE.
MBLU: 296 0285 00300
Owner: 8-12 Whalley LLC; **Applicant:** Andrew Rizzo

Administrative Site Plan Review

Minor modifications to an approved site plan. Construction of four stories on an existing building to create six residential units, in the Commercial Gateway District.

REPORT: 1623-01A1

Review Date: July 24, 2023

Submission received June 26, 2023:

- Application forms
- \$150 application fee
- Application narrative
- Survey
- Revised plans

On December 15, 2022, the City Plan Commission approved the Site Plan application for 8 Whalley Avenue for construction of three stories on an existing building, to create six residential units in the Commercial Gateway District. On May 9, 2023, the Board of Zoning Appeals granted the applicant a variance to allow a floor area ratio of 4.5 where 3.0 is permitted in the CDG Zoning District (23-37-V). The applicant has submitted revised plans and requests approval of the following revisions:

1. Southside alley width, between 8 Whalley Ave and 142 Howe St, has been increased by moving the southeast building corner northward in order to maintain a 5ft distance to the South/alley property line. This revision ensures that required fire ratings and egress discharge widths are met (see dashed line on Ground Floor Plan). This increases the side yard setback.
2. Apartment balconies were enclosed by moving the Howe St facade approx. 4ft towards the East/Howe property line, only above the first floor (restaurant facade was not relocated). This revision: a) increases usable year-round square footage for residential tenants, b) reduces potential exterior seasonal storage (winter balcony accumulations), and c) provides shade/protection for the outdoor dining on the sidewalk beneath (see dashed line on Ground Floor Plan).
3. The North Staircase which opens onto Whalley Ave was moved one foot northward to the property line in order to maintain the minimum interior distance between stairwells (e.g. the minimum hallway length). This revision ensures that the doors into each staircase are one-third the length of the overall diagonal building measurement.
4. A mezzanine was added inside the restaurant to enhance customer dining experience by capitalizing on available ceiling height. The existing "Los Amigos Felix" Mexican restaurant currently features generous ceiling heights with an existing mezzanine. The new, modern mezzanine will be more open and transparent, thereby increasing views and visual connectivity (in contrast to the existing, dark and enclosed mezzanine).
5. One additional story was added to convert the two apartments on the top floor into duplex units by capitalizing on available building height. These larger apartments are suitable for tenants who require more space than a one-bedroom offers (e.g. families). Although the total unit count (six apartments) remains unchanged, the building now serves a greater diversity of household sizes. The site will have an FAR of 4.4, which is within the FAR permitted by variance (4.5).

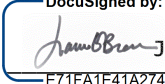
SITE PLAN REVIEW

Proposed modifications have been reviewed by the City Plan Department and have been found to meet the requirements of City ordinances, regulations, and standard details.

ACTION

Plans noted above are approved.

ADOPTED: September 20, 2023
Leslie Radcliffe

ATTEST:  DocuSigned by:
July 28, 2023 | 2:46 PM EDT
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Laura E Brown
Executive Director, New Haven City Plan