

## NEW HAVEN CITY PLAN COMMISSION SPECIAL PERMIT

**RE:** 703 WHITNEY AVENUE. Special Permit for the construction of a two-sided monument sign adjacent to a high-density residential apartment building in a RH-1 zone. (Owner: 703 Whitney LLC; Applicant: Lynda Laureano for ARTfx Signs; Agent: Shauny Pierce of Trio Properties)

**REPORT:** 1573-05

**ACTION:** Approval

**Previous CPC Actions:** 1529-01; Site Plan Review and Coastal Site Plan Review for construction of 42 residential dwelling units at former Red Cross campus in an RH-1 zone. (Owner/Applicant: 703 Whitney, LLC; Agent: Matthew Ranelli of Shipman & Goodwin, LLP) Approved: April 20, 2017.

**Submission:** Special Permit Application, Application for Development Permit (DATA sheet), Drawing set: Sign Specifications, Property Elevation, Plot Plan.

### BACKGROUND

Per the City of New Haven zoning regulations Sections 60.3 and 64, Lynda Laureano of ARTfx Signs has applied for a Special Permit to have a monument sign erected at 703 Whitney Avenue.

**Current site conditions:** The site is currently occupied by 3 structures consisting of a combined 42 residential dwelling units, and 38 off-street parking spaces situated on a 1.29-acre parcel.

**Proposed Activity:** The proposed activity consists of the erection of an approximately 16.25SF double face monument sign (5ft in height) located near the front entrance of the existing building. The sign is to be located 12.6ft from the front yard property line along Whitney Avenue and 10ft from the side yard property line abutting 691 Whitney Avenue to the South.

### PUBLIC HEARING

A public hearing was held on September 16, 2020. A transcript of the hearing, CPC meeting 1573, is available from the City Plan Department.

### SPECIAL PERMIT

Section 64 of the New Haven Zoning Ordinance states:

*Statement of purpose.* The development and execution of a comprehensive zoning ordinance is based upon the division of the city into districts, within which the *use* of land and *structures* and the bulk and location of *structures* in relation to the land are substantially uniform. It is recognized, however, that there are certain *uses* and features which, because of their unique characteristics, cannot be distinctly classified or regulated in a particular district or districts, without consideration, in each case, of the impact of such *uses* and features upon neighboring *uses* and the surrounding area, compared with the public need for them at particular locations. Such *uses* and features are therefore treated as special permits.

Special Permit Criteria	Comments
a. <i>Burden of proof.</i> A special permit shall not be considered an entitlement, and shall be granted by the Commission only after the applicant has demonstrated to the satisfaction of the Commission that all ordinance requirements are met.	<i>The proposed monument sign is allowed by Special Permit in the subject zoning district. All other sign and bulk requirements are met.</i>

<p>b. <i>Ordinance compliance.</i> The proposed use shall comply with all applicable regulations, including any specific standards for the proposed use as set forth in this ordinance. Any accessory use to a special permit must receive express authorization from the commission.</p>	<p><i>The proposal does not affect or change the existing use. The proposed sign is consistent with signage for similar uses.</i></p>
<p>c. <i>Comprehensive Plan of Conservation and Development.</i> The Commission shall determine if the proposed special permit's use and improvements comply with the City's development plans.</p>	<p><i>The proposed sign complies with New Haven Vision 2025 which promotes improving and enhancing the quality of existing housing stock through exterior maintenance.</i></p>
<p>d. <i>Natural features.</i> Special permits must preserve trees and other natural site features to the greatest extent possible so as to minimize their impact upon surrounding properties and the district, and must not have an adverse impact on significant scenic vistas or on significant wildlife or vegetation habitat.</p>	<p><i>The location of the sign is within the front yard of the parcel, between the existing structure and public right of way. The area of impact is minimal and no natural features are to be affected.</i></p>
<p>e. <i>Hazard protection.</i> The proposed use shall not have a detrimental impact upon the use or peaceable enjoyment of abutting or nearby properties as a result of vibrations, fumes, odor, dust, erosion, sedimentation, flooding, fire, noise, glare, hazardous material use, storage, transportation or disposal, or similar conditions.</p>	<p><i>N/A</i></p>
<p>f. <i>Historic preservation.</i></p>	<p><i>N/A No structures will be impacted</i></p>
<p>g. <i>Design and architectural compatibility.</i> The operational and physical characteristics of the special permit shall be compatible with the surrounding area and the neighborhood in which it is proposed. Site design and architectural features which contribute to compatibility include, but are not limited to, landscaping, drainage, access, and circulation, building style and height, bulk scale, setbacks, open areas, roof slopes, building orientation, overhangs, porches, ornamental features, exterior materials and colors.</p>	<p><i>The proposed signage is consistent with the modern design of the existing structure and setbacks of the subject zoning district. The proposal will have a minimal impact on the subject parcel and neighboring properties while providing a needed site identifier.</i></p>
<p>h. <i>Property values.</i> The use and site design shall not have a detrimental effect on the property values in the surrounding area.</p>	<p><i>The proposal is not anticipated to have a detrimental effect on surrounding property values.</i></p>

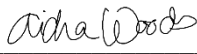
<p>i. <i>Traffic impact.</i> The applicant shall demonstrate how the proposed use will not adversely affect the safety and convenience of vehicular and pedestrian circulation on, adjacent or nearby the site. The Commission may require a traffic impact study be submitted to it by the applicant for any special permit use of land. The study shall consider traffic patterns and adequacy of proposed off-street parking and loading resulting from the proposed development.</p>	<p><i>Traffic will not be impacted by this proposal.</i></p>
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**CONDITIONS OF APPROVAL:**

The conditions of approval of the Special Permit under §64 and §60.3 of the New Haven Zoning Ordinance for Monument Signage are as follows:

- 1. Special Permit must be filed on the land records of the City of New Haven before issuance of building permits. A digital copy of the recorded site plan shall be provided to staff (.pdf).**

**ADOPTED:** September 16, 2020  
Edward Mattison  
Chair

**ATTEST:**   
Aicha Woods  
Executive Director, City Plan Department