

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: **292 NEWHALL STREET.** Special Exception to allow for 0 off-street parking spaces where 2 is required. Zone: RM-1. (20-38-S) (Owner: Arnold Trogel; Applicant: Benjamin Trachten)
REPORT: **1571-17**
ADVICE: **Special Exception: Approve**

PRINCIPAL APPLICABLE REGULATIONS

Section 13(a)(1)g. Minimum parking: One parking space per dwelling unit (except that only one parking space shall be required for each two elderly housing units) located either on the same lot as the principal building or within 300 feet walking distance of an outside entrance to the dwelling unit to which such parking space is assigned, and conforming to section 29 and the remainder of the General Provisions for Residence Districts in Article IV.

Section 63 (d) - The Board of Zoning Appeals may grant a Special Exception if the proposed use is in accord with the public convenience and welfare, and may attach conditions and safeguards deemed necessary to protect the neighborhood.

Section 63. (d)(6)

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.

f. Adjustment for parking and loading requirements: subsections 29(c); 29(h)(2); 29(i); 45(a)(6)b.; 45(a)(7).

BACKGROUND

The applicant is requesting a special exception to allow for 0 off-street parking spaces where 2 is required to convert the existing 2,332sf mixed-use structure with one residential dwelling unit, into a multi-family home consisting of 2 dwelling units (one additional) in a low-middle density residential zoning district. This exact application was granted by this board on July 9, 2019 (shown below) but the applicant failed to record the decision letter on the land records within the required timeframe and therefore must apply again.

JULY 21 PUBLIC HEARING

Attorney Benjamin Trachten presented the application stating that the exact same application was previously approved by the Board of Zoning Appeals on July 9, 2019 and received subsequent CPC approval but because the applicant failed to record the decision letter on the land records within the allotted 120 day period which resulted in the approval being void.

No members of the public spoke either in support or opposition of this application.

PLANNING CONSIDERATIONS:

Special Exception Considerations


- Nature of the Proposed Site: The structure is located on a 2,254sf lot located on the corner of Newhall Street and Huntington Street.
- Resulting Traffic Patterns: Given that the proposed additional dwelling unit will be replacing a commercial use, the demand for parking regarding this site decreases and therefore staff finds that traffic patterns will not have an adverse effect.

- Nature of the Surrounding Area: The subject lot is predominately surrounded by single family homes apart from a small number of 2-family dwellings.
- Consistency with Comprehensive Plan: This application is in substantive compliance with New Haven Vision 2025 in that it is reflective of the recommendation found in the Transportation section of that document to “Facilitate increased public transit use in the city through increased densities, reduced parking requirements and integrated pedestrian and bicycle network wherever possible”.

FINDINGS AND RECOMMENDATIONS

Based on considerations discussed above, the Commission views the Special Exception to be essentially in harmony with the general purpose and intent of the ordinance and that the public health, safety, and general welfare will be served, and substantial justice done by its approval. Therefore, the Commission recommends approval.

ADOPTED: August 19, 2020
Edward Mattison
Chair

ATTEST: 
Aicha Woods
Executive Director, City Plan Department