

**NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT**

**RE:** 100 ASHMUN STREET. Variance to permit front yard of 0 FT where 12 FT are required and a Special Exception for a convenience store. Zone: RM-2. (18-82-S, 18-83-V) (Owner: Yale University; Applicant: Conn Corp LLC)

**REPORT:** 1553-10

**ADVICE:** Approval

**BACKGROUND**

The applicant requests a Special Exception for a convenience store in an existing 2653sf building of which less than 1500sf would be devoted to non-storage use on a 3,950sf Yale University owned property on the west side of Ashmun Street between Bristol and Lake Streets. Seven off street parking spaces are shown on the submitted plan. The applicant is also requesting a variance to allow a new exterior stairway/accessibility ramp on the south side of the building which extends to the front property line. The building has a long history of nonresidential use; it was last used as an office/storage space for construction operations by the University and in previous decades by a private contractor. The proposed store will sell groceries household and personal health products as well as prepared foods; the submitted plan appears to show one table (seating is limited to no more than 6 seats). No sales of alcoholic beverages are proposed. Proposed hours of operation would be from 7:30am to 10:00pm Monday through Saturday and 10am to 8:00pm on Sunday.

**JANUARY 8 PUBLIC HEARING**

Plans were presented at the January 8 public hearing of the Board of Zoning Appeals with no opposition.

**PLANNING CONSIDERATIONS**

- Special Exception-Parking Nature of the Proposed Site: The site was historically used as a contractor office facility; however, given the long-term use of this property for activities that had no meaningful relationship to the neighborhood staff believes that the proposed use will enhance the overall livability of the surrounding area. It will provide an improved level of shopping convenience and with the new facade create some aesthetic interest and character to a formerly blank concrete wall.
- Resulting Traffic Patterns: The Transportation, Traffic and Parking Department reviewed the application and raised no concerns, in part because of the walkable nature of the area and in part because of on-site parking.
- Nature of the Surrounding Area: The continued commercial use of this location does not appear to be disruptive of the neighborhood and provides a compatible use with surrounding residential / institutional development due to its daytime hours of operation, and the anticipated patterns of activity and customer access.
- The Comprehensive Plan: The portion of the 2015 Comprehensive Plan Update, Vision 2025 that deals with Neighborhood Development acknowledges the importance of limited commercial uses in residential areas. This is particularly the case at this location, where there are few other convenience stores between Science Park and Shelton Avenue.

**ADVICE**

Approval

**ADOPTED:** January 23, 2019  
Edward Mattison  
Chair

**ATTEST:**   
Michael Piscitelli, AICP  
Acting Economic Development Administrator