

## NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

**RE:** 1566 CHAPEL STREET. Special Exception to allow 0 parking spaces where 5 spaces are required for 5 dwelling units. Zone: BA. (18-10-S) (Owner: Chapel Norton Associates LLC. Applicant: Raymond Lemley)

**REPORT:** 1543-16

**ADVICE:** Approve Special Exception for Parking Reduction

### BACKGROUND

The applicant is seeking a Special Exception to permit 0 parking spaces where 5 parking spaces are required for the conversion of a vacant second story office space into 5 dwelling units. This is an existing 2 story structure located on a .10-acre parcel with commercial uses on the 1<sup>st</sup> floor and office space on the 2<sup>nd</sup> floor of a 9,603sf building. The proposed plan is to add 5 dwelling units in the office space which is currently vacant, and would include 3 one-bedroom, 1 two-bedroom, and 1 studio apartment which can be built as of right.

### APRIL 10 PUBLIC HEARING

Raymond Lemley, the representative for Chapel Norton Associates LLC, appeared before BZA. He is seeking to allow for 0 on-site parking spaces where 5 are required for a conversion of the second story of an existing structure into 5 dwelling units. He stated that there is currently no on-site parking and an ample amount of on-street parking along Chapel Street and Norton Street. One member of the public spoke in opposition of the application.

### PLANNING CONSIDERATIONS

- Special Exception-Parking Nature of the Proposed Site: This application appears to be attempting to utilize an otherwise vacant corner lot with the proposed use being in harmony with the surrounding area. The property has access to public transportation.
- Resulting Traffic Patterns: There are multiple multi-family properties in the area with little to no off-street parking. On-street parking is provided on Chapel and Norton Street.
- Nature of the Surrounding Area: Norton Street is a BA district from where this property is located to the south and is surrounded by an RM2 district along with Monitor Square Park to the East and Edgewood Park to the West. Most buildings consist of multi-family residential with some commercial uses on both Chapel and Norton Street in the immediate vicinity of the site.
- The Comprehensive Plan: The Comprehensive Plan advises this area be Commercial Mixed Use. This proposal respects that advice.

Given the number of the proposed dwelling units it is reasonable to assume that the amount of traffic will not noticeably increase, nor will parking be overly disruptive to the commercial business located on the first floor of the structure or to neighboring homes/businesses.

### ADVICE

The Commission has reviewed the summary of the public hearing and the information of the BZA staff report and finds the request satisfies the Special Exception requirements of Section 63(d) and recommends approval.

**ADOPTED:** April 18, 2018  
Leslie Radcliffe  
Chair

**ATTEST:** MDL  
Michael Piscitelli, AICP  
Deputy Economic Development Administrator