

## NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

**RE:** 742 CHAPEL STREET. Variance to allow 0 SF of open space where 600 SF of open space is required and 0 on-site parking spaces where 12 spaces are required in association with 24 new dwelling units. Zone:BD-1. (18-38-V, 18-39-S) (Owner: Chapel and State, LLC.; Applicant: Peter Olsen)

**REPORT:** 1548-20

**ADVICE:** Approval

### BACKGROUND

The applicant is seeking a Special Exception to permit 0 parking spaces where 12 parking spaces are required (.5 per dwelling unit). This is due to the proposed 24 new dwelling units that will occupy the structure's 2<sup>nd</sup>, 3<sup>rd</sup>, and 4<sup>th</sup> floors while the first floor will remain office space. The proposed dwelling units will consist of 18 studio apartments, 3 one-bedroom units, and 3 two-bedroom units.

### SEPTEMBER 12 PUBLIC HEARING

Peter Olson; the attorney representing the applicant, and Wayne Garrick; the architect, appeared before the board. He is seeking to allow 0 SF of open space where 600 SF is required and 0 on-site parking spaces where 12 spaces are required in association with 24 new dwelling units. Peter spoke on the buildings current use and lot stating that the New Haven Town Green is located less than 1,000 feet away and there is no space on site for parking or open space due to the structures' building coverage. Wayne spoke of the redevelopment of the site stating that the building itself is historic and the façade will be left as is except for relocating the fire escapes out of public view. Peter also noted the availability of off-street parking as well as the proximity to public transportation.

One member of the public, an employee of the City of New Haven Economic Development office, spoke in support of the proposal and submitted letters of support to the board.

### PLANNING CONSIDERATIONS

- Special Exception-Parking Nature of the Proposed Site: The site currently contains a 4-story structure which consists of 24,138sf of gross floor area located on a 6,756sf lot.
- Resulting Traffic Patterns: The site is located close to the State Street station giving potential tenants access to public transportation along with local bus routes. The property is also located near several parking areas and has no off-street parking for its current use.
- Nature of the Surrounding Area: The property is located within a BD-1 District and is surrounded by multi-use buildings of similar size with commercial space located on the ground floor and office/residential space above. It is also located within 1,000ft from the New Haven Green making it a centralized site in the downtown area.
- The 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."

### ADVICE

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

**ADOPTED:** September 20, 2018  
Edward Mattison  
Chair

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