

## NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

**RE:** 809 CHAPEL STREET. Special Exception to allow 0 parking spaces where 6 spaces are required for 11 dwelling units. Zone BD-1 (18-15-S) (Owner: Josheph Mashbir Bapaz Applicant: Edward B. Samuel)

**REPORT:** 1543-19

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

### BACKGROUND

The applicant is seeking a Special Exception to permit 0 parking spaces where 6 parking spaces are required for the conversion of a 3-story office building into 11 dwelling units. It's location on the corner of Chapel Street and Orange Street means that the property is in the downtown area and near public transit systems. This is a 3-story building consisting of 11,968sf on a 3,208sf parcel with a current office use. There will be no changes to the overall size and shape of the building with alterations being on the interior of the building.

### APRIL 10 PUBLIC HEARING

Edward Samuel, the applicant, appeared before the board. He is seeking to allow 0 parking spaces where 6 are required. He stated that the existing use does not provide off-street parking and there is an abundance of parking nearby both on-street and off-street at lots and garages.

### PLANNING CONSIDERATIONS

- Special Exception-Parking Nature of the Proposed Site: There is no off-street parking provided for the existing use and given its location downtown and the proximity to nearby parking garages and public transportation the amount of street parking request will have minimal influence on the current traffic and parking patterns.
- 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 450ft 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 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  
Edward Mattison  
Chair

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