

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: **511 DIXWELL AVENUE.** Special Exception to allow for 0 off-street parking spaces where 4 are required for a four-dwelling structure. Zone: RM-2. (19-76-S)
(Owner/Applicant: Bryant Thomas)

REPORT: **1559-14**

ADVICE: **Special Exception: Approval**

PRINCIPAL APPLICABLE REGULATIONS

Section 13(a)(1)g. Minimum parking.

1 space per dwelling unit.

Section 29(i)(7) Reduction of Required Parking

The Board of Zoning Appeals has the power to lessen the requirements of the Ordinance as to the number of parking spaces required upon a finding of particular circumstances that may include the availability of public parking, proximity to public transit or significant levels of pedestrian access.

Section 45(a)(7) - The Board of Zoning Appeals shall have the power to lessen the requirements of this ordinance as to the number of parking or loading spaces required and/or increase the maximum allowable walking distance to such parking spaces, but only upon a finding that either particular circumstance or mitigative measures qualify such action. Particular circumstance may include, but not be limited to availability of public parking, proximity to public transit or significant levels of pedestrian access. Mitigative measures may include, but not be limited to van and/or carpooling, public parking validation programs, flexible work schedules or other transportation demand management measures. All deviations from normal requirements by means of this paragraph (7) shall be considered as special exceptions under subsection 63 (d) of this ordinance

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 of parking and loading requirements: §29.(c); §29.(h)2; §29 (i) §45.(a) (6.) b; §45.(a)7.

BACKGROUND

The existing zero lot-line building burned down in 2010. The existing structure comprised of a commercial space and 7 residential apartments. The applicant proposes a similar development that is lower in density and in accordance with the size and scale of the surrounding neighborhood. Without the requested relief, the only possible development would be a single-family home, which would look undersized for the surrounding area.

JUNE 11 PUBLIC HEARING

The attorney representing the client (Ben Trachten) presented this application. He explained the location of the subject lot within the city, the historical use, and the proposal. No members of the public spoke in either support or opposition of this application.

PLANNING CONSIDERATIONS:

Special Exception Considerations

Nature of the Proposed Site: This site is on the corner of Dixwell Avenue and Division Street. This site is irregular in terms of size and shape and significantly undersized. The site had previously supported a zero lot-line building comprised of a commercial space and 7 residential apartments.

Resulting Traffic Patterns: The resulting traffic pattern is not anticipated to be significantly impacted. The applicant states that the surrounding area has ample street parking to support 4 residential units. This section of Dixwell has designated bicycle lanes for better multimodal transportation.

Nature of the Surrounding Area: The surrounding area is comprised of commercial buildings and residential buildings ranging from single-family to large multi-family. The neighboring buildings on the same block of Dixwell are sizeable 3-story multi-family buildings. The opposite corner of Division and Dixwell is a convenience store.

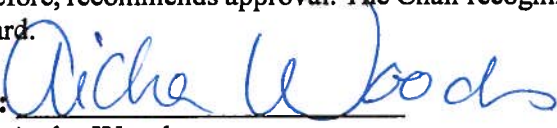
Proximity to Public Buildings: Amistad High School and First Cavalry Baptist Church are within 2 blocks of the site and this project will not impact them in any material way.

The Comprehensive Plan: The proposed relief is in harmony with the comprehensive plan because it proposes an infill development of a vacant parcel on a significant corridor.

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, and therefore, recommends approval. The Chair recognizes that further work is needed on parking requirements going forward.

ADOPTED: July 15, 2019
Ed Mattison
Chair

ATTEST: 
Aicha Woods
Executive Director, City Plan Department