

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: **511 DIXWELL AVENUE.** Special Exception to allow for 1 off-street parking space where 4 is required. Zone: RM-2. (19-80-S) (Owner/Applicant: Bryant Thomas.)
REPORT: **1563-19**
ADVICE: **Special Exception: Approval**

PRINCIPAL APPLICABLE REGULATIONS

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.

Section 14(a)(1) g. Minimum parking: One parking space per dwelling unit (except that only one parking space shall be required for each two elderly housing units) located either on the same lot as the principal building or within 300 feet walking distance of an outside entrance to the dwelling unit to which such parking space is assigned, and conforming to section 29 and the remainder of the General Provisions for Residence Districts in Article IV.

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.

NOVEMBER 12 PUBLIC HEARING

The attorney (Ben Trachten) representing the applicant presented the application stating that the surrounding area is mainly 3-4 family structure with most being non-compliant with current zoning regulations regarding building coverage, lot area per dwelling, and parking. There is ample on-street parking available along with substantial improvements to the bike lanes and bus stop located directly in front of the subject lot.

Two letters of support were submitted prior to the public hearing, no members of the public spoke either in support or opposition of this application.

PLANNING CONSIDERATIONS:

Special Exception Considerations

Section 63(d) of the New Haven Zoning Ordinance review in relation to the applicable criteria of this section results in the following comments:

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. The comprehensive plan states, in relevant part, "In order to grow the tax base of the city and accommodate the projected new growth in population, there is a need to encourage opportunities for infill development, where ever feasible, and also to promote high-density developments at appropriate locations, such as the city center and along transit-served arterials."

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.

ADOPTED: November 20, 2019
Ed Mattison
Chair

ATTEST: 
Aicha Woods
Executive Director, City Plan Department