

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: **42 WEST READ STREET.** Special Exception to allow for 30 off-street parking spaces located on a separate lot for a permitted use (church). Zone: RM-1. (19-92-S)
(Owner/Applicant: New Haven Church of Christ, Inc.)

REPORT: **1563-17**

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 13(b) - Parking spaces required by this ordinance for the following uses may be located (by Special Exception under subsection 63(d) of this ordinance) on a separate lot in any district in which the principal use is permitted, provided the standards of section 29 are met.

Section 12(b)(1)d. - Religious institutions, including parish houses, rectories, convents, and other facilities normally incidental to places of worship but excluding funeral homes and cemeteries.

Minimum parking: One (1) parking space for each eight seats in the largest place of assembly of such institution, based upon the maximum occupancy of both fixed and movable seats, located on the same lot or within 300 feet walking distance.

BACKGROUND

The applicant is proposing to use the subject lot to accommodate additional parking for an existing church located at 18 Gem Street. The proposed lot will consist of 30 spaces along with an existing parking lot currently operating under the same fashion located across the street.

NOVEMBER 12 PUBLIC HEARING

The applicant (minister of the church) presented the application stating that parking has become an issue due to the expansion of their congregation and wants to convert the existing lot to a parking lot in order to accommodate this need.

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: There is currently an approximately 2,000sf structure located at the property in which the applicant is seeking to demolish to allow for the full utilization of the lot for parking. The

property currently has been used as a site for dumping of tires, wood, etc. as well as the current structure falling prey to trespassing and illicit activity. This proposal will help make the property safe for those attending the church as well as the community as a whole.

Resulting Traffic Patterns: The proposed use as a parking lot will allow for any overflow parking used for the church to be allocated off the street. There currently is not adequate circulation on the street for parking especially for larger events such as funerals and weddings held at the church.

Nature of the Surrounding Area: The subject lot abuts the existing church along with a parking lot across the street. The neighboring homes within the RM-1 district are predominately single-family homes with city owned property (canal trail) directly abutting the rear of the subject lot.

Additional Planning Considerations

The Comprehensive Plan states, in relevant part:

- “Discourage large-scale surface parking and, if approved, allow it to be time restricted. The time restriction will provide for a periodic review of the marketplace and development potential.”
- “Expand bicycle parking facilities in all public/private parking lots.”

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