

## NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: **576 CHAPEL STREET.** Special Exception to eliminate one required off-street parking space. Zone: RM-2. (21-8-S) (Owner: TYZ II, LLC; Applicant: Michele Cooper.)  
REPORT: **1582-09**  
ADVICE: **Special Exception: Approve**

### PRINCIPAL APPLICABLE REGULATIONS

**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.

**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 for parking and loading requirements: subsections 29(c); 29(h)(2); 29(i); 45(a)(6)b.; 45(a)(7).

### BACKGROUND

The applicant is requesting a Special Exception to eliminate 1 off-street parking space where one currently exists. The parking space is located within a garage which is directly connected to the dwelling unit. The applicant seeks to convert this garage space into additional living space and cannot relocate the parking space elsewhere on the parcel.

### MARCH 16 PUBLIC HEARING

Michele Cooper, the applicant, presented the application stating that the garage space is very narrow and it is difficult to park a car within it. Therefore, she is proposing to convert the parking area into additional living space for the attached dwelling unit. She had originally tried to get approval from the Home Owners Association to allow for her to pay for a reconfiguration of the parking lot to allow for the space to be relocated on the parcel but was denied.

No members of the public spoke either in favor or opposition of this application.

### PLANNING CONSIDERATIONS:

#### **Special Exception Considerations**


- Nature of the Proposed Site: The 13,350sf parcel is located to the South-West of the corner at Chapel Street and Depalma Court and consists of a principal structure and accessory structure, both of which are currently residential condominiums.
- Resulting Traffic Patterns: The proposal does not increase density and will not have an adverse effect on the future traffic patterns with ample on-street parking located nearby as well as alternative transportation options. There is also a variety of modern conveniences located within walking distance such as dining, shopping, houses of worship, etc.

- Nature of the Surrounding Area: The subject site is adjacent to Wooster Park with the neighboring properties consisting of a range of residential densities including both single-family and multi-family structures.
- The Comprehensive Plan: The portion of the Comprehensive Plan, Vision 2025 encourages greater residential densities especially in areas within close proximity to public transportation or “transit oriented” areas.

**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. Therefore, the Commission recommends approval.

**ADOPTED:** March 16, 2021  
Leslie Radcliffe  
Chair

**ATTEST:**   
Aïcha Woods  
Executive Director, City Plan Department