

## NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: **10 ROWE STREET.** Special Exception to allow 0 off-street parking spaces where 1 is required for an additional dwelling unit in an existing structure. Zone: RM-2. (21-11-S)  
(Owner/Applicant: Elien Olmos.)  
REPORT: **1582-11**  
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 allow for 0 off-street parking spaces where 1 is required for an additional dwelling unit in an existing two-dwelling structure creating a total of three dwelling units.

### MARCH 16 PUBLIC HEARING

The applicant presented the item stating that the structure currently consists of 2 dwelling units and are proposing to convert the structure to 3 dwelling units which is allowed as-of-right based on the requirement of one dwelling unit per 1,000sf of gross floor area. The parcel currently has no off-street parking and cannot accommodate parking due to how the structure is situated on the property and its proximity to the property lines.

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 3,028sf structure is located on a 3,485sf parcel which currently does not have off-street parking and cannot accommodate off-street due to the placement of the structure on the lot.
- Resulting Traffic Patterns: Staff feels that the increase in density will not have an adverse effect on the future traffic patterns due to a variety of amenities being located within a mile from the subject property as well as alternative transportation options in close proximity.
- Nature of the Surrounding Area: The subject site is positioned in the heart of Fair Haven with the neighboring properties consisting of multi-family residential 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 17, 2021  
Leslie Radcliffe  
Chair

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