

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: 314 GRAND AVENUE, Authorization for awning over City Sidewalk
(Franco Citron, Xplicit Hair Studio).

REPORT: 1468-06

ADVICE: Approval of Awning with Conditions

BACKGROUND

Franco Citron has petitioned the Board of Aldermen for an awning for his new retail business, Xplicit Hair Studio at 314 Grand Avenue, just west of the corner of Blatchley Avenue in the Fair Haven neighborhood. Mr. Citron submitted a letter and insurance certificate to the Board but no plans as the awning is already in place. The owner represents that the awning frame was already on the building when he rented the space, and he has replaced the awning cover with new black sunbrella fabric and text.

The awning measures 22 feet long and is approximately 4 feet high as it is attached to the building. The awning extends 3 feet out from the building over the City sidewalk. The shop logo on the front windows includes a pair of hair cutting scissors as the letter X in "Xplicit Hair Studio". The logo is reproduced in white on the slope of the awning. The street number "314" and phone number of the studio are featured on the front awning drop. Also on the awning drop are the words "SPA" and "NAILS".

PLANNING CONSIDERATIONS

The Board of Aldermen controls encroachments on the public right-of-way under the general authority of Section 49 of the Charter and Section 15-2 of the Code or Ordinances. The Commission advises the Board in considering proposals for appurtenances over City sidewalks, and looks at suitability of design, scale, durability of product and its supports, quality of construction materials, and height above the sidewalk in the light of potential vandalism and safety. The awning appears in good taste and is constructed of durable materials, at a height of 11' above the sidewalk. In cases where the location is within a Historic District or the building is historic in nature, the Commission looks further at whether the appurtenance is complimentary to the architecture of the building. In this case the building does not have an historic listing. The City requires an indemnity agreement where the City is held harmless from damages. A public liability insurance certificate acceptable to the City's Corporation Counsel is required to be submitted. While the applicant has submitted a copy of his current insurance policy, it does not name the City as an additional insured.

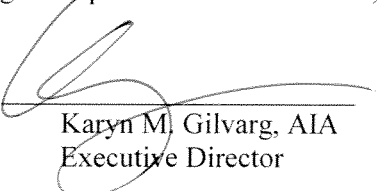
ADVICE

The City Plan Commission recommends approval of the proposed awning with the following conditions:

1. The applicant shall maintain a **current** and continuous public liability certificate of insurance, acceptable to the City's Corporation Counsel, naming the City of New Haven as additional insured.
2. The City reserves the right to revoke the privilege for the awning if hazardous to pedestrians using the sidewalk or not maintained in good repair and clean condition, or the Certificate of Liability Insurance lapses.

ADOPTED: July 18, 2012
Edward Mattison
Chair

ATTEST:


Karyn M. Gilvarg, AIA
Executive Director