

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: 224 DAVENPORT AVE. Certificate of Approval of Location (CAL) for Used Car Dealership. (Owner: Ismael Pelot; Applicant: Jose Sanchez)

REPORT: 1497-01

ACTION: Approval

CAL Submission: CAL application received 07/14/14.

Previous City Actions: CSPR for Gasoline Fueling Station (CPC 1478-07, 05/15/13); CAL for Used Car Dealer (CPC 1403-02, application withdrawn 06/20/07).

BACKGROUND

The applicant is requesting a Certificate of Approval of Location for a Used Car Dealership in an RM-2 District. This application is required for a change in ownership for an existing Used Car Dealership on the property per BZA#05-10-CAL.

Site Location: The 6499 sf subject parcel is located on the south east corner of the intersection of Davenport Avenue and Kossuth Street in a High Middle- Density (RM-2) Residence District.

Proposed activity: The use has been in existence for at least 40 years. The 2,000sf garage takes up approximately 1/3 of the lot; the remainder is a paved and fenced area for both storage and display.

Public Hearing:

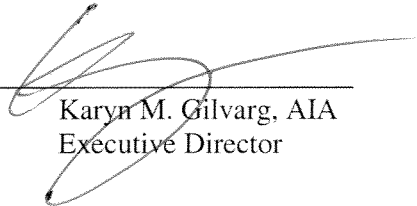
PLANNING CONSIDERATIONS

Plans have been reviewed by the City Plan Staff and found in compliance with applicable City ordinances, Regulations and standard details.

CAL ACTION

The Commission finds the location appropriate for the proposed use as a Used Car Dealership and in accord with the public welfare of the citizens of New Haven and hereby approves the location.

ADOPTED: September 17, 2014
Edward Mattison
Chair

ATTEST: 
Karyn M. Gilvarg, AIA
Executive Director