

## NEW HAVEN CITY PLAN COMMISSION ACTION

**RE:** 109-121 FOWLER STREET, Certificate of Approval of Location for Repairer and Used Car Dealer in a BB Zone (Owner/Applicant: Alex Rivera)  
**REPORT:** 1435-01  
**ADVICE:** Approval with Conditions

### BACKGROUND

Alex Rivera seeks a Certificate of Approval of Location (CAL) in order to operate an auto repair business with limited used car sales in a BB zone. Mr. Rivera is the new owner of the property. The site is zoned BB (auto-related). The Zoning Ordinance permits the use by right. This application represents a change in ownership.

Previous CAL: CPC 1389-02. Approved for "Repairer" May 17, 2006.

### PLANNING CONSIDERATIONS

The submitted plan shows the site that has two buildings and 12 parking spaces. The main garage, oriented towards Fowler Street has four bays facing the interior of the lot. The minor building is storage space. Three parking spaces are located along Fowler Street, four spaces are along the east lot line, five spaces are along the rear lot line, and one space is along the rear of the building. Circulation, while a bit tight, seems sufficient for a small repair/sales business.

The application reads the days and hours of operation to be Monday – Saturday, 9:00 am to 5:00 pm. There will be three employees. A dumpster is not shown on the plan. There is no indication of it being located inside the building.


At the public hearing on December 16, 2009, the applicant Alex Rivera described his business as shown on a Plan by Godfrey-Hoffman Associates LLC dated 04/30/03 with 13 parking spaces drawn in and agreed with the conditions of approval.

### ACTION

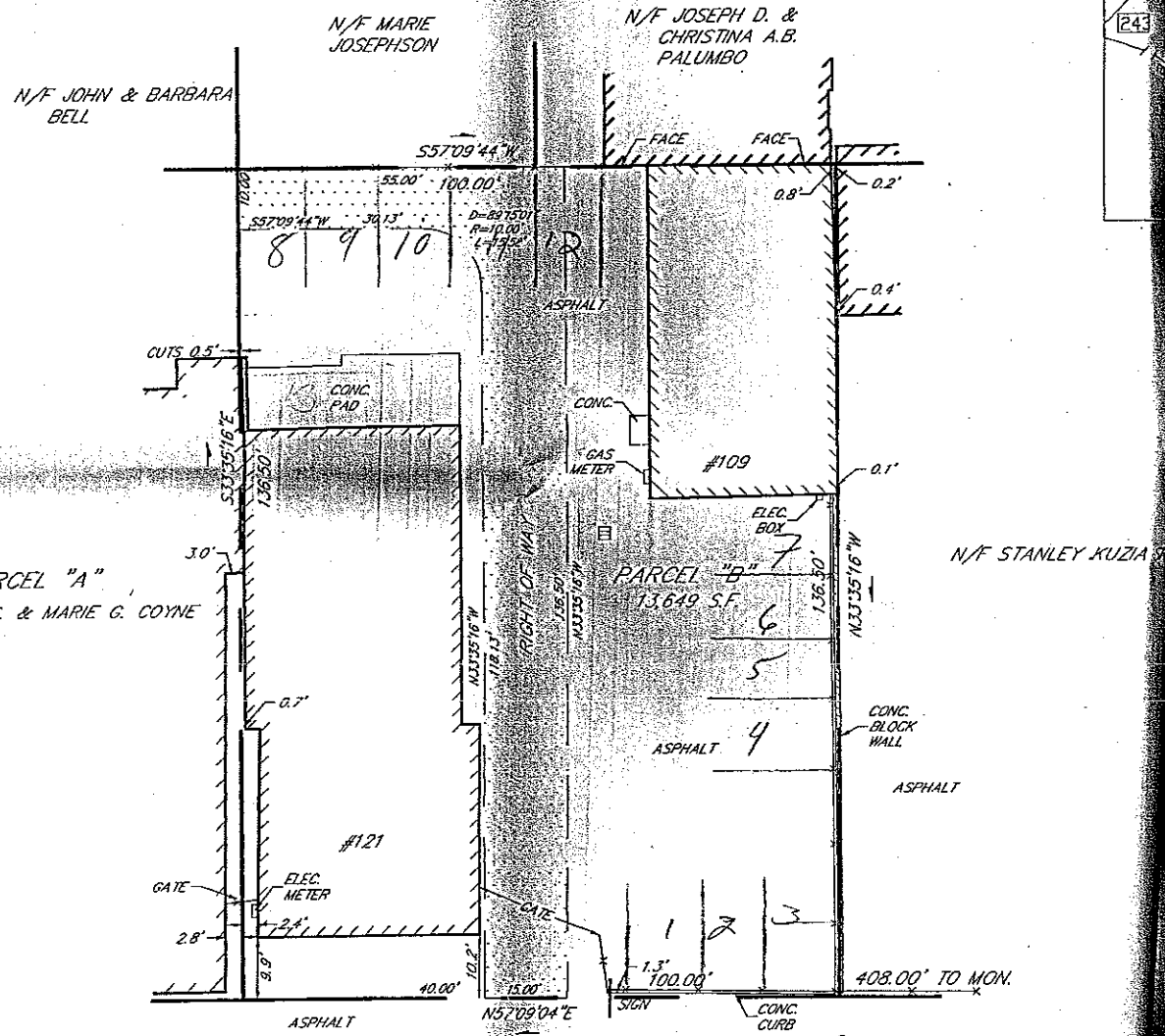
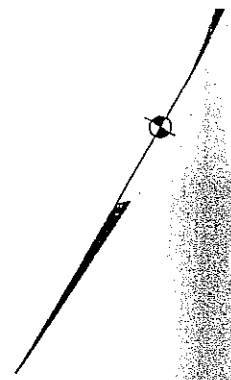
The Commission finds the location suitable for the use and approves with conditions:

1. Approval is for Repairer with sales of up to five used vehicles.
2. Twelve parking spaces shall be provided on site for employees, vehicles waiting repair, customers and used vehicle sales.
3. All parking spaces shall measure 20'x9' and be striped.
4. At least one full-time employee shall be a licensed mechanic.
5. The days and hours of operation shall not exceed Monday – Saturday, 9:00 am to 5:00 pm.
6. A liquid-petroleum product retention tank for waste material with a minimum capacity of 250 gallons shall be located on site.
7. General towing shall not be permitted.
8. Full cut-off type lighting shall be employed. Flood lighting shall be prohibited.
9. Signage shall conform to the New Haven Zoning Ordinance.
10. The use of flags, banners, pennants, or other attention-getting devices shall not be permitted.
11. No vehicle shall be allowed to park on, or otherwise trespass onto, any sidewalk.
12. Suitable fencing or wheel stops shall be installed along the frontage of lot to prevent accidental vehicle trespass onto the city sidewalk.
13. The dumpster shall be located in the rear of the lot and enclosed by a suitable fence;
14. Any City sidewalk, driveway aprons, and curbing in damaged condition shall be replaced in accord with Standard City of New Haven details.

**ADOPTED:** December 16, 2009  
Edward Mattison  
Chair

**ATTEST:**   
Karyn M. Gilvarg AIA  
Executive Director

- DN PIPE
- TON PIN
- BER (TYPICAL)
- ? FORMERLY
- CATCH BASIN
- 1" CATCH BASIN
- UTILITY POLE
- HYDRANT
- 4" POLE
- 7" LANS
- EVATION
- MATCH
- TER GATE
- IS GATE



FOWLER STREET

