

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: **208 Wooster Street.** Special Exception to allow for a neighborhood convenience use (bakery/café) within a residential zone. Zone: RM-2. Owner/Applicant: Andrea Zola and Justin Dodge. (23-39-S)

REPORT: **1630-21**

ADVICE: **Special Exception: Approve**

PRINCIPAL APPLICABLE REGULATIONS**Section 31 (b):**

Uses provided for. Where provided for in the District Regulations, the supplying of any of the following convenience goods and services, entirely at retail, shall be considered a use which may be permitted by special exception under the conditions of this section 31:

Section 31 (b)(1):

Convenience stores, groceries and related goods, including incidental seating for a maximum of six people. No additional parking shall be required for incidental seating.

Section 31 (b)(2):

Baked goods, including incidental seating for a maximum of six people.

No additional parking shall be required for incidental seating.

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.

b. Convenience stores in residence districts: section 31, as provided for in the district regulations.

BACKGROUND

The applicant is seeking a special exception to operate as bakery/café for grab-and-go foods to be prepared at "Edge of the Woods Market" in New Haven.

THE BOARD OF ZONING APPEALS MAY 9, 2023 PUBLIC HEARING

Owner/Applicants Andrea Zola and Justin Dodge presented the item stating that they would like to change the use of the space from a beauty bar back to convenience/café. No changes are proposed to the structure or the parcel as a whole. Six parking spaces will be required/provided.

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

PLANNING CONSIDERATIONS:

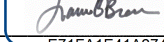
Special Exception Considerations

- Nature of the Proposed Site: The applicant proposes to operate a coffee shop in this residential zone. The existing use of the space is residential/commercial. These types of neighborhood businesses/convenience stores are typically found in residential neighborhood and serve as unique features, establishments, or fixtures within the neighborhood. These types of uses give a neighborhood character.
- Resulting Traffic Patterns: The site and surrounding area have sidewalks as well as on-street parking. There is opportunity to handle deliveries from the street without causing traffic impediments.
- Nature of the Surrounding Area: The neighborhood is established and built-out which includes the site as a mixed-use structure. The structure was built in 1880 and zoning records indicate that it has been a mixed-use structure.
- The Comprehensive Plan: The Comprehensive Plan states that we are to “Ensure design compatibility among diverse land uses by encouraging contextual infill developments that keep up with the (preferred) character of the area.” Also that we are to support small businesses as well as continue to promote business retention and attraction

FINDINGS AND RECOMMENDATIONS

Based on considerations discussed above, the Commission views the Special Exception is essentially in harmony with the general purpose and intent of the ordinance, the City’s Comprehensive Plan and that the public health, safety, and general welfare will be served based on the location of this site and the surrounding infrastructure to support the granting of the special exception. Accordingly, the Commission recommends approval.

ADOPTED: May 17, 2023
Leslie Radcliffe
Chair

ATTEST:  May 19, 2023 | 9:44 AM EDT
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Laura E. Brown
Executive Director, City Plan Department