

## **NEW HAVEN CITY PLAN COMMISSION ACTION**

**RE:** 1031 STATE STREET, Certificate of Approval of Location for Used Auto Dealer and Repairer (Applicant: Ivelize Echevarria aka P.R. Auto Sales and Repairs).

**REPORT:** 1383-03

**ADVICE:** Approval with Conditions

### **BACKGROUND**

Ivelize Echevarria seeks a Certificate of Approval of Location for a Used Auto Dealer and Repairer at 1031 State Street in a BA zone. Mr. Echevarria is in the process of purchasing this lot and will operate the business.

### **PLANNING CONSIDERATIONS**

The submitted site plan shows a three-bay garage with an office, waiting room and storage area. A note on the plan indicated the existing 275-gallon oil tank would be relocated to the inside of the garage. The application materials do not state the days and hours of operation, the number of employees, and how many vehicles will be displayed for sale. In addition, parking for employees, customers, vehicles for sale, and vehicles awaiting repairs are not shown on the site plan. Also not shown is the dumpster location.

When staff visited the site it was noticed that cars were parked in the right-of-way (sidewalk) and a dumpster was in the street. In addition, the arrangement of vehicles on the lot was very haphazard and overcrowded. The Commission realizes the applicant is in the process of purchasing the lot and may not be responsible for its present condition.

At the public hearing of February 15, 2006 the applicant described the proposal stating she wished to have a maximum of 13 vehicles on the lot; ten for sale and three for repair. The lot would also be cleaned of debris and trash and a site plan would be submitted showing site layout, a detailed parking arrangement, and lighting for the March 1, 2006 City Plan Commission Special Meeting.

There was general discussion amongst the commissioners about the intensity of use on the lot, the unkept appearance, and apparent sidewalk encroachment of vehicles. Alderwoman Addonizio reflected these sentiments adding that there have been numerous calls for service to the police department, loitering and suspected illegal activity at this site in a neighborhood that is primarily residential. It was emphasized that all of these concerns involve prior tenants, and not this applicant.

In order to ensure fairness to the new applicant and to give her time to prepare additional materials for review, the Commission did not act on this application, but deferred action to the March 1, 2006 Special Meeting.

Due to a lack of a quorum, the March 1, 2006 Special Meeting was cancelled. This matter was taken up again at the regular meeting of March 15, 2006.

### **ACTION**

The submittal materials were sparse and the lot was in a poor condition at the time of the site visit. The Commission asked the applicant to revise the site plan before the March 15, 2006 meeting; this was accomplished.

The Commission notes the location is appropriate for the use and approves the location with conditions:

1. Approval is for a general repairer with limited used car sales. No more than 6 vehicles shall be displayed for sale at any one time.
2. The number of employees shall not exceed 2.

3. The days and hours of operation shall be Monday – Saturday, 8:00 am to 5:00 pm, closed Sunday.
4. A site plan showing site layout, parking (showing striped parking stalls measuring 9’x20’ for display vehicles, customer parking, and employee parking), landscaping, lighting, signage accompanied by floor plans and elevations, shall be prepared and submitted to the City Plan Department for review and approval prior to the issuance of a Certificate of Occupancy.
5. The site plan shall show 6 parking spaces for used car sales, 2 employee parking spaces and 1 customer parking space. No more than 3 vehicles shall be parked inside the garage at any one time.
6. General towing and storage shall not be allowed.
7. All lighting used shall not encroach upon abutting properties.
8. No banner, streamers and other attention getting devices shall be used.
9. Vehicles shall not encroach upon the side walk.
10. Wheel stops shall be employed along both the State Street frontage to prevent encroachment of vehicles upon the sidewalk.

**ADOPTED:** March 15, 2006  
Patricia A. King  
Chair

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