

## NEW HAVEN CITY PLAN COMMISSION ACTION

**RE:** 286-290 DAVENPORT AVENUE, Certificate of Approval of Location (CAL) for change in ownership of auto repair shop (owner / applicant: Cecil Simpson).

**REPORT:** 1385-01

**ACTION:** Approval with Conditions

### BACKGROUND

Cecil Simpson seeks a Certificate of Approval of Location for a change of ownership of an auto repair shop at 286-290 Davenport Avenue in a RM-2 zone.

### PLANNING CONSIDERATIONS

Mr. Simpson recently bought this existing auto repair business. Assessor's records show the building was constructed in 1945. He wishes to continue the business. The submitted narrative reads there will be 2 employees, one part-time and one full-time. In addition, Mr. Simpson expects a daily vehicle load of no more than 8 cars. The days and hours of operation will be Monday – Saturday, 9:00 am to 6:00 pm; closed on Sunday.

The submitted site plan shows a garage measuring 55'x28', a storage area measuring 19'x18', and an office/waiting room area measuring 16'-7"x13'-9". All of these areas are within the same building located on the rear of the lot. Two 9'x20' parking spaces are shown on the map; these could be used for employee parking. However, customer parking and vehicle repair parking are not shown. For the purpose of an orderly circulation pattern within the site, vehicle repair spaces should be shown. Because the width of the lot is somewhat narrow the stacking of repair vehicles may be required.

The applicant owns the abutting lot, #284 Davenport Avenue. There may be some spillover of the auto repair business onto this lot.

At the public hearing of March 15, 2006, the applicant explained that he was purchasing the building and will be assuming the business as it now stands: General auto repair. He further stated there will not be auto painting, or towing, and would limit the number of vehicles awaiting repair on the lot to a total of seven. He reiterated the days and hours of operation would be Monday – Saturday, 9:00 am to 6:00 pm, closed Sunday.

### ACTION

The Commission finds location appropriate for the use and recommends approval with conditions.

1. Approval is only for an auto repair facility.
2. There shall be no more than 7 vehicles on the lot at any one time.
3. The days and hours of operation shall be Monday – Saturday, 9:00 am to 6:00 pm.
4. #284 Davenport Avenue shall not be used for the auto repair business at #286-290 Davenport Avenue.
5. No general towing shall be allowed.
6. No auto body painting shall be allowed.

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

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