

NEW HAVEN CITY PLAN COMMISSION ACTION

RE: 20 FAIR STREET, Certificate of Approval of Location (CAL) for Repairer & Used Car Dealer in a BA Zone (Owners/Applicants: David Kinney, Jude Ahern, and Lucy Ahern).
REPORT: 1440-10
ACTION: Approval with Conditions

BACKGROUND

David Kinney, Jude Ahern and Lucy Ahern seek a Certificate of Approval of Location (CAL) for Repairer & Used Car Dealer in a BA zone. This business was approved by the Board of Zoning Appeals at its May 2010 meeting.

PLANNING CONSIDERATIONS

The submitted site plan shows the leased area on the front portion of the site. The greater portion of the lot is being used for unrelated businesses, not a part of this application. Sixteen parking spaces, each measuring 9'x18' are shown. Parking spaces in the BA zone must measure 20'x9'. A revised plan is required showing the parking spaces at the correct dimension.

The building has three bay doors, one larger than the other two. Access to the lot is controlled by a sliding gate. A 250-gallon waste oil tank is required but is not shown on the plan. This needs to be corrected as well.

Fair Street is a very short dead end road somewhat off the beaten path but close to the downtown and Wooster Square neighborhoods. Both the street and the general area do not see a large amount of pass-through traffic.

The location of the proposed use on the site is well segregated from the other uses and access is controlled. A small repair business with sales of up to five vehicles fits the site characteristics well.

The business will employ two persons and the days and hours of operation will be 6:30 am to 6:00 pm, Monday – Saturday, closed Sunday. The vehicles for sale will be stored indoors after each business day. No flags, banner or the like will be displayed.

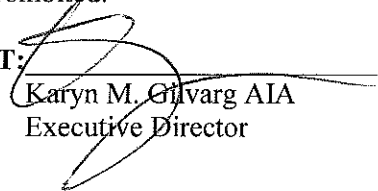
Public Hearing: A public hearing was scheduled for May 19, 2010 but as no one representing the applicant was present, it was postponed to June 16. At the hearing Anthony Avallone and owner David Kinney appeared before the Commission to support the application and to request that Condition #5 regarding the parking lot portion of the site be eliminated.

ACTION

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

1. Approval is for the repair of vehicles and the sale of up to five used cars.
2. The site plan shall be revised to show parking spaces measuring 20'x9' and the location of the 250-gallon waste oil tank. The revised site plan shall be submitted to the City Plan Department for review and acceptance prior to the opening of the business.
3. The days and hours of operation shall not exceed 6:30 am to 6:00 pm, Monday - Saturday.
4. Full cut-off type lighting shall be employed. Flood lighting shall be prohibited.

ADOPTED: June 16, 2010
Edward Mattison
Chair

ATTEST: 
Karyn M. Gilvarg AIA
Executive Director