

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: 43 Pope Street, Variance to permit 10.2' side yard where 12 is required; Special Exception to permit 1 parking space where 3 are required to permit the expansion of a single-family dwelling in a RS-2 zone (Owner/Applicant: Madeline & Andrew Anastasio) BZA 10-71-V; 10-72-S]

REPORT: 1442-20

ADVICE: Approval

BACKGROUND

Madeline & Andrew Anastasio seek a Variance to permit 10.2' side yard where 12 is required and Special Exception to permit 1 parking space where 3 are required to permit the expansion of a single-family dwelling in a RS-2 zone. A recent site visit shows the single-family Cape styled house bounded by Woodward and Townsend Avenues in the Morris Cove neighborhood. The lot widths are not consistent; yet, each lot contains a single-family dwelling with off street parking. 43 Pope is a 50' wide lot with a driveway access.

At the July 13, 2010 Board of Zoning Appeals public hearing Ms. Madeline Anastasio presented the application. She noted the intent of the planned house addition would provide a bedroom and sitting room for her mother-in-law. The house will remain a single-family dwelling. No one endorsed or opposed the application.

PLANNING CONSIDERATIONS

Submitted plans include an A-2 class survey showing the existing house and proposed additions; floor plans of the existing and proposed construction. Building elevations were also submitted. Spindrift Design, LLC, Guilford, CT prepared the house plans and the survey was drawn by Thomas A. Stevens and Associates Inc. Madison, Connecticut.

As planned the second floor roof will be raised allowing a new living area, an additional bedroom and sitting room. The first floor expansion involves an expanded living room and screened porch. The off street-parking requirement in the RS-2 zone is predicated on the number bedrooms in a single-family dwelling.

Variance:

Due to the existing 10.2 side yard setback the planned height expansion requires the variance sought. Staff notes the original house construction pre-dates current zoning when the side yard setbacks were amended to 8 and 12 feet. As a result, the subject variance is sought to recognize the existing setback as no building projections are planned. Therefore, the Commission notes the addition is consistent with the basis for granting a variance.

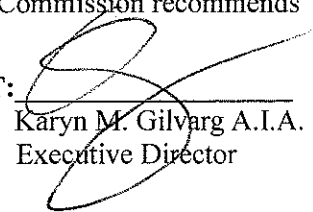
Special Exception:

In the single-family zones the off street-parking ratio is predicated on the number of bedrooms: one parking space for the first bedroom, and one-half (1/2) parking space for each additional bedroom, rounded to the next higher number if a fraction. Therefore, as 4 bedrooms are proposed, 3 on site parking spaces are required. Furthermore as a front yard parking space is prohibited, the applicant has chosen to seek permission to reduce the parking requirement. The applicant asserts the omitted parking spaces will not impair present nor future development. The Commission notes the front yard setback in the RS-2 zone is 25', which, at 43 Pope Street, comprises the entire front area. Therefore one legal parking spaces is possible. The advice from the Transportation and Traffic and Parking Department simply suggests a condition to restrict to a single-family use.

ADVICE:

The central matter before the Commission is whether the special exception will impact the neighborhood. As all the lots on Pope Street have off street parking, the reduction of 2 spaces is minimal in scope. The Commission then notes the proposed adjustment of parking is in accord with the public convenience and welfare, and as the impact from a 2 parking spaces deficit is minimal, the Commission recommends approval.

ADOPTED: July 21, 2010
Edward Mattison
Chair

ATTEST: 
Karyn M. Gilvarg A.I.A.
Executive Director



NEW HAVEN CITY PLAN DEPARTMENT

43 POPE ST

FILE
 ADDRESS 43 POPE ST
 MBP 044 0902 00600
 OWNER PAGE GERALD E & DIANE L

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