

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: 284-290 Blatchley Avenue, Special Exception to permit front yard parking for a church in RM-2 zone (Owner: New Haven Best, LLC. Applicant: Mike Soto, (BZA file# 10-73-S).

REPORT: 1442-21

ADVICE: Approval

BACKGROUND:

Iglesia Salvaciony Vidaeterna Inc. seeks a Special Exception to allow front yard parking regarding a church in the RM-2 zone in the Fair Haven neighborhood. A recent site visit shows the subject site at the Monroe Street/ Blatchley Avenue intersection across from Christopher Columbus School. Existing structures include a single story commercial building that has contained a neighborhood supermarket for several years.

At the July 13, 2010 Board of Zoning Appeals public hearing the applicant was absent. No one in the audience opposed nor endorsed the application. Therefore the matter was referred to the City Plan Commission on its own merits.

Prior CPC Actions:

- Approved with Condition (CPC file# 920-02) Land Disposition Agreement LDA for commercial Reuse Fair Haven Parcel S-52. November 10, 1982.
- Approved Design Review (CPC file # 958-16) Preliminary Design Review, Parcel S-52 for Commercial Reuse (March 14, 1984).
- Approved Special Exception to permit 0 Parking and Front Yard Parking, Use Variance for Retail Food Sales, Rear, Front and Side Yard Variances, Lot Area Coverage and Backing Over Sidewalk (BZA 84-70-S, 84-71-V) June 20, 1984.

Prior BZA Actions:

- Denied: Use Variance (BZA 92-42-V) to permit a grocery-beer sales in existing grocery store in a RM-2 zone... was taken to superior Court, but withdrawn.
- Granted: Special Exception (BZA 84-70-S) to permit 0 parking concerning food outlet in a RM-2 zone.
- Granted: (BZA 84-71-V) Use Variance to permit food sales, bulk and yard Variances and Variance to allow backing over a sidewalk in a RM-2 zone.

PLANNING CONSIDERATIONS:

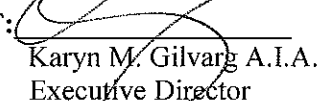
Submitted plans include a floor plan/site plan dated June 21, 2010. Said plans were prepared by Design & Drafting, Bayport, New York. Review of the site plan showing 11 parking spaces including 1 handicap space. Of the eleven, 4 spaces are within the front yard setback along Blatchley Avenue. Review of the floor plans shows a proposed church sanctuary with a capacity of 80 seats and a 580 square foot church office.

The central issue before the Commission is that the RM-2 zone prohibits parking a vehicle within the front yard setback. Said provision serves to protect the residential character of the neighborhood. Nevertheless, the commercial use pre-dates current zoning as reflected in the BZA history noted above. That is, office records show *Caporale's Food Fair* (a grocery store) was established on site in 1963. However due to the proposed change in use and the fact the grocery store has been abandoned, the parking adjustment is currently before the Commission. The Commission notes the 4 proposed parking spaces meet the size requirement as required in section 29.B and there is ample space for landscape buffering near the streetfront. As 80 seats are planned, 10 parking spaces are required per Section 12.B.1.d. of the New Haven Zoning Ordinance. The existing 11 spaces are presently in compliance with Section 12.B.1.d. As presented the front yard parking will not disrupt property values or the character of the neighborhood.

ADVICE:

As a result, the Commission finds that the 4 encroaching spaces are necessary to the use with which they are connected, and they cannot be practically located elsewhere on the lot. Therefore the Commission also finds the proposed front yard parking in keeping with section 29.C. of the New Haven Zoning Ordinance and recommends approval.

ADOPTED: July 21, 2010
Edward Mattison
Chair

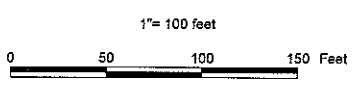
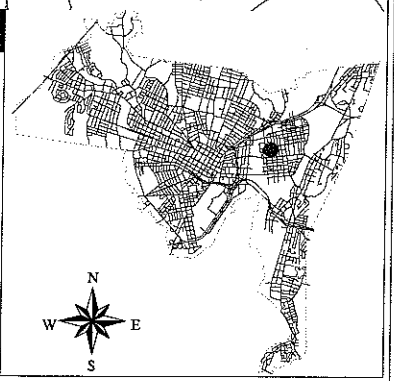
ATTEST: 
Karyn M. Gilvang A.I.A.
Executive Director



NEW HAVEN CITY PLAN DEPARTMENT

290 BLATCHLEY AV

FILE ADDRESS MBP OWNER
 290 BLATCHLEY AV
 172 0754 00100
 CAPORALES FOOD FAIR INC



This map is based on 1997 aerial mapping. The City of New Haven cannot accept any responsibility for accuracy or completeness of this map. There are no warranties, expressed or implied.
 Plot date: Jun 23, 2010; C:\CPCBZA\cpcbza_2_1_b.apr