

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: 265-267 Dixwell Avenue, Special Exception to permit joint use parking between Trinity Temple Church and a daycare sponsored by the church in a split BA/RM-2 zone (Owner: Charles Brewer. Applicant: Trinity Temple Church) [BZA 10-74-S].

REPORT: 1442-22

ADVICE: Approval

BACKGROUND

Trinity Temple Church seeks a Special Exception to allow Joint Use parking in support of Sadie's Daycare Academy Daycare Center at the rear of 267 Dixwell Avenue; in conjunction with the Church located at 275-285 Dixwell Avenue in both BA and RM-2 zones.

During the July 13, 2010 hearing, M. O.K. Shaw presented the application and noted there is a great need for daycare in the neighborhood. He continued that the daycare hours would not conflict with the church. No one from the audience endorsed or opposed the application.

Prior BZA Actions:

- Granted: Use Variance (BZA 87-158-V) to permit 5,195 S.F. where 7,000 is required to convert upper floors to 5 efficiency dwelling units in a Business A zone.
- Denied: Special Exception (BZA 95-14-S) to allow a Liquor permit to re-establish 1 170 seat neighborhood bar.
- Denied Special Exception (BZA 98-70-S) to allow eating and drinking place & entertainment regarding the continuation of a historical use of the premise; to sell Beer, wine only.
- Denied: Special Exception (BZA 05-43-S) to allow a member Social Club with Liquor Permit.
- Granted with conditions: Special Exception (BZA 05-144-S) to permit a 26 member Social Club in a BA zone. The conditions are as follows:

1. Approval is only for Korner's Domino Club, Inc.
2. The use shall only be operated on the first floor of 265-267 Dixwell Avenue.
3. Club membership shall not exceed 26 persons.
4. A parking agreement for 7 parking spaces at 284 Dixwell Avenue shall be recorded on the land records.
5. A full service kitchen with dining service shall not be permitted. Prepared foods such as cold sandwiches, chips and cookies and the like may be served.
6. No live music.

PLANNING CONSIDERATIONS

Submitted information includes a letter from Pastor Charles H. Brewer endorsing the shared parking lot activity. In addition, a site plan of the subject site and the neighboring church and adjoining rear parking lot were submitted in conjunction with existing and proposed floor plans of the proposed Daycare Center. CK Design Enterprises, Meriden, Connecticut, prepared all plans. Review of the proposed floor plans shows a comprehensive renovation wherein 5 classrooms are planned, including two infant care rooms. In addition, a nutritional preparation area, pantry, dining and office are shown. The Sadie's Daycare Academy daycare use is limited to the first floor. The site plan shows 37 parking spaces with 2 handicap spaces. As planned a rear gate will be installed to allow pedestrian parking lot access.

The applicant asserts there is no conflict regarding the shared parking lot as church services are planned after daycare hours. The proposed days and hours of operation are Monday- Friday 7:00 am to 5:00 p.m. In the interest of safety the primary daycare entrance is at the rear where drop-off and pick-up is contained within the parking lot. The Commission concurs with the findings by the church and notes there is little or no parking conflict between the church and the proposed daycare center based on a recent site visit.


The sole comment from the Transportation, Traffic and Parking Department encourages drop-off and pick-up from Henry Street. The church however feels they can better monitor child safety from their parking lot.

Staff notes the location has a rich historic background as a noted jazz club. Department records show the first floor of 265-267 Dixwell Avenue was once a restaurant/bar known as *The Monterey Cafe* as late as 1956. Many notable jazz musicians performed there during their East Coast tours. Monterey Place development adopted its name from the former jazz club.

ADVICE:

Because Trinity Temple Church is the sponsor of the proposed daycare center and as the planned hours of operation will not conflict with the church, the Commission finds the proposed joint use is in keeping with Section 29.H.2 and thus recommends approval.

ADOPTED: July 21, 2010
Edward Mattison
Chair

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

