



NEW HAVEN CITY PLAN DEPARTMENT

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June 25, 2020

Honorable Tyisha Walker-Myers, President
Michael B Smart, City Clerk
Board of Alders of the City of New Haven
165 Church Street
New Haven, CT 06510

RE: **PETITION TO AMEND THE NEW HAVEN ZONING MAP TO RE-ZONE
455 GREENWICH AVENUE FROM THE RM-2 ZONE TO THE BA ZONE**

Dear President Walker-Myers and Mr. Michael Smart:

The City Plan Department of the City of New Haven is pleased to present you and the honorable members of the Board of Alders with this Petition to amend the zoning map to change the zoning of 455 Greenwich Avenue from RM-2 to BA.

As outlined in this application, this request stems from a disposition of a vacant lot, approved by the Board of Alders, as reflected in the City Plan Commission Advisory Report. The applicant is proposing a mixed-use building. The first floor will provide a commercial kitchen and a place to store the applicant's food truck. There are apartments proposed above. Unfortunately, the commercial use proposed on the first floor is not permitted in the RM-2 Zone. In addition, the bulk area requirements of the RM-2 Zone are much more restrictive and would limit the ability of the new owner to develop the lot. Instead of seeking variances, the applicant is seeking a zone change that will better reflect the intended uses at the site.

This is appropriate because the site borders the BA Zone on two sides. Therefore, we need not worry about issues of spot zoning. This site is situated on the edge of a commercial area which could benefit from an additional mixed-used development. Lastly, this zone change comports with the Comprehensive Plan as outlined in the City Plan Commission Advisory Report recommending approval of the disposition.

Very truly yours,

Jenna Montesano, Deputy Director

CC: Albert Lucas, Director of Legislative Services

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