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July 10, 2020

Mr. Michael B. Smart,
City Clerk
City of New Haven
200 Orange Street
New Haven, CT 06510

The Honorable Members of the Board of Alders
c/o Albert Lucas, Director Legislative Services
City of New Haven
165 Church Street
New Haven, CT 06510

**RE: Petition for Zoning Map Amendment to change the Zoning Designation of 455
Greenwich Avenue from the RM-2 (Residential High/Middle Density) to BA
(Business)**

Dear Mr. Smart and Honorable Board of Alders:

I am pleased to submit for the Board's consideration a Zoning Map Amendment for property located at 455 Greenwich Avenue, MBLU 266/0024/01500, from the RM-2 (Residential High/Middle Density) to BA (General Business).

The total approximate area of the site is .17 acres. It is vacant land owned by the City. The property directly abuts the BA zone on both the north and directly across the street to the west. Its current RM-2 zoning designation restricts any future use to residential use only. Converting this property to BA standards would bring the property into conformity with the zones to the west and north and would allow future uses that complement existing uses. Considering this mixed-use neighborhood, a more flexible zoning designation would be appropriate for this parcel of vacant land.

The BA zone allows for a broad range of uses on the Property, including commercial/business retail, personal services, restaurants, offices as well as some residential which are consistent with neighboring parcels. These uses are far more compatible with the Property's adjacent uses than the RM-2 zone permits.

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In addition to the benefits to the owners, tenants and visitors to the site, as required by §182 of the City of New Haven Charter, the re-zoning will be beneficial to the City in that it will conform the parcel to uses that presently exist on the sites to the north and west, which uses have existed for many years, preserve existing residential structures existing on some other parcels in the neighborhood, provide for and encourage economic development and re-development for general business uses that are compatible and beneficial neighborhood services for the residents of the District. As such, the proposal is in accordance with the City's plan of comprehensive plan of development.

As also required by §182, the amendment is designed to lessen congestion in the streets, secure safety, promote health and the general welfare, provide adequate light and air, prevent the overcrowding of land, avoid undue concentrations of population, provide adequate provisions for transportation and other public requirements, reflect the character of the applicable zoning districts and their peculiar suitability for the uses to be allowed in such districts, conserve the value of existing buildings, and encourage the most appropriate use of land in the City.

I have enclosed the Petition for Map Amendment, along with a proposed Order for the Board of Aldermen adopting the requested amendment. Please note I am also delivering copies of this submission to the City Plan Commission.

Please let me know if I can provide you with any additional information or if you have any questions.

Very truly yours,

BERNARD PELLEGRINO
BP/ssp

Cc: Carlos Rodriguez