
Application: Special Exception SE2021-3
Applicant: David Coleman
Owner: David Coleman
Address: 143 Eastern Drive (33-0064)
Zone: MX
Description: Change of Use- Two-Family to Four-Family Development

Proposal

David Coleman submitted an application for special exception and site plan review for a change of use from a two-family residential use to a four-family residential use and associated improvements on property located at 143 Eastern Drive in the MX zone pursuant to Sections 23A, 44, 55 and 60 of the Middletown Zoning Code.

Existing Conditions

The property consists of 43,000 SF in the MX zone with 95.7 ft of frontage on Eastern Drive. It is bounded to the north and south by single-family residential properties, to the west by the Maplewood Terrace multi-family development operated by the Middletown Housing Authority, and to the east by Eastern Drive and the Connecticut Valley Hospital property beyond.

The property is improved with a two-family dwelling constructed in 1900, detached garage, driveways, lawn areas, utilities and other associated improvements. The rear portion of the property has mature forest area that slopes down from east to west.

There may be inland wetlands along the western property line but this was not confirmed.

Proposed Conditions

The applicant proposes to convert the existing two-family dwelling to a three-unit building and convert the detached garage to a one-unit structure. The driveway will be expanded to construct 6 parking spaces. New walkways, utilities and drainage system will be installed.

Yard, Coverage & Bulk Requirements (MX)

	Proposed	Required (Max or Min)
Font Yard	26.1ft	25ft
Rear Yard	±375ft	18ft
Side Yard (main)	10.2ft*	18ft
Side Yard (second)	1.2ft*	10ft
Coverage	3.8%	40%
Height	2.5 stories	6 Stories
Lot Area	43,000 SF	18,513 SF

* Existing Nonconforming

Buildings and Uses

The existing main structure is ±1,950 SF and 2.5 stories. It has 1 one-bedroom unit and 1 two-bedroom unit according to the assessor's records. A portion of the basement will be converted to a 294 SF studio apartment. The unit has direct access outside by a door at the rear of the building.

The existing garage contains 540 SF with two garage bays. The garage will be converted to a single studio apartment within the existing footprint of the dwelling.

Parking, loading and Circulation.

The site plan includes the construction of a total of six outdoor parking spaces. These spaces would satisfy the parking demand for 2 studio units, 1 one-bedroom unit and 1 two-bedroom unit (40.04.14).

The existing driveway and curb cut will be used and six parking spaces will be constructed.

Drainage

The stormwater management plan consists of collecting runoff from the driveway and parking expansion with a catch basin and directing it to an underground detention system located in the back yard. Overflow will be directed to a 10 ft level spreader. Existing drainage patterns for the runoff from the structures will be maintained.

Utilities

The main structure is currently connected to City sewer and water. Water and electric service would be brought from the main structure to the secondary structure. A new sewer lateral from the secondary structure will connect to the existing lateral on site.

Erosion & Sediment Controls

The proposed erosion & sedimentation controls consisting of a single row of silt fencing along the southern property along the driveway expansion and along the downslope adjacent to the proposed level spreader.

Landscaping

No additional landscaping is proposed. An existing overgrown hedge along the front of the property will be trimmed to a maximum of 2 ft tall.

Inland Wetlands

There may be inland wetlands along the western property line but this was not confirmed on the survey provided. Regardless, all proposed work will be 250 ft from the rear property line. Therefore, there is no concern about the impact of the development on nearby wetlands.

Special Exception Findings (44.04)

The Commission may grant a special exception when making a finding on the following criteria below:

Compliance with the City Plan

The proposal is consistent with the 2020 Plan of Conservation and Development because the plan supports a growing housing stock with more housing options.

Adverse Effects

The property is adjacent to other residential uses. It is unlikely that the increase in residential density by two-units will have any adverse impacts to the area.

Visibility and Accessibility

N/A.

Traffic Movement

The existing curb cut will be used to access the property and onsite parking.

Orderly Development

There are single-family, two-family, and multi-family uses in the direct vicinity of the subject property. The four-unit development utilizing the existing structures on the property with no expansion of footprint is consistent with this transitional development.

Property Values and Character

There is likely no impact on property values and character of the neighborhood.

Parking and Loading

The site plan complies with parking standards for 2 one-bedroom units and 2- two or more bedroom units (40.08).

Compliance with Standards

Multi-family development containing three or more dwelling units have specific special exception standards (44.08.21).

- A. There is no opportunity for through traffic through the site.
- B. Parking spaces will be less than 30ft away from any entrance way to the dwelling units.
- C. The development will utilize existing building that were constructed in 1900.
- D. The existing curb cut will be utilized for vehicular access to the site. The driveway area will be expanded to accommodate a parking area that is separate from the driveway. The driveway can be utilized for fire equipment, moving vans, deliveries, etc.
- E. The property fronts only one street, so there is no opportunity to connect two streets.
- F. N/A
- G. The development utilizes structure constructed prior to 1976.
- H. N/A
- I. The parking arrangement appears to comply Section 40.

Issues to be Resolved

1. Floor plans for the existing units should be provided to verify the number of units and bedroom count.
2. The applicant should consider deed-restricting the new units for affordable housing to contribute to the City's affordable housing stock.
3. The applicant should address Water and Sewer Department comments dated 4/14/2021.

Staff Recommendations

1. Prior to the issuance of building permits:
 - a. Site development plans and architectural plans shall be submitted to PCD Staff to verify compliance with this special exception/site plan approval and the Middletown Zoning Code.
 - b. Any outstanding department comments shall be addressed.