

July 8, 2025

Mr. Kevin P. White, Zoning Enforcement Officer  
City of Derby  
1 Elizabeth Street  
Derby, CT 06418

SLR Project No.: 141.11563.00023

**RE: Blizzard Mechanical, LLC – Contractor’s Business**  
**155 New Haven Avenue**  
**Derby, Connecticut**

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Dear Mr. White,

Pursuant to your request, we have reviewed the maps, plans, and data submitted in support of the above-referenced application. Our office received the following documents in support of this application:

1. Application with Statement of Use
2. Authorization Letter from Riverside Properties, LLC, dated May 20, 2025
3. Building Sketch with layout of proposed uses, not drawn to scale, undated, with an unknown author
4. Plan entitled "Site As-Built for Riverside Properties, LLC, 155 New Haven Avenue, Derby, Connecticut, Sheet AB-1," scale: 1"=20', dated November 20, 2009, revised to December 29, 2017, prepared by John Paul Garcia & Associates, P.C.
5. Copy of referenced Document No. 4, with notations added by Attorney Dominick Thomas

## **Review Comments**

Based upon the documents received in support of this application, we offer the following comments:

1. In accordance with Section 195-141, the applicant has provided evidence of notice to property owners within 150' of the subject parcel.
2. The Building Sketch includes notations regarding "Building Community Church" on the mezzanine level. The applicant's attorney should confirm, in writing, if this use is proposed. If so, this use would require a separate Special Exception Application.
3. The Statement of Use should include hours of operation and a more detailed description of the intensity of fabrication is intended to occur at the property. As the site abuts a residential zone, the Commission *may* regulate the hours of operation taking into

consideration intensity of lighting, noise and traffic generation per Section 195-48.F. of the *City of Derby Zoning Regulations*.

4. The Statement of Use makes a reference to service vehicles. The approximate number and size of the service vehicles should be clarified.
5. The Statement of Use provides the number of employees at 12 and correctly points out that the Zoning Regulations do not provide a parking standard for a contractor’s business. There are 13 spaces are shown as dedicated to Blizzard Mechanical, LLC. In accordance with Section 195-54.B(3), the Commission can consider other authoritative sources, including the *Parking Generation Manual*, prepared by the Institute of Transportation Engineers (ITE). Attached is Section 180 of the Parking Generation Manual, where the average peak demand for Specialty Trade Contractor is 1.76 spaces per 1,000 gross square feet. If this rate were applied to the areas occupied by the applicant (roughly 10,000 square feet), the parking demand would be 18 spaces, which is greater than the 13 spaces shown to be allocated to the applicant. Please note that other spaces are available on the parcel.

At the Commission's request, we have provided the applicant and their representatives with a copy of this letter. Should you have any questions or concerns, please do not hesitate to contact our office at 203-271-1773.

Regards,

**SLR International Corporation**



**Ryan McEvoy, PE**  
Principal Civil Engineer  
rmcevoy@slrconsulting.com

Attachment     Section 180 *Parking Generation Manual*

cc     Mayor Joseph L. DiMartino – City of Derby  
Chief Scott Todd, Chief of Police – Derby Police Department  
Brian Lema, Esq. – Derby Corporation Counsel – Berchem Moses PC  
Dominick Thomas, Esq. – Cohen and Thomas, LLC

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## Land Use: 180 Specialty Trade Contractor

### Description

A specialty trade contractor is a business primarily involved in providing contract repairs and services to meet industrial or residential needs. This land use includes businesses that provide the following services: plumbing, heating and cooling, machine repair, electrical and mechanical repair, industrial supply, roofing, locksmith, weed and pest control, and cleaning.

### Time of Day Distribution for Parking Demand

The following table presents a time-of-day distribution of parking demand on a weekday at 18 general urban/suburban study sites.

Hour Beginning	Percent of Weekday Peak Parking Demand
12:00–4:00 a.m.	0
5:00 a.m.	0
6:00 a.m.	5
7:00 a.m.	39
8:00 a.m.	83
9:00 a.m.	97
10:00 a.m.	99
11:00 a.m.	100
12:00 p.m.	91
1:00 p.m.	94
2:00 p.m.	90
3:00 p.m.	92
4:00 p.m.	88
5:00 p.m.	64
6:00 p.m.	1
7:00 p.m.	0
8:00 p.m.	0
9:00 p.m.	0
10:00 p.m.	0
11:00 p.m.	0

**Additional Data**

The sites were surveyed in the 2010s in Texas.

**Source Numbers**

570, 571

# Specialty Trade Contractor (180)

**Peak Period Parking Demand vs: 1000 Sq. Ft. GFA**

**On a: Weekday (Monday - Friday)**

**Setting/Location: General Urban/Suburban**

Peak Period of Parking Demand: 9:00 a.m. - 4:00 p.m.

Number of Studies: 18

Avg. 1000 Sq. Ft. GFA: 5.8

## Peak Period Parking Demand per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
1.76	0.68 - 6.25	0.96 / 4.06	***	1.29 ( 73% )

## Data Plot and Equation

