

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: 279 DAVENPORT AVENUE. Disposition of single-family property to be rehabilitated and converted to a rental property. (Adam Scheps)
REPORT: 1540-15
ADVICE: Approval

PROJECT SUMMARY:

Developer: Adam Scheps
Disposition Price: \$25,000
Site: 2,614 SF
Zone: RM-2
Use: Single-family
Financing: Private
Subsidy: None
City Lead: Evan Trachten
Agency: Livable City Initiative
Phone: 203-946-8373

BACKGROUND:

LCI proposes to sell this single-family property at 279 Davenport Avenue to Adam Scheps, who will rehabilitate the property and keep it as a rental property.

PLANNING CONSIDERATIONS:

The dimensions of the lot are 55 feet wide and 100 feet deep. LCI focuses on home-ownership but this property lacks several features that are preferable to homeowners such as no off-street parking and the density of the area. LCI does not want to demolish the property and create a sliver lot to sell to the neighbor so allowing the applicant to rehabilitate this property into a rental property is recommended. The applicant has rehabilitated two properties located on Davenport Avenue in the past, as well as other work in the City on Whalley Avenue (600 block).

ADVICE:
Approval.

ADOPTED: January 17, 2018
Edward Mattison
Chair

ATTEST: 
Michael Piscitelli, AICP
Interim Executive Director, City Plan