

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: 39 ELLIOT STREET - DISPOSITION of a vacant sliver lot to be developed into a single-family property. (Habitat for Humanity of Greater New Haven, Inc.)
REPORT: 1551-10
ADVICE: Approval subject to the applicant obtaining zoning relief

PROJECT SUMMARY:

Developer: Habitat for Humanity of Greater New Haven, Inc.
Disposition Price: \$1,000
Site: 4,704 SF
Zone: RM-2
Use: Vacant to single-family
Financing: Non-Profit
Subsidy: None
City Lead: Evan Trachten
Agency: Livable City Initiative
Phone: 203-946-8373

BACKGROUND:

LCI proposes to dispose of the vacant lot at the property of 39 Elliot Street to Habitat for Humanity who will build a single-family, owner-occupied property at this site. This property must be sold to an owner occupant for a combined period not less than (5) years, inclusive of successive ownership, unless a more extensive period is required by federal law, the Property Acquisition and Disposition Committee (PAD), City Plan, the Board of Director of Livable City Initiative (LCI) and/or the Board of Alders of the City of New Haven.

PLANNING CONSIDERATIONS:

The dimensions of the property are approximately 40 feet wide and 112 feet deep. Compliance with the RM-2 zoning regulations for yard setbacks, height limits and required parking, and the dimensions of any related zoning relief, can only be determined at the time when a specific construction proposal is submitted.

ADVICE:

Approval subject to the applicant obtaining zoning relief prior to closing.

ADOPTED: November 14, 2018
Edward Mattison
Chair

ATTEST: MPL
Michael Piscitelli, AICP
Deputy Economic Development Administrator