

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: 80 SYLVAN AVE., 0 SYLVAN AVE. (MBP: 299-1145-05000) Land Disposition for Single-Family Residence (Habitat for Humanity).
REPORT: 1438-10
ADVICE: Approval with Condition

PROJECT SUMMARY:

Developer: Habitat for Humanity of Greater New Haven, Inc.
Disposition Price: \$1,000
Site: 6,099 sq.ft. Total
Zone: RM-2
Use: Single-Family Dwelling
Financing: Not Provided
Subsidy: None
City Lead: Evan Trachten
Agency: Livable City Initiative
Phone: 946-8373

BACKGROUND

The City is acquiring Reuse Parcels TF-299-0145-05000 & 299-0145-00101 from Hill Development Corporation through a deed in lieu of foreclosure. This action is necessary to preserve certain time sensitive development funds dedicated to a larger project of which this property is involved. After the city gains control it proposes to sell them to Habitat for Humanity of Greater New Haven for construction of a single family dwelling on the combined lots. The City is seeking prior authorization for the transaction to occur.

The subject parcels are located on a residential street between Elliot St. and Orchard St. in the Hill neighborhood.

PLANNING CONSIDERATIONS

Evaluation of the site was based on examination of a plot plan, the LCI PAD submission materials, the zoning regulations and the geographic information system. The City proposes to sell TF's-299-0145-05000 & 299-0145-00101 for \$1,000. The Commission has not addressed the issue of price. This item was presented at the February 17, 2010 PAD meeting and was approved without conditions.


The parcels are flat, clear of debris and very unequal size. 80 Sylvan Avenue is 40' wide having an area of 4,797 sq.ft., while 0 Sylvan is only 10' wide with an area of 1,100 sq.ft. Individually they are nonconforming, but taken together they conform to size and width standards of the district.

ADVICE

The Commission finds the proposed reuse of the properties suitable for the site in question and recommends approval with condition:

1. Notice to Land Records at time of closing.

ADOPTED: March 17, 2010
Edward Mattison
Chair

ATTEST: 
Karyn M. Gilvarg A.I.A.
Executive Director