

## NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

**RE:** 609 Winchester Avenue.

**REPORT:** 1497-13  
**ADVICE:** Approval

### **PROJECT SUMMARY:**

---

**Developer:** Neighborhood Housing Services, Inc.  
**Disposition Price:** \$11,500.00  
**Site:** 4,792 sq ft  
**Zone:** RM-2  
**Use:** Rehabilitation of an existing single-family home, with owner occupancy.  
**Financing:** Non-Profit  
**Subsidy:** None  
**City Lead:** Evan Trachten  
**Agency:** Livable City Initiative  
**Phone:** 946-8373

### **BACKGROUND:**

The property is currently a vacant existing single-family home which is to be sold to Neighborhood Housing Services, Inc. for rehabilitation and subsequent owner-occupancy.


### **PLANNING CONSIDERATIONS:**

The property located 609 Winchester Avenue is to be rehabilitated as a single-family home. The subject property complies with all zoning regulations for rehabilitation of a pre-existing, non-conforming (due to side yard dimensions) single-family residential use in an RM-2 (Medium-Density Residential) district.

### **ADVICE:**

Recommending approval.

**ADOPTED:** September 17, 2014  
Edward Mattison  
Chair

**ATTEST:**   
Karyn M. Gilvarg, AIA  
Executive Director