

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: 19 Winthrop Avenue.

REPORT: 1497-15
ADVICE: Approval

PROJECT SUMMARY:

Developer: Adalberto Alicea
Disposition Price: \$544,500
Site: 2,178 sq ft
Zone: RM-2
Use: Addition of property to the side yard of 21 Winthrop Avenue.
Financing: Private
Subsidy: None
City Lead: Evan Trachten
Agency: Livable City Initiative
Phone: 946-8373

BACKGROUND:

The property is currently a vacant parcel which is to be sold to the current owner of 21 Winthrop Avenue for use as a driveway and additional side yard for his home.

PLANNING CONSIDERATIONS:

The property located 19 Winthrop Avenue is to be sold to the adjacent home-owner who is rehabilitating his property at 21 Winthrop Avenue. The subject property will be used as a driveway and side yard for 21 Winthrop Avenue and thus will eliminate its existing non-conformity (due to lot area and side yard dimensions) 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