

## NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

**RE:** 176 CHESTNUT STREET, (MBP 208-0562-01300) Land Disposition Agreement for new 2-Family Dwelling [Andrew Consiglio].  
**REPORT:** 1474-09  
**ADVICE:** Approval

### PROJECT SUMMARY:

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**Developer:** Mr. Andrew Consiglio  
**Disposition Price:** \$35,000  
**Site:** 5,832 S.F.  
**Zone:** RM-2 zone  
**Use:** Construct 2-Family Dwelling  
**Financing:** Private  
**Subsidy:** None  
**City Lead:** Evan Trachten  
**Agency:** Livable City Initiative  
**Phone:** 946-8373

### BACKGROUND:

The City acquired this parcel and proposes to sell it to Mr. Andrew Consiglio who will construct a 2-family dwelling with three off street parking spaces. Review of preliminary site plan shows a 2,524 square foot living area, 2-story house with first floor front porch. The proposed site plan is in compliance with the bulk and yard requirements of the RM-2 zone. A recent site visit shows a surface parking lot nestled between 2-story multifamily dwellings.

### PLANNING CONSIDERATIONS:


Evaluation of the site was based on examination of the City Tax Map, site visit and review of a preliminary site plan. The City proposes to sell the lot for \$35,000 and the estimated cost of improvements is not known. The Commission has not addressed the issue of price.

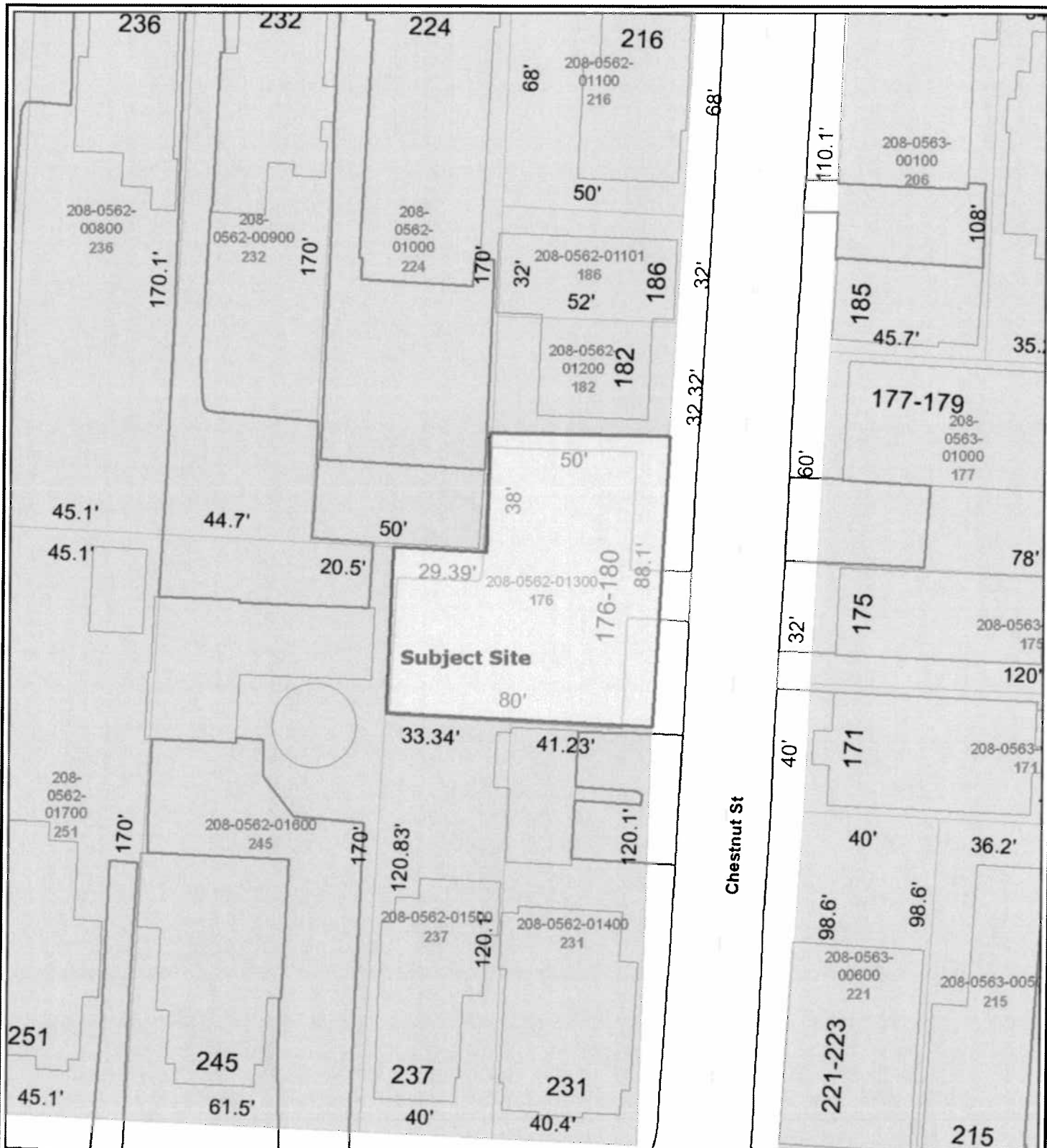
### ADVICE:

The Commission finds the proposed reuse of the property suitable for the site in question given that the housing infill is in harmony with the neighborhood. Therefore the Commission recommends approval.

**ADOPTED:** February 20, 2013  
Edward Mattison  
Chair

**ATTEST:**

  
Karyn M. Gilvarg, AIA  
Executive Director



City of New Haven, Connecticut  
John DeStefano Jr., Mayor



**176 Chestnut Street - RM-2 zone**

Produced by the  
Office of Information Technology  
Geographic Data Viewer

- Waterway
  - Lake - Pond
  - River
  - Shoreline
  - Stream
  - Wetland
- Parcel
- City Boundary Line
- Schools
  - Administration
  - Food Service
  - Private School
  - Public School
  - Fire Station
- Police Station
  - PD Headquarters
  - Substation
- Health Centers
- Hospital
- Library

- Railroad
  - Railroad Track
  - Abandoned Railroad Track
  - Airport Runway
  - Parcel Line\_2005
- Parks
  - Park
  - △ Triangle
  - Golf Course
  - Land Trust Preserves
  - Airport boundary
  - Shoreline

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Scale: 1" = 40 ft

Created: February 13, 2013

