

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: 827-837 CONGRESS AVENUE, (MBP 310-0127-0026, 27, 28 &2900) Land Disposition for new construction of up to 4 single-family residences [Habitat for Humanity].
REPORT: 1473-03
ADVICE: Approval with Conditions

PROJECT SUMMARY:

Developer: Habitat for Humanity of New Haven
Disposition Price: \$4,000
Site: 23,522 S.F.
Zone: RM-2
Use: Construct 4-single family dwellings
Financing: Private
Subsidy: None
City Lead: Evan Tracthen
Agency: Livable City Initiative
Phone: 946-8373

BACKGROUND:

The City acquired these parcels and proposes to sell them to Habitat for Humanity of New Haven who will consolidate the contiguous parcels for development of 4-single family homes. A recent site visit shows the subject vacant lots bounded by Downes and Bond Street in the Hill neighborhood.

Prior CPC Action:

- Approved with Conditions (CPC# 1329-16) Land Disposition for Construction of three Single family dwellings [Hill Development Corporation] November, 2002.

PLANNING CONSIDERATIONS:

Review of the proposed site plan (prepared by Brown & Associates Surveying Services LLC, Hamden, CT) shows 4-adjoining 37' wide lots, each sited with 17.5' wide homes. Said lots will include 18' front yard setbacks and 8' and 10' side yards. In addition, each lot will offer one off-street parking space within the 10' wide side yard. Building elevations were omitted from the submission; however, the site plan notes the planned houses will have a maximum height of 25 feet. With that said, a zoning variance is required to allow side yards that are closer than 12.5 feet. In addition, zoning relief is also required to unmerge said lots for subsequent disposition. Moreover as three or more dwellings are planned, an application for Site Plan Review to the City Plan Commission is required per Section 64.f.2.b.of the New Haven Zoning Ordinance.

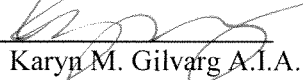
Evaluation of the site was based on examination of a submitted Site Plan, City Tax Map and proposed site survey. The City proposes to sell the sliver lot for \$4,000 and the estimated cost of improvements is not known. The Commission has not addressed the issue of price.

ADVICE:

The Commission recognizes the significant endeavor proposed by Habitat for Humanity of New Haven regarding redevelopment the subject parcels within the Hill Neighborhood. The effort is in keeping with the scope of the Livable City Initiative and therefore the Commission finds the proposed reuse of the property suitable for the site in question and recommends approval with conditions:

1. The contiguous City owned parcels shall be un-merged prior to disposition to Habitat for Humanity of New Haven.
2. The height variances shall be sought prior to submission for site plan review.
3. Site plan application shall be submitted to the City Plan Commission in accord with Section 64(f) for detailed site plan, review and approval prior to issuance of a building permit.

ADOPTED: January 16, 2013
Edward Mattison
Chair

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

