

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: 878 & 884 CONGRESS AVENUE, Land Disposition of Vacant surplus land to combine with #880 for 2-single family dwellings [Habitat of Greater New Haven, Inc.].
REPORT: 1457-08
ADVICE: Approval

PROJECT SUMMARY:

Developer: Habitat for Humanity
Disposition Price: \$2,000
Site:
884 Congress Ave 3,920 S.F.
878 Congress Ave 4,000 S.F.
Zone: RM-2
Use: Construct 2-single family dwellings
Financing: Private
Subsidy: None
City Lead: Evan Trachten
Agency: Livable City Initiative
Phone: 946-8373

BACKGROUND:

The City acquired this parcel through tax foreclosure and the City proposes to sell it to Habitat for Humanity who will maintain and construct two single-family dwellings on the combined lots at 878 and 884 Congress Avenue. Habitat's mission is to provide affordable housing. Their success is due in large part to their reliance on volunteer labor and donated buildings. Habitat for Humanity of Greater New Haven, Inc. is the local chapter of the internationally known non-profit housing development Corporation. A recent site visit shows the mid-block vacant lots bounded by Davenport, Columbus Avenue and Downes Street in the Hill neighborhood. Said parcels are free of trash and the existing sidewalk is in good condition.


PLANNING CONSIDERATIONS:

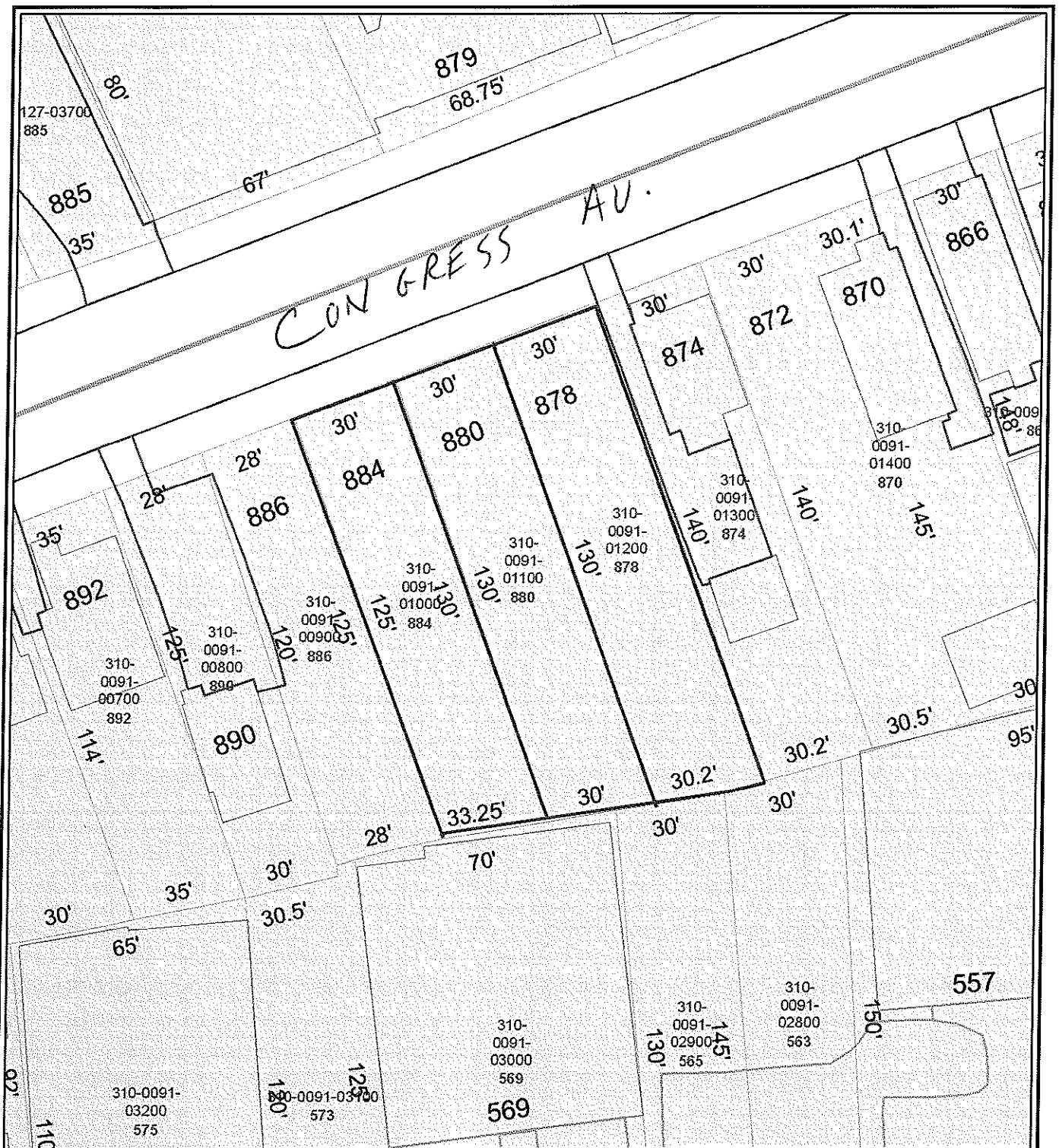
The Commission notes the subject lots are each non-conforming in the way of lot width and lot area and are divided by 880 Congress Avenue. Habitat's intent is to purchase 880 Congress, which is privately owned, and merge all three contiguous lots and establish 2 buildable lots for 2 single-family dwellings. Given the 11,000 s.f. Combined lot area, two 5,500 square foot lots will remain which is in keeping with the RM-2 lot area requirements. Evaluation of the site was based on examination of the City GIS Map and a site visit as a survey nor building plans were submitted. The City proposes to sell both lots for a sum of \$2,000 (\$1,000 per dwelling unit) and the estimated cost of improvements is unknown. The Commission does not address the issue of price.


ADVICE:


The Commission finds the proposed reuse of the property suitable for the site in question and therefore recommends approval.

ADOPTED: October 19, 2011
Edward Mattison
Chair

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




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

- New Haven

 2003
- 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_2006
 - Parks
 - Park
 - Triangle
 - Golf Course
 - Land Trust Preserves
 - Airport boundary
 - Shoreline

884 & 878 Congress Avenue CPC File
1457-08

Produced by the
 Office of Information Technology
 Geographic Data Viewer

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Scale: 1" = 38 ft
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