

## NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

**RE:** 119 DAVENPORT AVENUE - DISPOSITION  
**REPORT:** 1525-11  
**ADVICE:** Approval

### PROJECT SUMMARY

---

**Purchaser:** Habitat for Humanity of Greater New Haven, Inc.  
**Disposition Price:** \$1,000  
**Site:** 5,139 sq. ft.  
**Zone:** RM-2  
**Use:** Use for single-family home construction by Habitat for Humanity.  
**Financing:** Non-profit  
**Subsidy:** None  
**City Lead:** Evan Trachten  
**Agency:** Livable City Initiative  
**Phone:** 203-946-8373

### BACKGROUND

The property is currently a vacant lot owned by the City of New Haven. It is to be sold to Habitat for Humanity for construction of an owner-occupied, single-family house subject to a 5-year owner-occupancy requirement.

### PLANNING CONSIDERATIONS

The dimensions of the lot are 52 feet wide and 100 feet deep. Because the lot size and width predate the adoption of the 1963 New Haven Zoning Ordinance, this is considered to be an existing non-conforming lot. Compliance with the RM-2 zoning regulations for yard setbacks, height limits and required parking, and the dimensions of any related zoning relief, can only be determined at the time when a specific construction proposal is submitted.

**ADVICE:**  
Approval

**ADOPTED:** December 21, 2016  
Edward Mattison  
Chair

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