

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: 321 DIXWELL AVENUE - ACQUISITION
REPORT: 1527-14
ADVICE: Approval

PROJECT SUMMARY

Purchaser: City of New Haven
Acquisition Price: Up to \$30,000
Site: 5,550 sq. ft.
Zone: BA
Use: Assembly of commercial property with 325 Dixwell Avenue for future development.
Financing: Public
Subsidy: N/A
City Lead: Evan Trachten
Agency: Livable City Initiative
Phone: 203-946-8373

BACKGROUND

The property is currently a privately-owned vacant lot adjacent to a City-owned mixed-use (residential and commercial) property at 325 Dixwell Avenue. The City believes the combined property will offer greater opportunities for future redevelopment.

PLANNING CONSIDERATIONS

The dimensions of the lot are 37 feet wide and 150 feet deep. If it is combined under common ownership with 325 Dixwell Avenue, both lots will be considered joined for zoning calculations. 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. If it is combined under common ownership with 325 Dixwell Avenue, both lots will be considered joined for zoning calculations as one conforming lot. Compliance with the BA zoning regulations for use, 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: February 15, 2017
Edward Mattison
Chair

ATTEST: 
Karyn M. Gilvarg, AIA
Executive Director