

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: 27-29 HENRY STREET - DISPOSITION

REPORT: 1500-04

ADVICE: Approval

PROJECT SUMMARY:

Developer: Juan Salas-Romer

Disposition Price: \$50,500.00

Site: 2,297 sq. ft.

Zone: RM-2

Use: Two-story building (previously used as a church) to be converted to residential use with 1-2 units, subject to zoning variance.

Financing: For-Profit

Subsidy: None

City Lead: Evan Trachten

Agency: Livable City Initiative

Phone: 946-8373

BACKGROUND:

The property is currently a vacant city-owned building which had previous use as a church. It is to be sold to a developer with the understanding that may be required to permit development of two dwelling units.

PLANNING CONSIDERATIONS:

The property located at 27-29 Henry Street is to be rehabilitated within the existing building envelope for up to two residential dwelling units. Residential re-use of the property complies with zoning use regulations for an RM-2 (medium-density residential) district. Because the building's construction in 1900 predates the enactment of the 1963 New Haven Zoning Ordinance, it is also considered an existing non-conforming structure with regards to lot area, lot coverage, front, side and rear yard dimensions, and required parking of one space per dwelling unit, however it will require a variance of the required lot area per dwelling unit to permit two dwelling units where the requirement for the RM-2 zone is 2,000 square feet of lot area per dwelling unit. This condition has been disclosed to the designated purchaser. If the variance is not granted, only one dwelling unit can legally be constructed on the property.

ADVICE:

Approval.

ADOPTED: December 17, 2014
Edward Mattison
Chair

ATTEST: 
Karyn M. Gilvarg, AIA
Executive Director