

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: 32 LILAC STREET, (MBP 287-0481-00600) Land Disposition Agreement for new construction of Single-Family Dwelling [NHS/ Yale Architecture School 2013 Building Project].
REPORT: 1473-04
ADVICE: Approval with Condition

PROJECT SUMMARY:

Developer: Neighborhood Housing Services of New Haven, Inc.
Disposition Price: \$1,000
Site: 5,250 S.F.
Zone: RM-2
Use: Construct Single-Family Dwelling
Financing: Private
Subsidy: None
City Lead: Evan Trachten
Agency: Livable City Initiative
Phone: 946-8373

BACKGROUND:

The City acquired this parcel and proposes to sell it to Neighborhood Housing Services, Inc (NHS) who will redevelop 32 Lilac Street in conjunction with the Yale Architecture School Building Project. This annual exercise offers 1st year architecture students the opportunity to design a single family dwelling for a pre-determined site in New Haven. NHS will construct the chosen design with student assistance. A recent site visit shows the lot to be flat, vacant and clear of debris. It is an abandoned greenspace project.

Prior CPC Action:

- Approval with Condition (CPC# 1369-23) Land Disposition of Sliver Lot for driveway and side yard for #28 (Major Grace) May, 2005

PLANNING CONSIDERATIONS:

A draft site plan was submitted that shows a 16' wide building footprint sited on a 35' wide lot. Given the house width a 6' side yard will remain. Complying side yard setbacks are 8' and 10' in the RM-2 zone. Therefore a side yard variance is required to allow construction of the planned single-family dwelling.


Evaluation of the site was based on examination of a draft site plan, the City Tax Map and a site visit. The City proposes to sell the sliver lot for \$1,000 and the estimated cost of improvements is not known. The Commission has not addressed the issue of price.

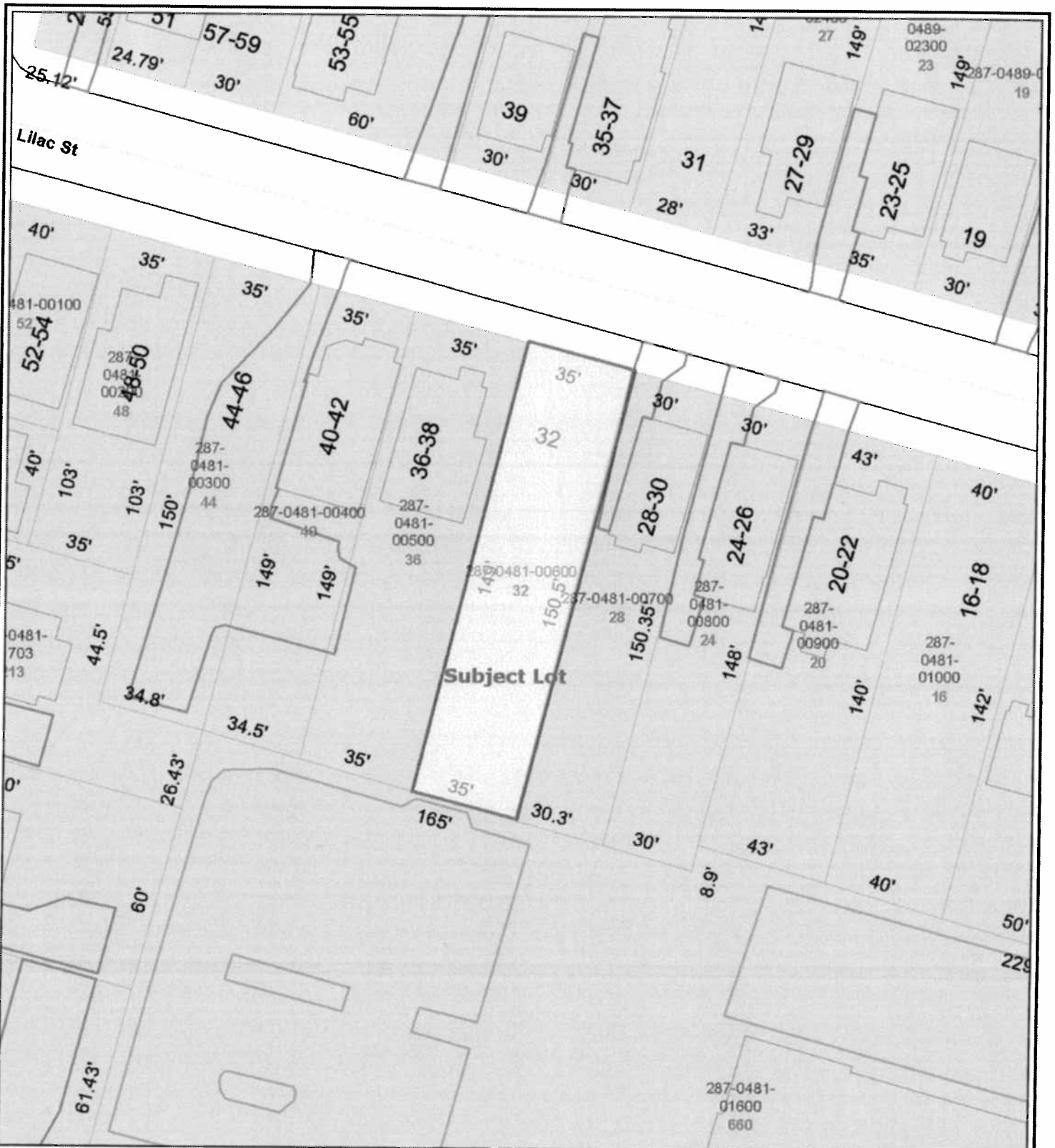
ADVICE:

Because this land sale will assist in the future construction of a new single-family dwelling and as the home will be sold to an owner occupant, the Commission finds the proposal land disposition suitable for the site in question and therefore recommends approval with condition:

1. All zoning relief shall be obtained prior to issuance of a building permit.

ADOPTED: January 16, 2013
Edward Mattison
Chair

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



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



32 Lilac Street - CPC 1473-04

Produced by the
 Office of Information Technology
 Geographic Data Viewer

- 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_2005
- Parks
 - ▭ Park
 - ▭ Triangle
 - ▭ Golf Course
 - ▭ Land Trust Preserves
 - ▭ Airport boundary
 - Shoreline

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Scale: 1" = 45 ft

Created: January 8, 2013

