

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: 109 OLIVE STREET, (MBP 208-0561-01600) Land Disposition Agreement for new 2-Family Dwelling [Andrew Consiglio].
REPORT: 1474-08
ADVICE: Approval with Conditions

PROJECT SUMMARY:

Developer: Mr. Andrew Consiglio
Disposition Price: \$40,000
Site: 5,096 S.F.
Zone: RM-2 zone
Use: Construct 2-Family Dwelling
Financing: Private
Subsidy: None
City Lead: Evan Tracthen
Agency: Livable City Initiative
Phone: 946-8373

BACKGROUND:

The City acquired this parcel and proposes to sell it to Mr. Andrew Consiglio who will construct a 2-family dwelling with two off street parking spaces. Review of the preliminary plans show a 2,524 square foot living area, 2-story house with first floor front porch. A recent site visit shows the subject lot is currently a New Haven Parking Authority surface parking lot known as Greene-Olive Lot 135. Said lot was in use during the February 14th visit.

PLANNING CONSIDERATIONS:

Office records show the subject lot is within the Wooster Square Historic District. Therefore, as new construction is proposed, an application seeking a Certificate of Appropriateness is required per section 54.(f)1. of the New Haven Zoning Ordinance (NHZO).

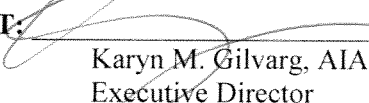
Further review shows the site plan meets most of the RM-2 zone bulk and yard requirements apart from the lot area. However, the preliminary plans show a Lot Area Variance is required to permit a 5,096 s.f. lot in a RM-2 zone. Evaluation of the site was based on examination of the City Tax Map, site visit and review of the preliminary site plan. The City proposes to sell the parking lot for \$40,000 and the estimated cost of improvements is not known. The Commission has not addressed the issue of price.

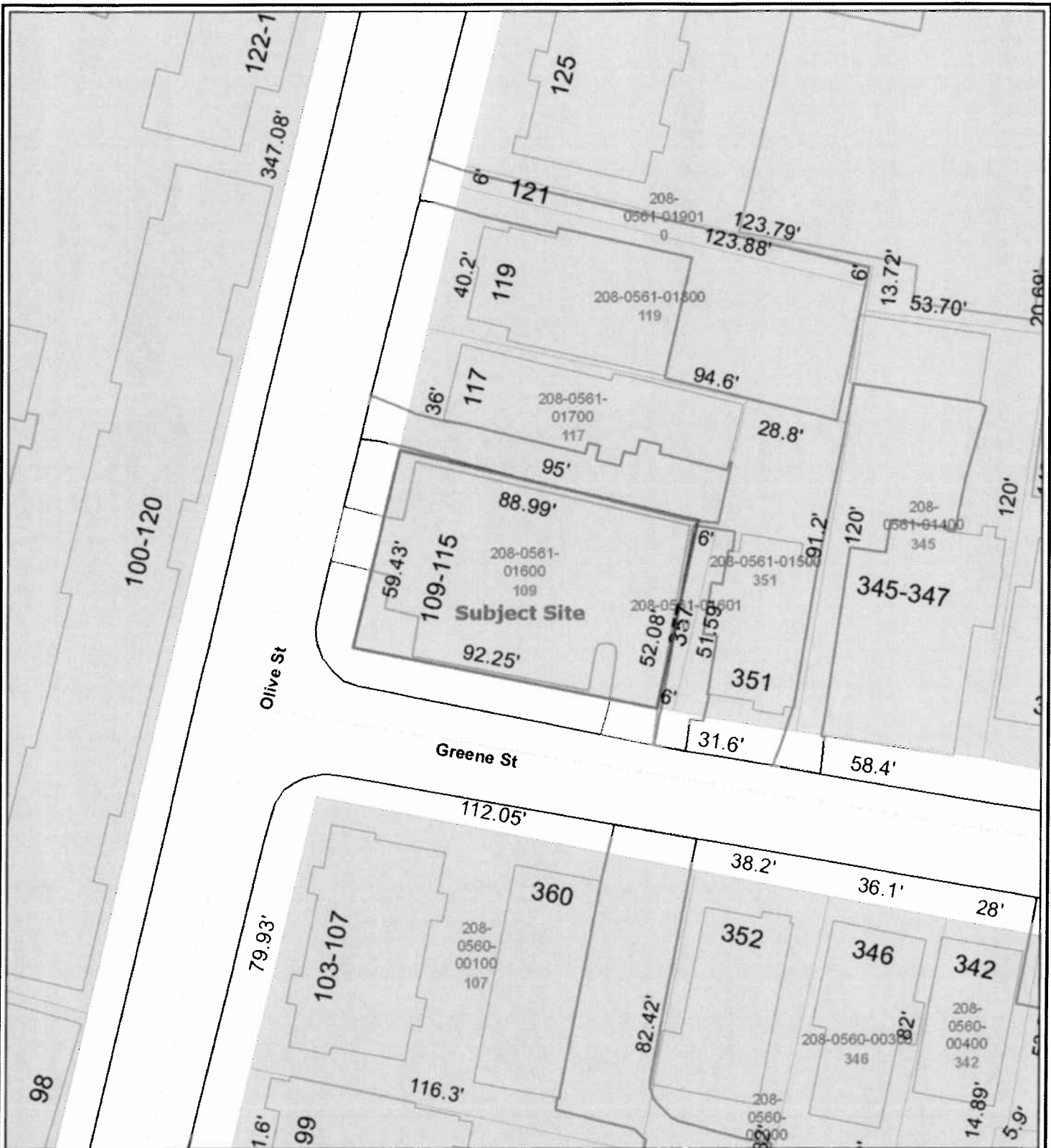
ADVICE:

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

1. Zoning relief shall be required prior to issuance of a building permit.
2. A Certificate of Appropriateness from the Historic District Commission shall be required prior to issuance of a building permit.

ADOPTED: February 20, 2013
Edward Mattison
Chair

ATTEST: 
Karyn M. Gilvarg, AIA
Executive Director



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



109 Olive Street RM-2 zone/ Wooster Street NRD

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" = 40 ft

Created: February 13, 2013

