

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: 49 ORCHARD STREET, Land Disposition for Single-Family Residence (Habitat for Humanity).
REPORT: 1438-14
ADVICE: Approval with Condition

PROJECT SUMMARY:

Developer: Habitat for Humanity of Greater New Haven, Inc.
Disposition Price: \$1,000
Site: 5,230 sq.ft.
Zone: RM-2
Use: Single-family residential
Financing: Not Provided
Subsidy: None
City Lead: Evan Trachten
Agency: Livable City Initiative
Phone: 946-8373

BACKGROUND

The City is acquiring Reuse Parcel TF-299-0145-03500 from Hill Development Corporation through a deed in lieu of foreclosure. This action is necessary to preserve certain time sensitive development funds dedicated to a larger project of which this property is involved. After the city gains control it proposes to sell it to Habitat for Humanity of Greater New Haven for construction of a single family dwelling. The City is seeking prior authorization for the transaction to occur.

The subject parcel is located on a residential street between Elliot St. and Stevens St. in the Hill neighborhood.

PLANNING CONSIDERATIONS

Evaluation of the site was based on examination of a plot plan, the LCI PAD submission materials, the zoning regulations and the geographic information system. The City proposes to sell TF- for \$. The Commission has not addressed the issue of price. This item was presented at the November 21, 2009 PAD meeting and was approved without conditions.

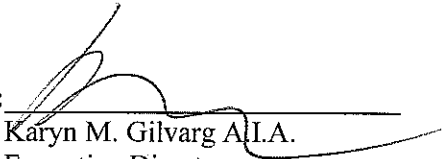
The parcel is flat, clear of debris and nonconforming as to minimum lot size and average lot width (5,232 s.f. & 40' wide). However, the regulations permit a single-family dwelling to be constructed on such lots regardless of lot size or width, but in conformance with other district and zoning requirements. This lot is marginally nonconforming meaning that it is possible to comfortably site a new dwelling with off-street parking.

ADVICE

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

1. Any required zoning relief shall be obtained prior to closing.

ADOPTED: March 17, 2010
Edward Mattison
Chair

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