

**NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT**

**RE:** 53 ORCHARD STREET, Land Disposition for Single-Family Residence (Habitat for Humanity).  
**REPORT:** 1438-15  
**ADVICE:** Approval with Condition

**PROJECT SUMMARY:**

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**Developer:** Habitat for Humanity of Greater New Haven, Inc.  
**Disposition Price:** \$1,000  
**Site:** 4,792 sq.ft.  
**Zone:** RM-2  
**Use:** Single-Family Dwelling  
**Financing:** Not Provided  
**Subsidy:** None  
**City Lead:** Evan Trachten  
**Agency:** Livable City Initiative  
**Phone:** 946-8373

**BACKGROUND**

The City acquired Reuse Parcel TF-299-0145-03600 through tax foreclosure and proposes to sell it to Habitat for Humanity of Greater New Haven, Inc. for use as a single-family dwelling.

The subject parcel is located on a residential street between Stevens Street and Elliot Street 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-299-0145-03600 for \$1,000. The Commission has not addressed the issue of price. This item was presented at the March 17, 2010 PAD meeting and was approved without conditions.

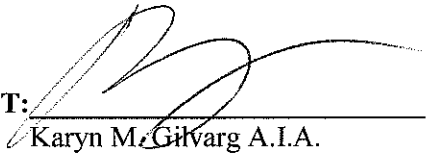
The parcel is flat, clear of debris and nonconforming as to minimum lot size and average lot width (4,812 s.f. & 40' wide). However, the regulations permit a single-family dwelling to be constructed on such lots regardless of lot size or width, but in conformance with other district and zoning requirements. 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