

AGENDA / NOTICE OF MEETING

CITY OF NEW HAVEN PROPERTY ACQUISITION AND DISPOSTION COMMITTEE (PAD COMMITTEE) WILL HOLD A MEETING NOVEMBER 15, 2023 AT 3:00 P.M.

WEB-BASED MEETING HOSTED ON ZOOM. Note: Since the meeting is remote, participation by a quorum of members is expressly prohibited at the physical location and will not be present however any member of the public may request, in writing, a physical location and “any electronic equipment necessary” to attend the meeting in real time no later than twenty-four (24) hours prior to the meeting. Said individual shall have the “same opportunities to provide comment or otherwise participate” in the meeting as would be afforded if the meeting was held in person with the following exception: Under law, if such person loses the ability to participate because of an interruption, failure or degradation of such person’s connection to the meeting by electronic equipment the committee is not required to adjourn or postpone the meeting. Please contact Evan Trachten, Livable City Initiative Acquisition & Disposition Coordinator: etrachte@newhavenct.gov Office (203) 946-8373

Topic: November 15, 2023 PAD Meeting

Time: Nov 15, 2023 03:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://newhavenct.zoom.us/j/87413104393?pwd=rva99PzsUd4X5WOpZQMjJcM6KUu6yt.1>

Meeting ID: 874 1310 4393 Password: 1234567a

One tap mobile: +19292056099,,87413104393# US (New York)

Meeting Materials: <https://www.newhavenct.gov/government/boards-commissions/boards-commissions-listed/property-acquisition-disposition-committee>

- I. Call to Order
- II. Approval of Minutes from October 18, 2023 PAD Meetings
- III. Action Items / New Business / Old Business

Property Address	Type of Sale	Applicant	Ward
815 East Shore Parkway	Sliver lot	New Haven Port Authority	17
Old Business	Old Business	Old Business	----
756-762 Congress Avenue	RFP	Congress Development, LLC	4

- IV. Open Discussion
- V. Adjourn

*****FULL ZOOM NOTICE ATTACHED BELOW*******

Evan Trachten is inviting you to a scheduled Zoom meeting.

If you plan on joining this meeting via a mobile device. Please download the Zoom app from the google play store or the Iphone App Store

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Time: Nov 15, 2023 03:00 PM Eastern Time (US and Canada)

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Password: 1234567a

One tap mobile

+19292056099,,87413104393# US (New York)

+16469313860,,87413104393# US

Dial by your location

+1 929 205 6099 US (New York)

+1 646 931 3860 US

+1 312 626 6799 US (Chicago)

+1 301 715 8592 US (Washington DC)

+1 305 224 1968 US

+1 309 205 3325 US

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 360 209 5623 US

+1 386 347 5053 US

+1 507 473 4847 US

+1 564 217 2000 US

+1 669 444 9171 US

+1 669 900 6833 US (San Jose)

+1 689 278 1000 US

+1 719 359 4580 US

+1 253 205 0468 US

888 475 4499 US Toll-free

833 548 0276 US Toll-free

833 548 0282 US Toll-free

877 853 5257 US Toll-free

Meeting ID: 874 1310 4393

Password: 37762184

Find your local number: <https://newhavenct.zoom.us/j/kiyLK50qf>

Join by Skype for Business

<https://newhavenct.zoom.us/j/87413104393>om.us/skype/87824695509nct.zoom.us/skype/84770151572

PAD MEETING MINUTES
October 18, 2023

PRESENT: Hon. Anna Festa, BoA; Hon. Gerald M. Antunes, BoA; Steve Fontana, Economic Development; Esther Rose-Wilen, City Plan; Evan Trachten, LCI; Maurine Villani, Tax Office; Clay Williams, Business Development

Guests: Donnell Hilton, City Plan

Meeting called to order at 3:02 P.M.

Roll Call of Members

The PAD minutes from July 19, 2023 were reviewed and approved with one abstention (Esther Rose-Wilen), and the PAD Minutes from August 16, 2023 were approved unanimously.

New Business

192 Cedar Street

Evan told the committee the City is proposing to sell this sliver lot to the adjacent owner occupant at \$0.25 per square foot for a purchase price of \$762.25. The City didn't offer to split this lot, the other abutting property is owned by Mandy Management. Alder Carmen Rodriguez supports the sale of this lot to the adjacent owner occupant.

The lot has a few trees and will create a nice side yard area. Evan noted this lot is too small for Habitat for Humanity to develop a home so we think this is the best use as a side-yard. Alder Festa asked why not build a tiny house, is that being looked at? Evan said the City hasn't embraced building in-fill tiny houses. Evan thinks a cluster of tiny houses would be better received than scattered sites based on discussions with residents. The lot is non-conforming so it would be possible to site a tiny house on this lot, but we are proposing to sell this as a sliver lot. Evan noted, it may be a good idea to permit sliver lot owner's to develop accessory dwelling units on sliver lots in the future, that's a future policy discussion for staff and Alders. Alder Festa thinks we should investigate this idea. Evan noted tiny houses need to be able to obtain a Certificate of Occupancy. Esther noted the greenery on Cedar Street is sparse, and keeping the trees on the sliver lot would be beneficial.

A motion was made to approve the item by Maurine Villani, seconded by Alder Antunes, roll call was taken, approved unanimously.

333 James Street

Evan told the committee this is a sliver lot sale to an owner occupant at \$0.25 per square foot. The City sold the applicant a few feet of this lot years ago, and now would like to sell the remaining portion of the lot to the applicant. The applicant will utilize this lot as a side yard area. Evan met with Alder Herrera and she supports the sale. The owner will fence the lot at the request of Alder Herrera. The lot isn't buildable because it's a narrow corner lot. This is a typical sliver lot sale. There has been a lot of illegal dumping at this site over the last few years.

A motion was by Steve Fontana, seconded by Alder Antunes, roll call was taken, approved unanimously.

145 Portsea Street

Evan told the committee the City is proposing to sell this sliver lot to the adjacent owner occupant for \$0.25 per square foot for a purchase price of \$292.00. This is a narrow strip of land at 10' wide. It is already paved and used as a driveway. LCI sold the other half of this lot to the other abutting property owner many years ago. Alder Carmen Rodriguez supports this sale. This is why we created the sliver lot program to sell small strips.

A motion was made to approve the item by Alder Antunes, seconded by Maurine Villani, roll call was taken, approved unanimously

321-325 Dixwell Avenue

Evan told the committee the City is proposing to sell this vacant lot to the Elks as a negotiated sale at \$2.00 per square foot for a purchase price of \$22,500. The Elks have been working with the City of New Haven on the Dixwell Plaza redevelopment. The City has been assisting the Elks with their relocation, we were planning to sell them a parcel on County Street, but they purchased a property at 329 Dixwell Avenue on the private market. This lot will serve as parking and site control. There is a letter of support from Alder Morrison for this property.

Evan said the lot was appraised at \$105,000 but LCI discounted the price because of the City's commitment to assist the Elks with their relocation. LCI recognized we needed to bring in revenue as part of this sale and not sell the parcel for \$1.00. LCI negotiated with the Elks and arrived at \$2.00 per square foot, based upon good faith efforts during the Plaza relocation. The Elks will be appearing at Zoning next month and will need City Plan Site Plan approval. The Elks have been a great asset to the community.

Alder Antunes asked if the City offered the abutting neighbor any of the land? Evan said no because all the land is needed for parking. The project is part of the Dixwell revitalization, and it takes priority over increasing an adjacent side yard. Evan noted that the two lots are non-conforming and are merged under zoning; zoning relief would be required to split them if we were trying to sell a portion of the lot to the neighbor. Evan said we are utilizing the lot to a higher use as part of the Elks redevelopment of this site. Alder Antunes asked if would have any legal issues by not selling land to the neighbor, Evan said no. The Elk's project is a top priority for the City. Moving the Elks to this site will help transform this area. There is a lot of development in this area.

Alder Festa asked how long the lot has been vacant, and if there were any other interested applicants? Evan said no, it has been City owned for probably 10-years. Alder Festa asked about the appraised value, she said the value could be higher than \$105,000 perhaps two or three times higher. Evan said the justification for \$2.00 per square foot is based on prior commitments by the City, and for the Elks being the catalyst to move the Plaza project along. Evan said selling this lot for \$1.00 would not be fiscally responsible so LCI negotiated to \$2.00 per square foot. Alder Antunes asked if this would be taxable? The Elks are a taxable entity, and the City will get taxes from this sale. The Elk's will be eligible for an Assessment Deferral, which is as-of-right. Esther said Site plan review is required due to the parking and other technical aspects such as storm water management.

A motion was made by Clay Williams, seconded by Alder Antunes, roll call was taken, approved with 6 yes votes (Maurine had a technical issue and was unable to vote during roll call. She called Evan after the meeting to inform him of the issue, and stated for the record she votes yes on this item which would have been 7 yes votes / unanimous approval).

Steve asked Evan to follow up With the Development Administrator about the PAD Guidelines. Evan told the PAD committee the guidelines are tabled at LCI Board, and he would follow up.

A motion to adjourn was made by Clay Williams, seconded by Alder Festa, all were in favor, meeting adjourned 3:30PM.

LIVABLE CITY INITIATIVE –PROPERTY DIVISION

Disposition Summary Sheet

Property Description

Property Address 815 East Shore Parkway		Map-Block-Parcel 067-0953-00600	Zoning IH	Ward 17	Property Type Sliver lot / commercial	Total legal units NA
2022 Assessment Value (100%)				70% of Assessment For Tax Purposes \$ 980	Property Size	
Land + OB \$ 1,400	Building NA	Other NA	Total Value \$1,400		Lot Size 0.005 AC (See map)	Total sq. ft. 215 Sq./ Ft. Per Assessor

Property Value Information

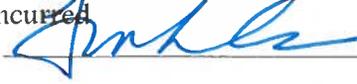
Appraised Value	Appraised by	Date	Type of Sale	Offered amount	Rehab costs	LCI Recommended
\$ 1,400	Vision	10/1/2022	Commercial Sliver lot @ \$2.00 per sq./ft.	\$ 430.00	N/A	\$ 430.00

Prior Notifications Sent to

Aldersperson	Name of Aldersperson	Management Team	Other interested parties
Yes X No <input type="checkbox"/>	Hon. Sal Punzo 17th Ward	N/A	N/A

Applicant's Information

Applicant's name, address & telephone: New Haven Port Authority 200 Orange Street New Haven CT 06510		Name, address & telephone of contact person: C/O Sally Kruse, Executive Director	
Applicant's City property tax status: Current	Review date 11/8/2023	Reviewed by: Staff	Comments Current
Proposal: The City of New Haven Livable City Initiative proposes the disposition of sliver lot.			
General discussion The City of New Haven proposes to dispose of a sliver lot to the New Haven Port Authority. The land will be used for site control, laydown use, and port activities.			
Owner Occupancy? N/A			

Prepared by:  Date 11/7/2023 Concurred by:  Date 11/7/23

Committee	Date	Action
PAD	11/15/2023	
City Plan	12/20/2023	
L.C.I.	1/24/2024	
Board of Alders	2/20/2024	

PRIOR NOTIFICATION FORM

NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERS

TO : Hon. Sal Punzo 17th Ward

DATE: **November 9, 2023**

FROM: Department Livable City Initiative
Person Evan Trachten  Telephone X 8373

This is to inform you that the following matter affecting your ward(s) will be submitted to the Board of Aldermen.

Disposition of sliver lot to New Haven Port Authority at 815 East Shore Parkway). The land will utilized for site control, laydown use, and port activities

Check one if this an appointment to a commission

Democrat

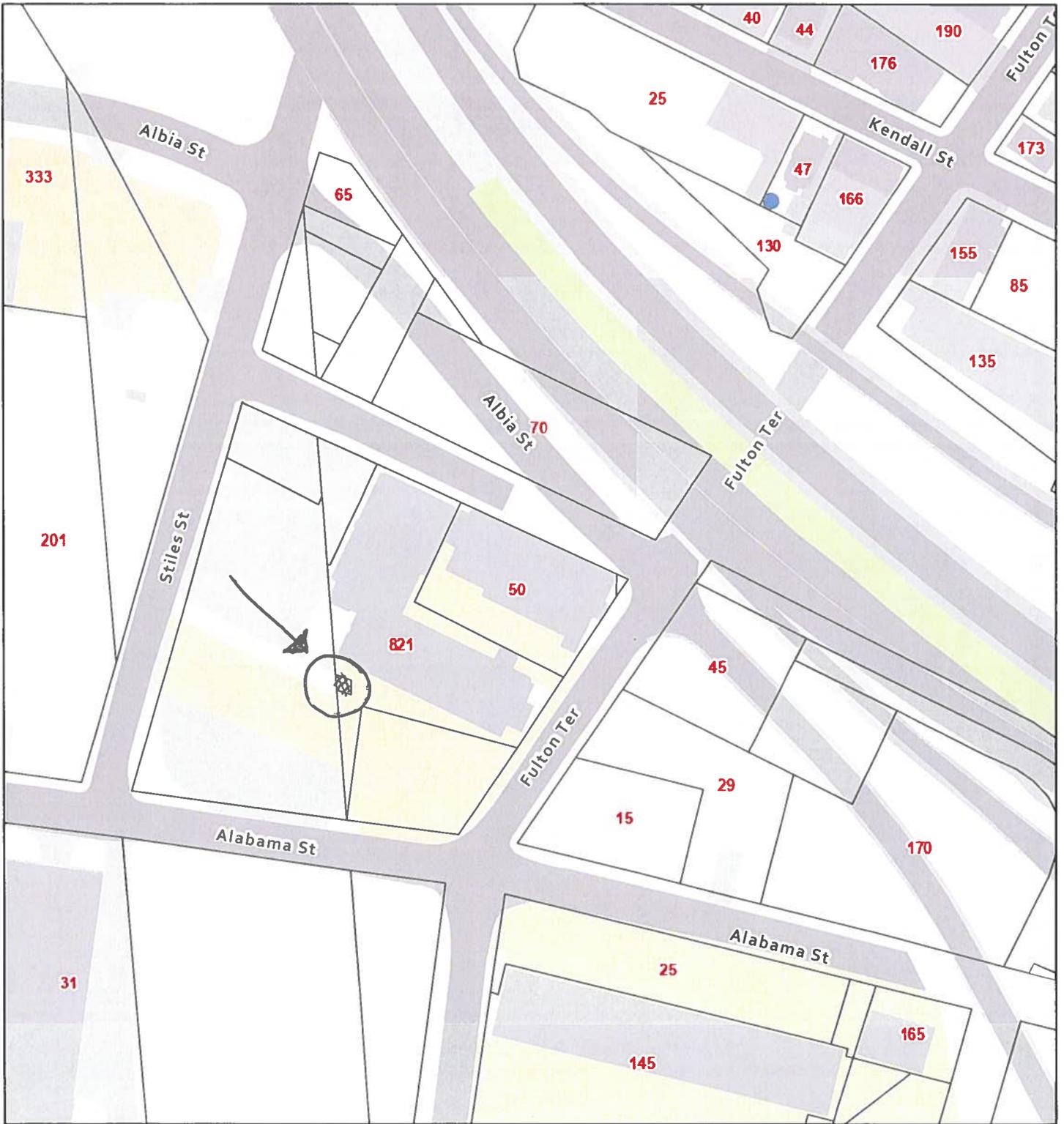
Republican

Unaffiliated/Independent/Other

INSTRUCTIONS TO DEPARTMENTS

1. Departments are responsible for sending this form to the alderperson(s) affected by the item.
2. This form must be sent (or delivered) directly to the alderperson(s) **before** it is submitted to the Legislative Services Office for the Board of Aldermen agenda.
3. The date entry must be completed with the date this form was sent the alderperson(s).
4. Copies to: alderperson(s); sponsoring department; attached to submission to Board of Aldermen.

815 East Shore Parkway

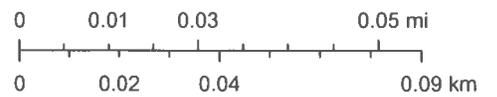


10/16/2023, 11:05:39 AM

 NH Parcels Web

New Haven Web Parcels

1:2,257



Sale of sliver lot at 815 East Shore Parkway to New Haven Port Authority



LIVABLE CITY INITIATIVE –PROPERTY DIVISION

Disposition Summary Sheet

Property Description

Property Address		Map-Block-Parcel		Zoning	Ward	Property Type	Total legal units
756 Congress Avenue 762 Congress Avenue		303 0094 03700 303 0094 03600		BA	4	Building Lot	Per Zoning
2022 Assessment Value (100%)				70% of Assessment For Tax Purposes		Property Size	
Land + OB	Building	Other	Total Value			Lot Size	Total sq. ft.
\$ 50,700 \$ 50,700	N/A	N/A	\$ 101,400	\$ 70,980		60' X 124'	7840 Sq./ Ft. Per Assessor

Property Value Information

Appraised Value	Appraised by	Date	Type of Sale	Offered amount	Rehab costs	LCI Recommended
\$ 101,400	Vision	10/1/20 22	RFP	\$43,025	N/A	\$43,025

Prior Notifications Sent to

Aldersperson	Name of Aldersperson	Management Team	Other interested parties
Yes X No <input type="checkbox"/>	Hon. Evelyn Rodriguez 4 th Ward	N/A	N/A

Applicant's Information

Applicant's name, address & telephone:		Name, address & telephone of contact person:	
Congress Development, LLC 20 Vernon Street New Haven CT 06519		C/ O Denise Keyes	
Applicant's City property tax status:	Review date	Reviewed by:	Comments
Current	8/8/2023	Staff	Current

Proposal: The City of New Haven Livable City Initiative proposes the disposition of a building lot.

General discussion: As part of RFP 2022-12-1497, the City of New Haven proposes to dispose of this vacant lot to Congress Development, LLC who will develop this lot with a new structure to be used as an affordable rental structure. **This property must be maintained as an affordable rental property at eighty percent (80%) Area Median Income (AMI) for a minimum period of twenty (20) years inclusive of successive ownership, unless a more extensive period is required by federal law, the Property Acquisition and Disposition Committee (PAD), the Board of Directors of Livable City Initiative (LCI) and / or the Board of Alders of the City of New Haven. Zoning approval is required prior to closing.**

Owner Occupancy? N/A

Prepared by: *Em Jule* Date 8/8/23 Concurred by: *Stalk* Date 8/4/23

Committee	Date	Action
PAD	8/16/2023	<i>Tabled</i>
City Plan	9/20/2023	
L.C.I.	9/27/2023	
Board of Alders	10/16/2023	

PRIOR NOTIFICATION FORM

NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERS

TO : Hon. Evelyn Rodriguez 4th Ward

DATE: August 7, 2023

FROM: Department Livable City Initiative
Person Evan Trachten Telephone X 8373

This is to inform you that the following matter affecting your ward(s) will be submitted to the Board of Aldermen.

Disposition of vacant building lot at 756-762 Congress Avenue to Congress Development, LLC as part of RFP 2022-12-1497. The applicant proposes to develop affordable rental units at 80% AMI at this location.

Check one if this an appointment to a commission

Democrat

Republican

Unaffiliated/Independent/Other

INSTRUCTIONS TO DEPARTMENTS

1. Departments are responsible for sending this form to the alderperson(s) affected by the item.
2. This form must be sent (or delivered) directly to the alderperson(s) before it is submitted to the Legislative Services Office for the Board of Aldermen agenda.
3. The date entry must be completed with the date this form was sent the alderperson(s)
4. Copies to: alderperson(s); sponsoring department; attached to submission to Board of Aldermen.

CURRENT OWNER
 CITY OF NEW HAVEN

TOPO
 CITY OF NEW HAVEN

UTILITIES
 EX COM LN

STRT/ROAD
 165 CHURCH ST

LOCATION
 NEW HAVEN CT 06510

SUPPLEMENTAL DATA
 All Prc ID 04
 WARD TAXABLE 1406
 CENSUS BLOCK 3004
 QUERY G
 GIS ID 19585

ASSOCIATED PARCEL
 Assoc Prc#

CURRENT ASSESSMENT
 Code 21 Assessed 50,700 Assessed 35,490

PREVIOUS ASSESSMENTS (HISTORY)
 Year Code Assessed Year Code Assessed Year Code Assessed
 2022 21 35,490 2021 21 35,490 2021 21 35,490

VISION

RECORD OF OWNERSHIP

BK-VOL/PAGE	SALE DATE	QU	VI	SALE PRICE	VC
5698 0295	07-18-2000	U	V	0	1
4390 0315	07-22-1991	U	I	0	0

EXEMPTIONS

Year	Code	Description	Amount	Number	Amount	Comm Int
			0.00			

ASSESSING NEIGHBORHOOD

Nbhd	1900	NORTH HILL
Nbhd Name	NORTH HILL	
Tracing	Tracing	
Batch		

NOTES

APPROXIMATED VALUE SUMMARY

Appraised Bldg. Value (Card) 0
 Appraised X1 (B) Value (Bldg) 0
 Appraised Ob (B) Value (Bldg) 0
 Appraised Land Value (Bldg) 50,700
 Special Land Value 35,490
 Total Appraised Parcel Value 50,700
 Valuation Method C

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
106048	02-10-1997	DE	Demolish	0		100		DEMOLISH BLDG

LAND LINE VALUATION SECTION

B Use Code	Description	Zone	LA	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond	Nbhd	Nbhd Adj	Location Adjustment	Adj Unit P	Land Value
1	903V MUNICIPAL MD	BA	0		3.920 SF	12.93	1.00000	5	1.00	1900	1.000	1.0000	12.93	50,700

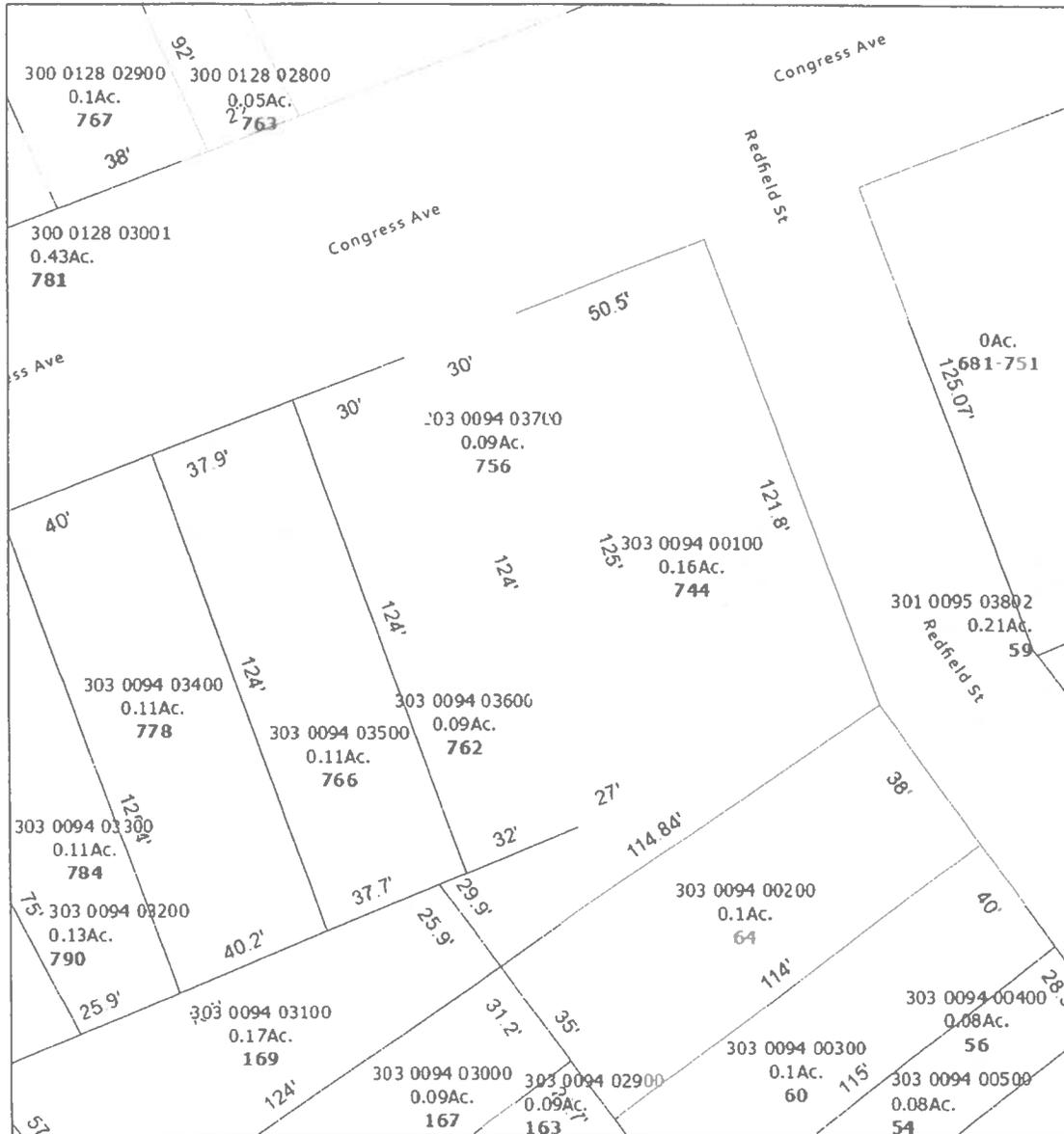
VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpose/Result
06-01-2011	JW1	04		70	Field Review
02-07-2011	RB	03		99	Vacant
01-14-2011	RMH	03		99	Vacant
11-03-2001	TM			45	Review Against Field Cd

Total Appraised Parcel Value 50,700

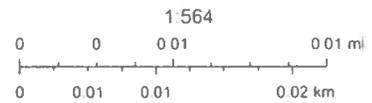
This signature acknowledges a visit by a Data Collector or Assessor

756-762 Congress Avenue



6/6/2023, 10:05 40 AM

 NH Parcels Web
New Haven Web Parcels



752-756 Congress Avenue / Sale of Building lot as part of RFP 2022-12-1497



City of New Haven
Bureau of Purchases
200 Orange Street, Room 301
New Haven, CT 06510

Re: LCI Property Sale- RFP# 2022-12-1497
Purchase of Building Lots 752-756 (756-762) Congress Avenue Ward 4

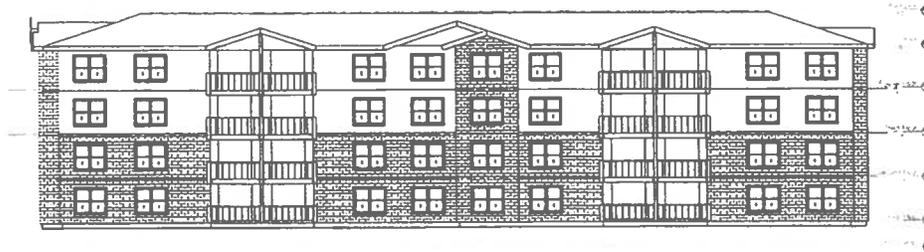
To Whom It May Concern,

K & G Holdings LLC along with Denise Keyes would like to express our interest in providing new senior housing in The Hill (Ward 4) section of New Haven through the City Surplus Property Acquisition process of 756-762 Congress Avenue. As a long time, City investor in real estate in New Haven, this land is adjacent to property that I own at 744 Congress Avenue. During the past four to five years, I have been working with my development team on improving my building at 744 Congress Avenue and trying to develop options on how the available land could work in conjunction with my property to build a new Senior/Affordable facility in New Haven. Ironically, in December, the City issued an RFP for the purchase of surplus land. We are excited about the opportunity to work with the City and combine my existing property with the available parcel to provide a great senior housing facility.

Beginning in 1998 with the purchase of a two-family home, I have built up my portfolio to include multiple two & three family homes and mixed-use buildings totally almost \$5 million in real estate holdings. I am a hands-on owner and will be living in one of my new units once it gets built. Sixteen years ago, I purchased 744-750 Congress Avenue with the ambition to be a small local developer of quality real estate. Currently my mixed-use property is debt free, fully occupied, and commercial businesses on the ground floor.

It has been my intention to purchase the adjacent lot to combine with my commercial property into one larger parcel, utilizing the total land area to increase the density with a complementary design. AEPMI, my Minority Architect, has developed a brief site concept that we have included for your review. As you know, there are multiple design opportunities, one of which is below.

SAMPLE DESIGN



Attachments: Preliminary Project Cost Estimate, Conceptual Site Plan.

With the opportunity to bridge between the new building and my existing building, I will be able to utilize an elevator to increase density and improve our ability to house both affordable residents as well as senior residents of New Haven.

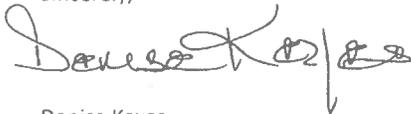
The combination of the lot at 756-762 Congress Avenue as well as my property at 744-750 Congress Avenue will contribute to a better master plan of both sites. Currently, as it stands neither the community nor The City of New Haven are benefiting from the parcel lying dormant. The vacant land is occupied by litter and overgrown trees. Despite the city's effort to fence the parcel off, it contributes to blight, providing opportunity for drug trafficking and other illegal activities.

My design team is proposing to establish a Planned Unit Development consisting of 20 units of senior housing within a new 4 story structure, while renovating my existing building to expand to 6 apartments and 2 commercial spaces within the mixed-use building (744-750). Our plan will include beautification of both properties with new landscaping as a part of our combined development. We would like the opportunity to participate in the improvement of the social, economic, and environmental standards of Congress Avenue North.

It is my intent to influence a positive change in the community by providing reasonable and affordable housing within our neighborhood. As a result, we feel everyone would benefit from much-needed housing that will be provided to the community by a group located within the community. We also believe that our plan constitutes a recipe for positive change to the Hill Section of New Haven. Our goal is to create a domino effect by developing housing for the residents, creating jobs, beautifying the community, eliminating drug traffic, increasing the City's tax base, and ultimately providing the residents with a sense of pride living in The Hill.

Our source of funding will be provided by HUD/FHA, HUD 221[d]4, CHFA, SBA 7A, Energy and Urban Renewal Grants, LIHTC, DOH HTF and banking institutions.

Sincerely,

A handwritten signature in black ink, appearing to read "Denise Keyes". The signature is fluid and cursive, with a vertical line extending downwards from the end of the name.

Denise Keyes
Owner- 744-750 Congress Avenue
CEO-K&G Holdings LLC
646-338-3119

Attachments: Preliminary Project Cost Estimate, Conceptual Site Plan.

K&G Holdings LLC
Preliminary Project Cost Estimate
756-762 Congress Avenue
New Haven, CT.

Land Acquisition*		\$	43,025
Legal & Soft Costs		\$	250,000
New Construction Costs	756-762	\$	3,000,000
Renovation Construction Costs	744	\$	<u>750,000</u>
Total Project Investment		\$	<u>4,043,025</u>

** Land Acquisition cost is based on the estimated value of raw land in New Haven at \$250,000 per acre.
Parcel size is .172 acres*

AEPMI

ARCHITECTURAL FIRM
 287 751 WOOD
 NEW HAVEN, CT 06511

PROPOSED SITE PLAN, LOCATION PLAN AND ZONING INFORMATION

DATE	3/1/2021
SCALE	1"=20'
PROJECT NO.	CP-1
CLIENT	744, 762, 768 CONGRESS AVENUE AND 168 WEST STREET, NEW HAVEN, CT 06511

NO.	DESCRIPTION
1	PROPOSED SITE PLAN
2	LOCATION PLAN
3	ZONING ANALYSIS
4	PROPERTY PROFILE

PROPOSED PLANNED UNIT DEVELOPMENT

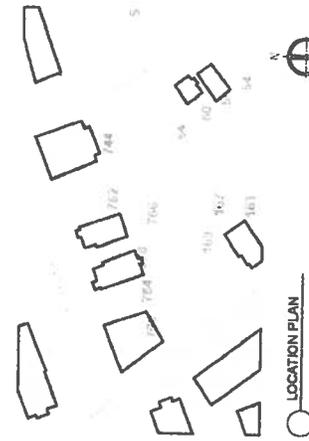
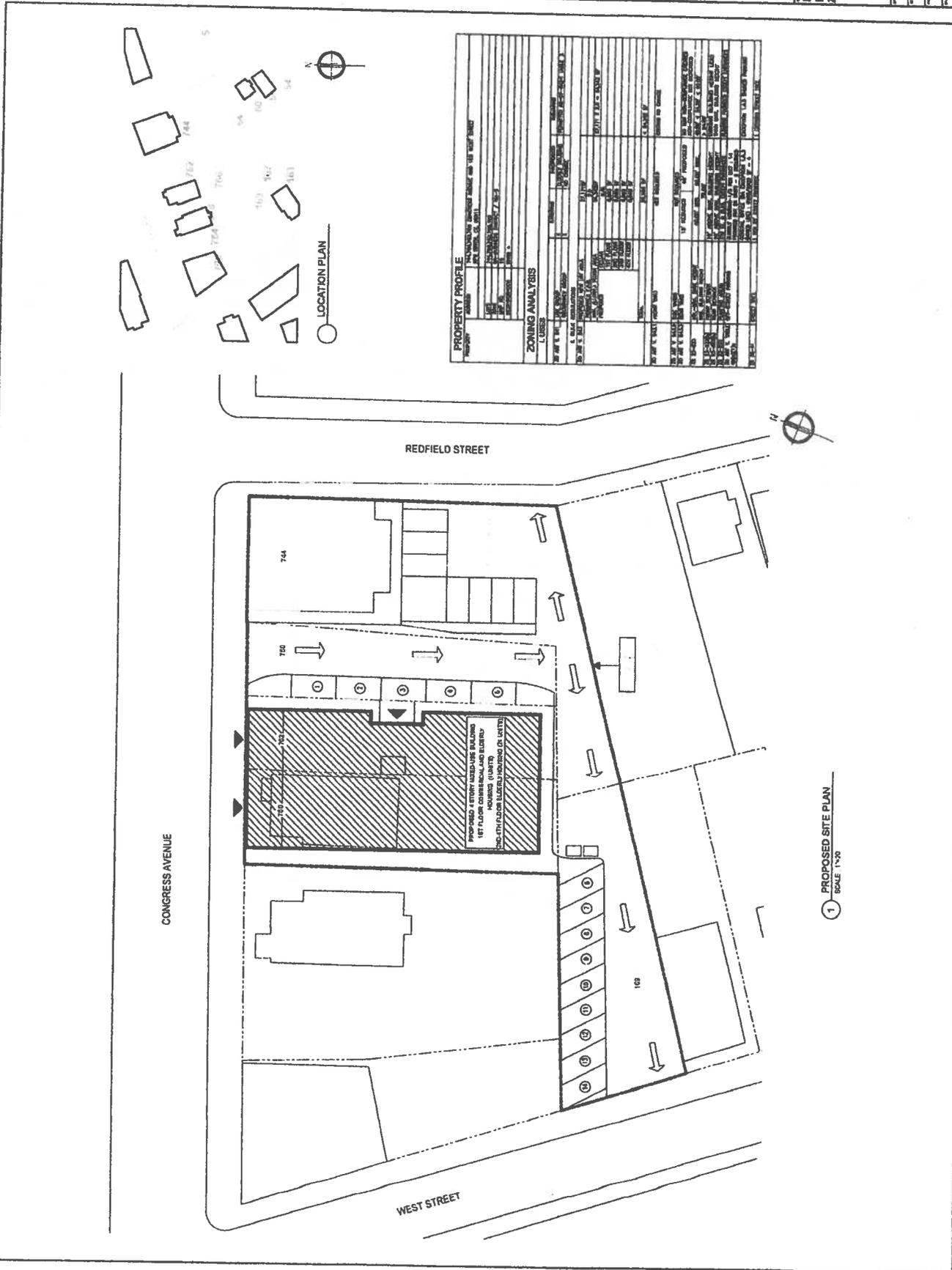
744, 762, 768 CONGRESS AVENUE AND 168 WEST STREET, NEW HAVEN, CT 06511

PROPOSED SITE PLAN, LOCATION PLAN AND ZONING INFORMATION

DATE: MARCH 1, 2021

SCALE: 1"=20'

PROJECT NO.: CP-1



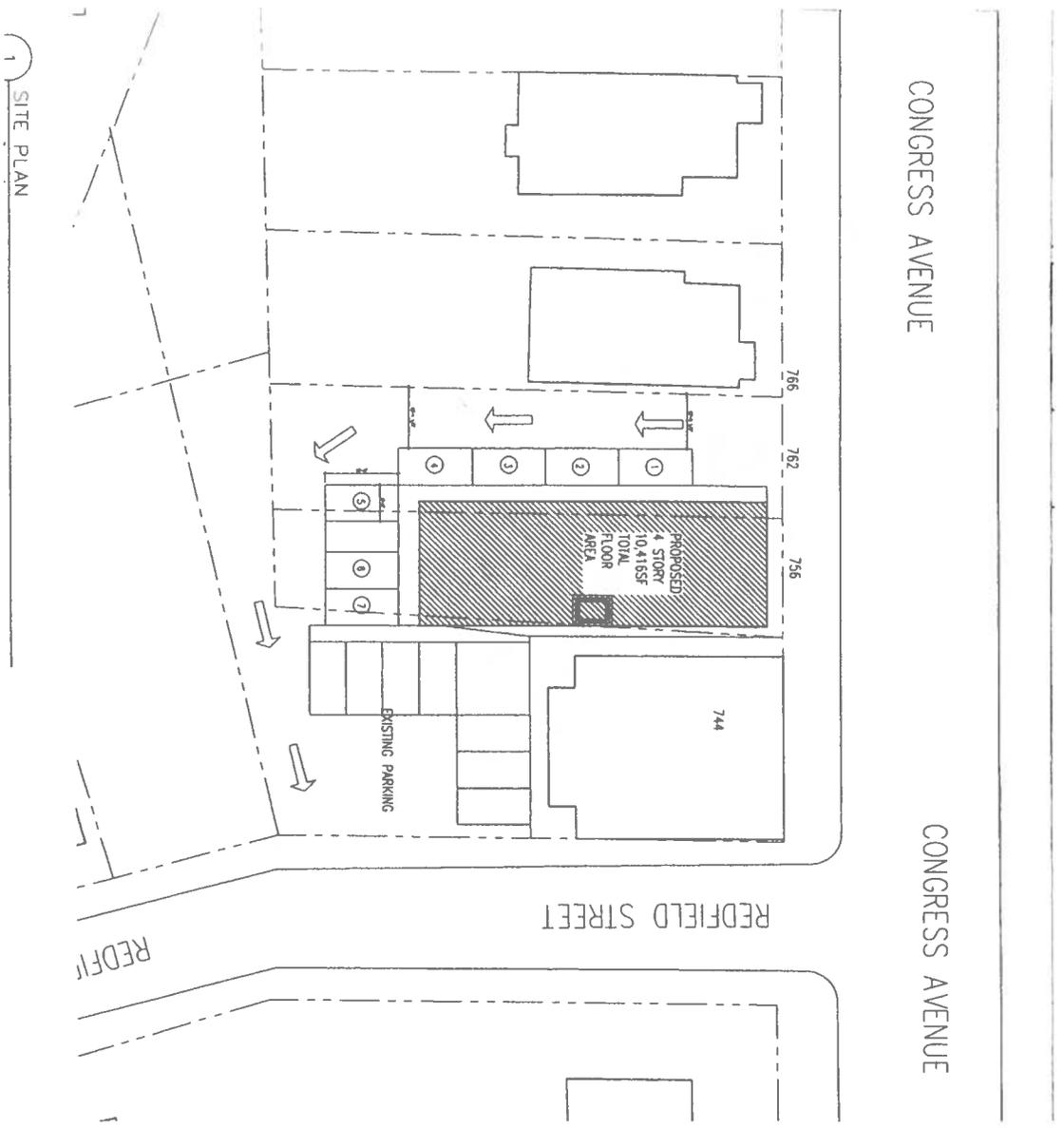
PROPERTY PROFILE

ADDRESS	744, 762, 768 CONGRESS AVENUE AND 168 WEST STREET
CITY	NEW HAVEN, CT
STATE	CONNECTICUT
COUNTY	HARTFORD
LOT AREA	10,000 SQ. FT.
PERMITS	CONSTRUCTION PERMIT # 2021-00000

ZONING ANALYSIS

EXISTING ZONING	COMMERCIAL	PROPOSED ZONING	COMMERCIAL
EXISTING USE	OFFICE	PROPOSED USE	OFFICE
EXISTING HEIGHT	3 STORIES	PROPOSED HEIGHT	4 STORIES
EXISTING AREA	10,000 SQ. FT.	PROPOSED AREA	10,000 SQ. FT.
EXISTING SETBACKS	FRONT: 10 FT, SIDE: 5 FT, REAR: 10 FT	PROPOSED SETBACKS	FRONT: 10 FT, SIDE: 5 FT, REAR: 10 FT

1 PROPOSED SITE PLAN
 SCALE 1"=20'



CONGRESS AVENUE

CONGRESS AVENUE

REDFIELD STREET

PROJECT NORTH



PROPERTY P	
PROPERTY ADDRESS	
LOTS	
ZONE	
MAP AND RECORDS	
ZONING ANAI	
I USES	
ZONING V. 541	USE OR OCCUPY