

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: 324 WEST DIVISION STREET. Disposition of vacant lot to develop as a two dwelling-unit structure. (Columbus House Inc.)
REPORT: 1569-13
ADVICE: Approval

PROJECT SUMMARY:

Developer: Columbus House Inc.
Disposition Price: \$2,000.00
Site: 3,920sf
Zone: RM-2
Use: Residential
Financing: Non-Profit
Subsidy: None
City Lead: Evan Trachten
Agency: Livable City Initiative
Phone: 203-946-8373

BACKGROUND:

LCI proposes to dispose of the 3,920sf vacant lot to be developed as a two-unit owner occupied property for a combined period not less than (5) five years. The applicant will be given 24 months from closing to develop this site. The applicant plans to utilize this site to access the development site at 0 Dixwell Avenue.

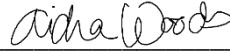
PLANNING CONSIDERATIONS:

The proposed change of density from a vacant lot to 2 dwelling units does not meet multiple regulations within the NHZO in regard to density and the development of a non-conforming lot. The applicant is aware of this and if relief from the Board of Zoning Appeals is not granted, than the applicant will develop the property as a single-occupancy structure and the disposition price will reflect this by dropping to \$1,000 (\$1,000 per dwelling unit). The proposed change supports the goals set forth in the New Haven Comprehensive Plan of increasing owner-occupied housing.

ADVICE:

Approval.

ADOPTED: May 20, 2020
Edward Mattison
Chair

ATTEST: 
Aicha Woods
Executive Director, City Plan Department