

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: 552 HOWARD AVENUE. Disposition of a vacant sliver lot to be used as additional side yard area. (Hill Central, LLC, the JGM Realty LLC, JGE, LLC)
REPORT: 1546-12
ADVICE: Approval

PROJECT SUMMARY:

Developer: Hill Central, LLC, the JGM Realty LLC, JGE, LLC
Disposition Price: \$3,000
Site: 2,000 SF
Zone: RM-2
Use: Vacant to side yard
Financing: Private
Subsidy: None
City Lead: Evan Trachten
Agency: Livable City Initiative
Phone: 203-946-8373

BACKGROUND:

LCI proposes to dispose of the City owned vacant lot located at 552 Howard Avenue to Hill Central, LLC, The JGM Realty LLC, and JGE, LLC who will use the lot as additional side yard area to increase the total lot area of the Hill Central site located at 550 Howard Avenue.

PLANNING CONSIDERATIONS:

The City of New Haven owns vacant sliver lot and the developers are seeking to purchase the property to add to the existing Hill Central site to satisfy lot area requirements of the NHZO (lot coverage @ 30% in the RM-2 zone). The dimensions of the vacant lot are approximately 10-feet wide and 200-feet long.

ADVICE:

Approval.

ADOPTED: July 18, 2018
Edward Mattison
Chair

ATTEST: MPI.
Michael Piscitelli, AICP
Deputy Economic Development Administrator