

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: 388 BLATCHLEY AVENUE – Acquisition of single-family home for demolition and development of a new single-family property. (City of New Haven)
REPORT: 1540-13
ADVICE: Approval

PROJECT SUMMARY:

Purchaser: City of New Haven
Acquisition Price: \$7,000
Site: 3,485 SF
Zone: RM-2
Use: Single-family
Financing: Public
Subsidy: None
City Lead: Evan Trachten
Agency: Livable City Initiative
Phone: 203-946-8373

BACKGROUND:

The property is currently owned by Beulah Land Development. The city will demolish the property and develop a single-family property.

PLANNING CONSIDERATIONS:

The dimensions of the lot are 31 feet wide and 120 feet deep. Because the lot size and width predate the adoption of the 1963 New Haven Zoning Ordinance, this is considered to be an existing non-conforming lot. Compliance with the RM-2 zoning regulations for yard setbacks, height limits and required parking, and the dimensions of any related zoning relief, can only be determined at the time when a specific construction proposal is submitted. LCI is building at 384 Blatchley and does not want this property to sit while the non-profit seeks funding, so this proposal is being made to eliminate this blight.

ADVICE:

Approval, subject to the owner paying the taxes prior to closing.

ADOPTED: January 17, 2018
Edward Mattison
Chair

ATTEST: MPL
Michael Piscitelli, AICP
Deputy Economic Development Administrator