

**NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT**

**RE:** 41 – 43 **BUTTON STREET - DISPOSITION** of two vacant properties to be developed into a two-family property. This project will be the site of the 2018 Yale Vlock Building Project. (Columbus House, Inc.)

**REPORT:** 1540-14

**ADVICE:** Approval

**PROJECT SUMMARY:**

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**Developer:** Columbus House, Inc.  
**Disposition Price:** \$2,000  
**Site:** 6,534 SF  
**Zone:** RM-2  
**Use:** Two-family  
**Financing:** Non-profit  
**Subsidy:** None  
**City Lead:** Evan Trachten  
**Agency:** Livable City Initiative  
**Phone:** 203-946-8373

**BACKGROUND:**

LCI proposes to dispose of the vacant lots at the property of 41 and 43 Button Street to the Columbus House, Inc. who will build a two-unit rental property at this site. This development will be the 2018 Yale School of Architecture Vlock Build Project. The applicant will maintain this property as an affordable rental property.

**PLANNING CONSIDERATIONS:**

When the City of New Haven acquired these two non-conforming lots they became, by virtue of common ownership, one property per Section 67(e)(1) of the New Haven zoning ordinance. The dimensions of the combined properties are 66 feet wide and 100 feet deep. The use will be taxable but the applicant may be eligible for reduced taxes based on offering low rents to their tenants. They must apply for that program. 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.

**ADVICE:**

Approval subject to the applicant appearing at the Community Management Team prior to submission to the BoA.

**ADOPTED:** January 17, 2018  
Edward Mattison  
Chair

**ATTEST:** MPL  
Michael Piscitelli, AICP  
Deputy Economic Development Administrator