

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: 232 AND 245 MUNSON STREET. Amendment to previous approval for the disposition of two vacant sliver lots. (Beulah Land Development)
REPORT: 1553-14
ADVICE: Approval

PROJECT SUMMARY:

Developer: Beulah Land Development Corporation
Disposition Price: \$3,000
Site: 5,227 SF and 3,485 SF (8,712 SF Total)
Zone: RM-2 and IH
Use: Affordable rental property to sale to owner-occupant
Financing: Private
Subsidy: None
City Lead: Evan Trachten
Agency: Livable City Initiative
Phone: 203-946-8373
Previous CPC Actions: 1543-20 and 1543-21

BACKGROUND:

Properties located at 232 and 245 Munson Street were included in the list of Properties Proposed for City Disposition by the Livable City Initiative that was adopted by the Board of Alders on May 21, 2018, and approved by the City Plan Commission on April 18, 2018, to be sold to Beulah Land Development Corporation for the construction of a single-family and a two-family affordable rental property. The applicant has determined that the development of home-ownership housing, as opposed to rental property development, would be more beneficial for neighborhood stabilization and are requesting to amend the originally proposed use of the properties from "affordable rental property" to "sale to owner-occupant".

PLANNING CONSIDERATIONS:

The City owned lots are approximately 32' X 108' FT and 35' X 148' FT. 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 for 232 Munson Street. Due to the fact that 245 Munson Street is considered a non-conforming lot in terms of yard width, in accordance with Section 67(e)(2) of the NHZO, a single-family dwelling may be constructed on the property by right.

ADVICE:

Approval.

ADOPTED: January 23, 2019
Edward Mattison
Chair

ATTEST: 
Michael Piscitelli, AICP
Acting Economic Development Administrator