

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: 232 MUNSON STREET - **DISPOSITION** of a vacant sliver lot to be developed into a two-family property. (Beulah Land Development Corporation)
REPORT: 1543-20
ADVICE: Approval subject to the applicant obtaining zoning relief

PROJECT SUMMARY:

Developer: Beulah Land Development Corporation
Disposition Price: \$2,000
Site: 5,227 SF
Zone: RM-2
Use: Vacant to 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 lot at the property of 232 Munson Street to Beulah Land Development Corporation who will build a two-unit rental property at this site. The applicant will maintain this property as an affordable rental property.

PLANNING CONSIDERATIONS:

The dimensions of the property are roughly 35 feet wide and 148 feet deep. 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.

The neighborhood, which was established in 1900, is made of predominately two-family homes on similarly sized, non-conforming lots. Despite the property not meeting zoning criteria in terms of average lot width, the overall lot size would justify the use of a two-family dwelling in terms of square footage and is consistent with the neighborhood.

ADVICE:

Approval subject to the applicant obtaining zoning relief prior to closing.

ADOPTED: April 18, 2018
Leslie Radcliffe
Vice Chair

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