

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: 245 MUNSON STREET - **DISPOSITION** of a vacant sliver lot to be developed into a single-family property. (Beulah Land Development Corporation)
REPORT: 1543-21
ADVICE: Approval

PROJECT SUMMARY:

Developer: Beulah Land Development Corporation
Disposition Price: \$1,000
Site: 3,485 SF
Zone: IH
Use: Vacant to single-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 245 Munson Street to Beulah Land Development Corporation who will build a single-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 32 feet wide and 108 feet deep. Due to the fact that the lot 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: April 18, 2018
Leslie Radcliffe
Vice Chair

ATTEST: MPL
Michael Piscitelli, AICP
Deputy Economic Development Administrator