

**NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT**

**RE:** 62-66 SYLVAN AVENUE - DISPOSITION of two vacant sliver lots to be developed into two single-family properties. (Habitat for Humanity of Greater New Haven, Inc.)

**REPORT:** 1551-11

**ADVICE:** Approval subject to the applicant obtaining zoning relief

**PROJECT SUMMARY:**


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**Developer:** Habitat for Humanity of Greater New Haven, Inc.

**Disposition Price:** \$2,000

**Site:** 8,276 SF

**Zone:** RM-2

**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 lots at the properties of 62 and 66 Sylvan Avenue to Habitat for Humanity who will build a single-family, owner-occupied property at both sites. This property must be sold to an owner occupant for a combined period not less than (5) years, inclusive of successive ownership, unless a more extensive period is required by federal law, the Property Acquisition and Disposition Committee (PAD), City Plan, the Board of Director of Livable City Initiative (LCI) and/or the Board of Alders of the City of New Haven.

**PLANNING CONSIDERATIONS:**

The dimensions of the property located at 62 Sylvan Avenue and 66 Sylvan Avenue are approximately 30 feet wide and 106 feet deep and 46 feet wide and 114 feet deep respectively. 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.

Also, because these two non-conforming properties will now share single-ownership they will be considered one property under Section 67(e)(1) of the NHZO, zoning relief will need to be sought by the applicant to split the lot.

**ADVICE:**

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

**ADOPTED:** November 14, 2018  
Edward Mattison  
Chair

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