

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: 2 **BUTTON STREET**. Disposition of vacant lot for construction of a single-family owner-occupied home. (Habitat for Humanity of Greater New Haven, Inc.)
REPORT: 1557-22
ADVICE: Approval

PROJECT SUMMARY:

Developer: Habitat for Humanity of Greater New Haven, Inc.
Disposition Price: \$1,000.00
Site: 4,600 SF
Zone: RM-2
Use: Vacant Land to be developed as a single-family house.
Financing: Private
Subsidy: None
City Lead: Evan Trachten
Agency: Livable City Initiative
Phone: 203-946-8373

BACKGROUND:

LCI proposes to dispose of the parcel for construction of a single-family owner-occupied house.

PLANNING CONSIDERATIONS:

New Haven Vision 2025, IV-14: It is a housing and neighborhood planning goal to “encourage the stabilization and revitalization of publicly-owned property through a timely disposition process.”


New Haven Vision 2025, III-9: Continue to use the city’s Land Disposition Agreement (LDA) to advance housing and neighborhood objectives, including appropriate densities, home ownership and contextual design.

Zoning Ordinance, Section 67(a)(3): “It is a fundamental principal of zoning law that nonconformities are not to be expanded, and that they should be abolished or reduced to conformity as quickly as the fair interests of the parties will permit. This principle is declared to be the intent of this ordinance.” The subject lot is nonconforming; building a single family is a practical use for a nonconforming lot.

ADVICE:

Approval.

ADOPTED: May 15, 2019
Ed Mattison
Chair

ATTEST: 
Aicha Woods
Director, City Plan Department