

## NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

**RE:** 320 SHELTON AVENUE. Disposition of improved lot for rehabilitation for use as an employment readiness center and two residential units. (Believe In Me Empowerment Corporation)

**REPORT:** 1535-11

**ADVICE:** Do not approve disposition until further information is available

### PROJECT SUMMARY:

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**Developer:** Believe In Me Empowerment Corporation

**Disposition Price:** \$1,000

**Site:** 3,000 SF

**Zone:** RM-2

**Use:** Employment readiness center with two residential units

**Financing:** Private

**Subsidy:** None

**City Lead:** Evan Trachten

**Agency:** Livable City Initiative

**Phone:** 203-946-8373

### BACKGROUND:

LCI proposes the disposition of 320 Shelton Avenue to Believe In Me Empowerment Corporation. The applicant will rehabilitate this property and use the existing commercial store-front as an employment readiness center/training center for youth and unemployed/underemployed, and create two residential units on the upper floors.

### PLANNING CONSIDERATIONS:

The residential units are allowed by right in the RM-2 zone. The exact nature of the ground-floor commercial storefront has not been decided; zoning relief, including for parking and use, may be required. As the BZA cannot be compelled to grant a Special Exception, the land should not be sold for a use that is not permitted in the zone.

### ADVICE:

It is not clear whether the applicant has or intends to apply for required zoning relief. The Commission advises that the Board of Alders not approve the disposition until further information is provided regarding zoning conformance and relief required.

**ADOPTED:** September 19, 2017  
Edward Mattison  
Chair

**ATTEST:**   
Karyn M. Gilvarg, AIA  
Executive Director