

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: 136 STARR STREET, Land Disposition for construction of new single-family dwelling
(Neighborhood Housing Services of New Haven).
REPORT: 1434-18
ADVICE: Approval with Condition

PROJECT SUMMARY:

Developer: Neighborhood Housing Services of New Haven
Disposition Price: \$1,000
Site: 4,485 sq.ft.
Zone: RM-2
Use: New Construction of Single-Family Dwelling
Financing: Not Provided
Subsidy: None
City Lead: Velma George
Agency: Livable City Initiative
Phone: 946-8562

BACKGROUND

The City acquired Reuse Parcel TF-286-0449-00800 through tax foreclosure and proposes to sell it to Neighborhood Housing Services of New Haven for construction of a new single-family dwelling by Yale architecture students. The applicant will demolish the existing structure at 552 Winchester Avenue (a tangent parcel previously purchased) and use the lot as driveway access to the subject parcel.

The subject parcel is located on a residential street near the intersection of Starr Street and Winchester Avenue in the Newhallville neighborhood.

PLANNING CONSIDERATIONS

Evaluation of the site was based on examination of a plot plan, the LCI PAD submission materials, the zoning regulations and the geographic information system. The City proposes to sell TF-286-0449-00800 for \$1,000. The Commission has not addressed the issue of price. This item was presented at the October 21, 2009 PAD meeting and was approved without conditions.

The subject parcel is nonconforming as to minimum lot size and average lot width. However, the ordinance permits a single-family dwelling to be constructed on such lots. The size and shape of the lot may preclude the logical placement of a driveway or may result in zoning relief in constructing the home. To compensate for these issues, a previously purchased undersized lot at 552 Winchester Avenue (which lies tangent to the subject lot) will be used for driveway access. This will permit the optimum placement of the new home on Starr Street.

ADVICE

The Commission finds the proposed reuse of the property suitable for the site in question and recommends approval with condition:

- 1. Zoning relief, if necessary, shall be obtained prior to closing.

ADOPTED: November 18, 2009
Edward Mattison
Chair
REVISED: December 15, 2010

ATTEST: 
Karyn M. Gilvarg A.I.A.
Executive Director



NEW HAVEN CITY PLAN DEPARTMENT

136 STARR ST

FILE
ADDRESS 136 STARR ST
MBP 286 0449 00800
OWNER CITY OF NEW HAVEN

This map is based on 1997 aerial mapping. The City of New Haven cannot accept any responsibility for accuracy or completeness of this map. There are no warranties, expressed or implied.
 Plot date: Oct 22, 2009; C:\CPCBZA\cpcbza_2_1_b.apr

