

## NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

**RE:** 274 STARR STREET - DISPOSITION FOR FUTURE GYMNASIUM OR  
FOR PARKING FOR CHURCH

**REPORT:** 1499-13  
**ADVICE:** Approval

### PROJECT SUMMARY:

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**Developer:** Greater Deliverance Tabernacle Fellowship Church, Inc.  
**Disposition Price:** \$20,000.00  
**Site:** 6,098 sq. ft.  
**Zone:** RM-2  
**Use:** Gymnasium for the church located at 271 Starr Street.  
**Financing:** Private  
**Subsidy:** None  
**City Lead:** Evan Trachten  
**Agency:** Livable City Initiative  
**Phone:** 946-8373

### BACKGROUND:

The property is currently a vacant city-owned lot, which the church proposes to use for the construction of a new gymnasium, or for accessory parking to serve the church, located across the street. This disposition is in conjunction with the disposition of two lot across the street at 261-265 Starr Street. (CPC 1499-12)

### PLANNING CONSIDERATIONS:

The property located at 274 Starr Street is to be used to construct a new gymnasium or to be used as accessory parking for the Greater Deliverance Tabernacle Fellowship Church. While detailed specifications for the gymnasium structure and/or the parking lot have not yet been provided, the subject property complies with use-related zoning regulations for a church-owned gymnasium provided as an ancillary use to the church. Further zoning review will be conducted when more specific plans are submitted.

### ADVICE:

Approval

**ADOPTED:** November 19, 2014  
Edward Mattison  
Chair

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