

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: 34 SYLVAN AVENUE, Land Disposition for Construction of a Single Family Dwelling (Habitat for Humanity of Greater New Haven, Inc.).
REPORT: 1438-11
ADVICE: Approval with Condition

PROJECT SUMMARY:

Developer: Habitat for Humanity of Greater New Haven, Inc.
Disposition Price: \$1,000
Site: 5,556 sq.ft.
Zone: RM-2
Use: Single Family Dwelling
Financing: Not Provided
Subsidy: None
City Lead: Evan Trachten
Agency: Livable City Initiative
Phone: 946-8373

BACKGROUND

The City is acquiring Reuse Parcel TF-278-0148-03200 from Hill Development Corporation through a deed in lieu of foreclosure. This action is necessary to preserve certain time sensitive development funds dedicated to a larger project of which this property is involved. After the city gains control it proposes to sell it to Habitat for Humanity of Greater New Haven for construction of a single-family dwelling. The City is seeking prior authorization for the transaction to occur.

The subject parcel is located on a residential street between Ward Street and Vernon Street in the Hill 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-278-0148-03200 for \$1,000. The Commission has not addressed the issue of price. This item was presented at the February 17, 2010 PAD meeting and was approved without conditions.

This irregularly shaped corner parcel is flat and clear of debris. Although the lot size exceeds the minimum for the zone, the average width of 47' is just under the minimum of 50'. The regulations permit a single family dwelling to be built on nonconforming lots.

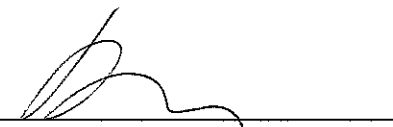
The applicant is proposing the permitted single family home. Because this parcel is a corner lot it has two front yard setbacks. The somewhat narrow nature of the lot coupled with the need for two front yard setbacks means that zoning relief is, most likely, required. However, such relief should be minimal keeping the overall project well within the character of the district.

ADVICE

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

1. Any necessary zoning relief shall be obtained prior to closing.

ADOPTED: March 17, 2010
Edward Mattison
Chair

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