

## NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

**RE:** 551-553 Winchester Avenue, proposal to grant an easement of 5' over the northern boundary of City lot to provide an emergency exit path for the building located at 555 Winchester Avenue.

**REPORT:** 1491-07  
**ADVICE:** Approval

### PROJECT SUMMARY:

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**Developer:** N/A  
**Disposition Price:** \$500.00  
**Site:** 4,300 sq ft  
**Zone:** RM2  
**Use:** Egress  
**Financing:** Private  
**Subsidy:** None  
**City Lead:** Evan Trachten  
**Agency:** Livable City Initiative  
**Phone:** 946-8373

### BACKGROUND:

The Applicant purchased the blighted building at 555 Winchester Avenue, and while rehabilitating the property the Building Department informed the applicant that he needed an easement because he has an egress window on the south side of the building and needs an exit path to the public right of way.

### PLANNING CONSIDERATIONS:

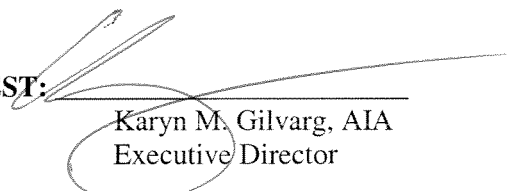
The City lots located at 539-553 Winchester Avenue are south of 555-559 Winchester Avenue which is owned by 555 Winchester Apartments LLC. The granting of a 5 foot easement will not significantly impair future redevelopment at 539-553 Winchester Avenue, and when combined are significantly bigger than the minimum lot for the RM2 district.

### ADVICE:

Recommending approval.

**ADOPTED:** April 16, 2014  
Edward Mattison  
Chair

**ATTEST:**

  
Karyn M. Gilvarg, AIA  
Executive Director