

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: 217 WINTHROP AVENUE – MODIFICATION OF DISPOSITION
REPORT: 1522-11
ADVICE: Approval

PROJECT SUMMARY

Purchaser: Mutual Housing Association of South Central Connecticut, Inc.
Disposition Price: N/A
Site: 15,303 sq. ft.
Zone: RM-1
Use: Vacant lot will be utilized for the construction of two two-family houses by a non-profit housing agency.
Financing: Non-profit
Subsidy: None
City Lead: Evan Trachten
Agency: Livable City Initiative
Phone: 203-946-8373

BACKGROUND

The property is currently a vacant lot that had previously been sold to a non-profit agency for the construction of a condo-style three-family house. Zoning allows four units to be constructed on a lot of 15,303 square feet in the RM-1 zone.

PLANNING CONSIDERATIONS

Over several years of ownership, Mutual Housing has found that it was not able to arrange financing for the construction of a three-family condominium as originally planned. Therefore, they have requested that Livable City Initiative and the City Plan Commission approve a modification of the approved disposition agreement to allow the construction of two two-family houses that Mutual Housing believes will be easier to obtain financing for. This use is zoning compliant subject to a routine review of proposed setbacks, building configuration, and parking during the building permit process.

ADVICE:
Approval

ADOPTED: September 21, 2016
Edward Mattison
Chair

ATTEST:


Karyn M. Gilvarg, AIA
Executive Director