

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: 25 WINTHROP AVENUE - DISPOSITION
REPORT: 1521-13
ADVICE: Approval

PROJECT SUMMARY

Purchaser: A&M Groundbreakers, LLC
Disposition Price: \$5,000
Site: 3,485 sq. ft.
Zone: RM-2
Use: Rehabilitation of an existing single-family house with owner-occupancy required for a period of five years.
Financing: Private
Subsidy: None
City Lead: Evan Trachten
Agency: Livable City Initiative
Phone: 203-946-8373

BACKGROUND

The property is currently a vacant city-owned single family house. It is to be sold to a for-profit private construction company for rehabilitation as a single-family house. The average lot width of 35 feet and the side yard dimension of ± 1 foot are existing non-conforming conditions that will continue with rehabilitation of the property.

PLANNING CONSIDERATIONS

Rehabilitation as a single-family house with a five-year requirement for owner-occupancy will provide an affordable housing unit at the least possible cost to the City. The house is in extremely poor condition and would likely need to be demolished at cost to the City if not sold to a redeveloper.

ADVICE:
Approval

ADOPTED: August 24, 2016
Edward Mattison
Chair

ATTEST: 
Karyn M. Gilvarg, AIA
Executive Director