

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: 0 & 9 BROWN STREET, (MBP 207-0535-01200) & (207-0535-01300) Land Disposition Agreement for new 2-Family Dwelling [Andrew Consiglio].
REPORT: 1474-07
ADVICE: Approval

PROJECT SUMMARY:

Developer: Mr. Andrew Consiglio
Disposition Price: \$35,000 combined
Site: 6,331, S.F.
Zone: BA zone
Use: Construct 2-Family Dwelling
Financing: Private
Subsidy: None
City Lead: Evan Trachten
Agency: Livable City Initiative
Phone: 946-8373

BACKGROUND:

The City acquired these parcels and proposes to sell them to Mr. Andrew Consiglio who will construct a 2-family dwelling with two off-street parking spaces. Review of preliminary plans shows a 2,700 square foot living area, 2-story house with first floor front porch. A recent site visit shows the subject lots to be located on Brown Street between Chestnut and Water Streets in the Wooster Square neighborhood. The subject contiguous lots are currently vacant open space apart from a modest sized accessory structure at the rear. The immediate area is comprised of mixed-use structures; however, the majority is residential.

Prior CPC Action:

- **Approved with Condition (CPC file# 1355-02)**, Land Disposition for construction of owner occupied three-family home (Charles Gargano). The condition: Approval of two dwelling units with Condition.

PLANNING CONSIDERATIONS:

The Commission notes the BA zone refers to the RM-2 zone when residential uses are considered, and in this instance, the proposed plan meets all bulk and yard requirements of the RM-2 zone. As only 2-dwelling units are planned, site plan review is not required. Evaluation of the site was based on examination of the City Tax Map, site visit and review of preliminary plans. The City proposes to sell both lots for a total of \$35,000 and the estimated cost of improvements is not known. The Commission has not addressed the issue of price.

ADVICE:

The Commission finds the proposed reuse of the property suitable for the site in question and therefore recommends approval.

ADOPTED: February 20, 2013
Edward Mattison
Chair

ATTEST:


Karyn M. Gilvarg, AIA
Executive Director

