

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: 55 DIXWELL AVENUE - DISPOSITION
REPORT: 1529-21
ADVICE: Approval

PROJECT SUMMARY

Purchaser: Fatma Catalbasoglu
Disposition Price: \$32,500
Site: 5,400 sq. ft.
Zone: RM-2
Use: Sale to a private for-profit owner for housing development of two residential units in connection with 59-61 Dixwell Avenue (conversion of a former funeral home to residential use) and construction of a two-story commercial building
Financing: Public
Subsidy: N/A
City Lead: Evan Trachten
Agency: Livable City Initiative
Phone: 203-946-8373

BACKGROUND

This is a City-owned property with an existing commercial garage-type structure at the rear and surface parking facing Dixwell Avenue. The City believes the combined property will offer greater opportunities for redevelopment to the property at 59-61 Dixwell Avenue as well as greater vitality to the surrounding area.

PLANNING CONSIDERATIONS

The dimensions of the lot are 36 feet wide and 150 feet deep. If it is combined under common ownership with 59-61 Dixwell Avenue, both lots will be considered joined for zoning calculations. Because the lot size and width predate the adoption of the 1963 New Haven Zoning Ordinance, this is considered to be an existing non-conforming lot. If it is combined under common ownership with 59-61 Dixwell Avenue, both lots will be considered joined for zoning calculations as one conforming lot. Compliance with the RM-2 zoning regulations for use, yard setbacks, height limits and required parking, and the dimensions of any related zoning relief, can only be determined at the time when a final construction proposal is submitted. The redevelopment of 59-61 Dixwell Avenue has already gone through the City's Site Plan Review process and has been approved by the City Plan Commission.

ADVICE:
Approval

ADOPTED: April 20, 2017
Edward Mattison
Chair

ATTEST: 
Karyn M. Gilvarg, AIA
Executive Director