

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: 12 ELLIOTT STREET, Disposition for Single Family Owner-Occupied Dwelling
(Habitat for Humanity).
REPORT: 1439-06
ADVICE: Approval with Condition

PROJECT SUMMARY:

Developer: Habitat for Humanity of Greater New Haven, Inc.
Disposition Price: \$1,000
Site: 7,841 sq.ft.
Zone: RM-2
Use: Single-Family Dwelling
Financing: Not Provided
Subsidy: None
City Lead: Evan Trachten
Agency: Livable City Initiative
Phone: 946-8373

BACKGROUND

The City acquired Reuse Parcels TF-299-0145-02100 through tax foreclosure and proposes to sell it to Habitat for Humanity for the construction of a new single-family dwelling.

The subject parcel is located on a short residential street between Asylum St. and Orchard St. in the Hill neighborhood. This is a conforming parcel measuring 60' wide and having 7,841 square feet of area.

PLANNING CONSIDERATIONS

Evaluation of the site was based on examination of a plot plan, the LCI PAD submission materials, the zoning regulations and the geographic information system. The City proposes to sell TF-299-0145-02100 for \$1,000. The Commission has not addressed the issue of price. This item was presented at the March 17, 2010 PAD meeting and was approved without conditions.

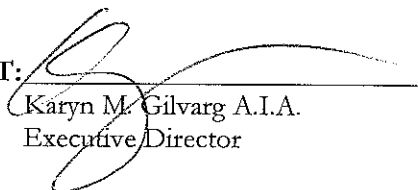
This lot is vacant, flat and clear of debris. Siting a new home with off-street parking on this lot should not require zoning relief because it is a conforming lot. Construction of a new home would help stabilize the neighborhood and preserve property values.

ADVICE

The Commission finds the proposed reuse of this property suitable for the site in question and recommends approval with condition:

1. A site plan shall be submitted to the City Plan Department prior to closing to determine if zoning relief is required. If relief is required, it shall be obtained prior to closing.

ADOPTED: April 21, 2010
Edward Mattison
Chair

ATTEST: 
Karyn M. Gilvarg A.I.A.
Executive Director