

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: 45 ELLIOTT STREET & MBP: 299-0145-03900, Disposition for Single Family Owner-Occupied Dwelling (Habitat for Humanity).
REPORT: 1439-07
ADVICE: Approval with Conditions

PROJECT SUMMARY:

Developer: Habitat for Humanity of Greater New Haven, Inc.
Disposition Price: \$1,000
Site: 5,600 sq.ft. (total of two lots)
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-299-0145-03800 & 299-0145-03900 through tax foreclosure and proposes to sell them to Habitat for Humanity for the construction of a new single-family dwelling.

The subject parcels are located on a short residential street between Asylum St. and Orchard St. in the Hill neighborhood. The combined lots create a conforming parcel measuring 50' wide and have 5,600 square feet of area. The Commission notes these lots are subject to the merger rule of Section 67(e)(1) of the Zoning Ordinance and must be used for development purposes as if they were one lot.

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-299-0145-03800 & 299-0145-03900 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.


These lots are vacant, flat and clear of debris. As noted above, together they constitute a conforming lot. Siting a new home with off-street parking on this lot should not require zoning relief as it is adequately sized. Construction of a new home would also help stabilize the neighborhood and preserve property values.

ADVICE

The Commission finds the proposed reuse of these properties suitable for the site in question and recommends approval with conditions:

1. Notice to Land Records at time of closing.
2. 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