

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: 596-598 GEORGE STREET- ACQUISITION
REPORT: 1527-15
ADVICE: Approval

PROJECT SUMMARY

Purchaser: City of New Haven
Acquisition Price: \$1
Site: 8,194 sq. ft. (total, combined)
Zone: RO
Use: Redevelopment as two 3-family houses.
Financing: Public
Subsidy: N/A
City Lead: Evan Trachten
Agency: Livable City Initiative
Phone: 203-946-8373

BACKGROUND

The property is currently two historic three-family houses that are owned by Yale New Haven Hospital adjacent to the St. Raphael's campus. These properties are in very poor condition and had been requested for demolition by YNH. The City proposes to act as the entity to facilitate future rehabilitation of the properties so that these historic buildings can be retained as a contributing element to the community.

PLANNING CONSIDERATIONS

The dimensions of the two lots are: 596 George Street - 33 feet wide and 129 feet deep and 598 George Street - 29 feet wide and 129 feet deep. If they are combined under common ownership, 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, both buildings are considered to be existing non-conforming structures with regard to floor-area ratio (FAR), unit count, dimensions and parking. Compliance with the RO zoning regulations for use, FAR, yard setbacks, and required parking, and the dimensions of any related zoning relief, can only be determined at the time when a specific construction proposal is submitted.

ADVICE:
Approval

ADOPTED: February 15, 2017
Edward Mattison
Chair

ATTEST: 
Karyn M. Gilvarg, AIA
Executive Director