

## NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

**RE:** 381 Grand Avenue.

**REPORT:** 1497-12  
**ADVICE:** Approval

### PROJECT SUMMARY:

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**Developer:** Landolfi & Landolfi  
**Disposition Price:** \$28,000.00  
**Site:** 3,000 sq ft  
**Zone:** BA (RM-2 standards apply for residential)  
**Use:** Rehabilitation of an existing 2-family home, with owner occupancy.  
**Financing:** Private  
**Subsidy:** None  
**City Lead:** Evan Trachten  
**Agency:** Livable City Initiative  
**Phone:** 946-8373

### BACKGROUND:

The property is currently a vacant existing two-family home which is to be sold to Landolfi & Landolfi for rehabilitation and subsequent owner-occupancy.


### PLANNING CONSIDERATIONS:

The property located at 318 Grand Avenue is to be rehabilitated as a two-family home. The subject property complies with all zoning regulations for rehabilitation of a pre-existing, non-conforming (due to lot size, lot area and front/side yard dimensions) residential use in a BA (General Business) district.

### ADVICE:

Recommending approval.

**ADOPTED:** September 17, 2014  
Edward Mattison  
Chair

**ATTEST:**   
Karyn M. Gilvarg, AIA  
Executive Director