

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: 634 Howard Avenue, (MBP 277-0100-00600) Land Disposition Agreement for construction of new 2-family dwelling [634 Howard LLC].
REPORT: 1465-03
ADVICE: Approval

PROJECT SUMMARY:

Developer: 634 Howard Avenue c/o Christian Salvati
Disposition Price: \$15,000
Site: 6,491 S.F.
Zone: RM-2 zone
Use: Building lot
Financing: Private
Subsidy: None
City Lead: Evan Tracthen
Agency: Livable City Initiative
Phone: 946-8373

BACKGROUND:

The City acquired this parcel through tax foreclosure and proposes to sell it to 634 Howard Avenue LLC who will maintain and develop said lot with a 2-family dwelling. A recent site visit shows Howard Avenue bounded by Washington and Columbus Avenues in a mixed-use residential corridor through the Hill neighborhood. The subject site is a vacant lot surrounded by a chain link fence. Office records show the lot formerly contained an 8-unit apartment building. Absent is any evidence of a curb-cut serving the parcel.

PLANNING CONSIDERATIONS:

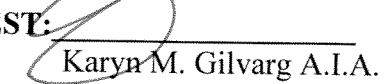
Proposed construction plans regarding the planned house are currently not available, Staff notes the 6,491 square foot lot will accommodate a typical 2-family dwelling with off-street parking in compliance with the RM-2 zone. The Department further notes the average prevailing front yard setback along the same side of the block may be employed when considering the house location per Section 14(a)(1)f. of the New Haven Zoning Ordinance.

Evaluation of the site was based on examination of the City Tax Map and a site visit as a survey was not submitted. The City proposes to sell 634 Howard for \$15,000 and the estimated cost of improvements is unknown. The Commission has not addressed the issue of price.

ADVICE:

The Commission finds the proposed reuse of the property suitable for the site in question and therefore recommends approval.

ADOPTED: May 16, 2012
Edward Mattison
Chair

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