

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: 79 JUDITH TERRACE - ACQUISITION
REPORT: 1532-18
ADVICE: Approval

PROJECT SUMMARY

Purchaser: City of New Haven
Acquisition Price: Up to \$90,000
Site: 10,454 sq. ft.
Zone: RM-1
Use: Existing unoccupied two-family home in foreclosure.
Financing: Public
Subsidy: None
City Lead: Evan Trachten
Agency: Livable City Initiative
Phone: 203-946-8373

BACKGROUND

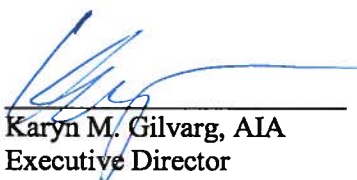
The property is currently a vacant foreclosed two-family house proposed for purchase by the City of New Haven due to its proximity to a future Elm City Communities (Housing Authority) homeownership development. It is to be rehabilitated and then sold to an owner occupant post rehabilitation.

PLANNING CONSIDERATIONS

The dimensions of the lot are 69 feet wide and 152 feet deep. Because both the existing house and lot predate the adoption of the 1963 New Haven Zoning Ordinance, this is considered to be an existing non-conforming property. While the current two-family home is zoning compliant based on lot area, other dimensions are not in compliance with the RM-1 zoning regulations for yard setbacks. Future zoning compliance can only be determined at the time when a specific rehabilitation proposal is submitted.

ADVICE:
Approval

ADOPTED: June 21, 2017
Edward Mattison
Chair

ATTEST: 
Karyn M. Gilvarg, AIA
Executive Director