

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: 132-136 NEWHALL STREET, Land Disposition of Vacant surplus land for development of 2-family dwelling [Neighborhood Housing Services of New Haven, Inc.]
REPORT: 1457-07
ADVICE: Approval with Condition

PROJECT SUMMARY:

Developer: Neighborhood Housing Services of New Haven, Inc,
Disposition Price: \$2,000
Site Size:
132 Newhall 5,538 s.f.
136 Newhall 2,298 s.f.
Total Lot Area 7,837 s.f.
Zone: RM-2
Use: Construct 2-family dwelling
Financing: Private
Subsidy: None
City Lead: Evan Trachten
Agency: Livable City Initiative
Phone: 946-8373

BACKGROUND:

The City acquired this parcel through tax foreclosure and proposes to sell it to Neighborhood Housing Services of New Haven (NHS) who will combine both lots to construct a 2-family dwelling in the RM-2 zone. The Commission notes NHS has adopted a cluster development methodology in an effort to magnify a positive change in the area. In keeping with this strategy the Commission previously granted a similar LDA to NHS regarding 141 Newhall Street (see CPC, 1455-11) which is a component of the Newhall, Starr Street cluster. A recent site visit shows the corner vacant lots free of junk or trash apart from a temporary basketball nets along Starr Street. Staff notes there are no pre-existing curbcuts or delineated driveways from either street front.

PLANNING CONSIDERATIONS:

The Commission notes the combined lots are subject to the dual front yard requirement in the RM-2 district. That is to say a 17' front yard setback is required at Starr and Newhall Street. Since a proposed site plan was not submitted for review the Commission notes the aforementioned setback issue will require zoning relief. This condition is based on the proposed house footprint. Evaluation of the site was based on examination of the City GIS Map and a site visit as a survey was not submitted. The City proposes to sell the vacant lots \$2, 000 (\$1,000 per dwelling unit) and the estimated cost of improvements is unknown. The Commission does not address the issue of price.

ADVICE:

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

1. All zoning relief shall be sought prior to issuance of a building permit.

ADOPTED: October 19, 2011
Edward Mattison
Chair

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

