

**NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT**

**RE:** 456-458 ORCHARD STREET, Land Disposition for Construction of a new Single-Family Dwelling (Neighborhood Housing Services of New Haven).  
**REPORT:** 1434-19  
**ADVICE:** Approval with Condition

**PROJECT SUMMARY:**

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**Developer:** Neighborhood Housing Services of New Haven  
**Disposition Price:** \$1,000 plus \$16,578 tax lien  
**Site:** 7,841 sq.ft.  
**Zone:** RM-2  
**Use:** New Construction of Single-Family Dwelling  
**Financing:** Not Provided  
**Subsidy:** None  
**City Lead:** Velma George  
**Agency:** Livable City Initiative  
**Phone:** 946-8562

**BACKGROUND**

The City acquired Reuse Parcel TF-316-0265-01700 through tax foreclosure and proposes to sell it to Neighborhood Housing Services of New Haven for the construction of a new single-family dwelling by Yale architecture students.

The subject parcel is flat, vacant and clear of debris. It is located on a residential street near the intersection of Orchard and Elm in the Dwight neighborhood.

**PLANNING CONSIDERATIONS**

Evaluation of the site was based on examination of a plot plan, the LCI PAD submission materials, the zoning regulations and the geographic information system. The City proposes to sell TF-316-0265-01700 for \$1,000 plus a \$16,578 tax lien. The Commission has not addressed the issue of price. This item was presented at the October 21, 2009 PAD meeting and was approved without conditions.

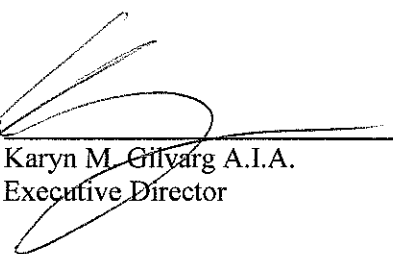
The subject parcel exceeds the minimum lot size and average lot width for the RM-2 zone. NHS plans to construct a single-family dwelling for sale to an owner-occupant. The lot averages 50' in width, therefore it should be possible to situate the new home in a way that does not require zoning relief.

**ADVICE**

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

1. Zoning relief, if necessary, shall be obtained prior to closing.

**ADOPTED:** November 18, 2009  
Edward Mattison  
Chair  
**REVISED:** December 15, 2010

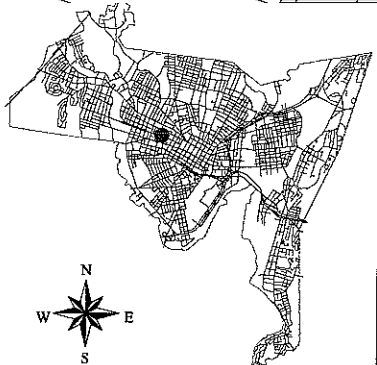
**ATTEST:**   
Karyn M. Gilvarg A.I.A.  
Executive Director



**NEW HAVEN CITY PLAN DEPARTMENT**

**456 ORCHARD ST**

FILE  
 ADDRESS 456 ORCHARD ST  
 MBP 316 0265 01700  
 OWNER CANADY JESSE



This map is based on 1997 aerial mapping. The City of New Haven cannot accept any responsibility for accuracy or completeness of this map. There are no warranties, expressed or implied.  
 Plot date: Oct 22, 2009; C:\PCPBZA\cpcbza\_2\_1\_b.apr

