

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: 684 ORCHARD STREET - DISPOSITION
REPORT: 1522-09
ADVICE: Approval

PROJECT SUMMARY

Purchaser: Beulah Land Development Corp.
Disposition Price: \$2,000
Site: 6,098 sq. ft.
Zone: RM-2
Use: Sale of the property is for development of two units of affordable housing
Financing: Non-profit
Subsidy: None
City Lead: Evan Trachten
Agency: Livable City Initiative
Phone: 203-946-8373

BACKGROUND

The property is currently a vacant city-owned lot. It is to be sold to a non-profit housing developer for construction of a two-family house.

PLANNING CONSIDERATIONS

The lot measures 40 feet wide by 150 feet deep, allowing it to meet all RM-2 zoning requirements for new construction and providing sufficient lot area for off-street parking and required front, side and rear yard setbacks. Construction of an affordable two-family house with a five-year requirement for owner-occupancy will provide two affordable housing unit at the least possible cost to the City.

ADVICE:
Approval

ADOPTED: September 21, 2016
Edward Mattison
Chair

ATTEST: 
Karyn M. Gilvarg, AIA
Executive Director