

## NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

**RE:** 54 ADELINE STREET - DISPOSITION  
**REPORT:** 1530-12  
**ADVICE:** Approval

### PROJECT SUMMARY

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**Purchaser:** Columbus House, Inc.  
**Disposition Price:** \$2,000  
**Site:** 4,792 sq. ft.  
**Zone:** RM-2  
**Use:** Use for two-family home construction by Columbus House, Inc.  
**Financing:** Non-profit  
**Subsidy:** None  
**City Lead:** Evan Trachten  
**Agency:** Livable City Initiative  
**Phone:** 203-946-8373

### BACKGROUND

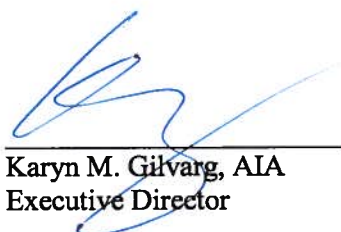
The property is currently a vacant lot owned by the City of New Haven. It is to be sold to Columbus House for construction of a two-family house with both units offered for rent.

### PLANNING CONSIDERATIONS

The dimensions of the lot are 42 feet wide and 116 feet deep. Because the lot size and width predate the adoption of the 1963 New Haven Zoning Ordinance, this is considered to be an existing non-conforming lot. Compliance with the RM-2 zoning regulations for yard setbacks, height limits and required parking, and the dimensions of any related zoning relief, can only be determined at the time when a specific construction proposal is submitted.

**ADVICE:**  
Approval

**ADOPTED:** May 17, 2017  
Edward Mattison  
Chair

**ATTEST:**   
Karyn M. Gilvarg, AIA  
Executive Director