

## NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

**RE:** 44 LILAC STREET. Disposition of vacant lot to develop as a single-family structure. (Neighborhood Housing Services of New Haven, Inc.)  
**REPORT:** 1570-10  
**ADVICE:** Approval

### PROJECT SUMMARY:

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**Developer:** Neighborhood Housing Services of New Haven, Inc.  
**Disposition Price:** \$1,000.00  
**Site:** 5,227sf  
**Zone:** RM-2  
**Use:** Residential (1 dwelling unit)  
**Financing:** Non-Profit  
**Subsidy:** None  
**City Lead:** Evan Trachten  
**Agency:** Livable City Initiative  
**Phone:** 203-946-8373

### BACKGROUND:

LCI proposes to dispose of the 5,227sf vacant lot to be developed as a one-unit owner-occupied property for a combined period not less than 5 years, inclusive of successive ownership, unless a more extensive period is required by federal law, the Property Acquisition and Disposition Committee (PAD), City Plan, the Board of Director of Livable City Initiative (LCI), and/or the Board of Alders of the City of New Haven.


### PLANNING CONSIDERATIONS:

The proposed change of density from a vacant lot to single dwelling unit meets the permitted requirements set forth by the NHZO for the subject zone. The lot is a non-conforming lot, but the NHZO allows single family structures to be constructed on nonconforming lots. Zoning relief may be required depending on how the structure is configured on the property and if parking requirements are satisfied. This project aligns with the goals under the Comprehensive Plan because it aims to increase homeownership in the City of New Haven.

### ADVICE:

Approval.

**ADOPTED:** July 17, 2020  
Ed Mattison  
Chair

**ATTEST:**   
Aicha Woods  
Executive Director, City Plan Department