

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: 260 WEST HAZEL STREET. Disposition of vacant lot to develop as a two dwelling-unit structure. (Neighborhood Housing Services of New Haven, Inc.)
REPORT: 1570-11
ADVICE: Approval

PROJECT SUMMARY:

Developer: Neighborhood Housing Services of New Haven, Inc.
Disposition Price: \$2,000.00
Site: 4,356sf
Zone: RM-2
Use: Residential (2 dwelling units)
Financing: Non-Profit
Subsidy: None
City Lead: Evan Trachten
Agency: Livable City Initiative
Phone: 203-946-8373

BACKGROUND:

LCI proposes to dispose of the 4,356sf vacant lot to be developed as a two-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:

This lot is non-conforming and therefore only the construction of a single-unit structure is permitted as-of-right. Zoning relief will be required to build a 2-unit structure, and further relief may also 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