

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: 70 WOOLSEY STREET. Disposition of vacant lot to develop as a single-family structure. (Habitat for Humanity of Greater New Haven, Inc.)
REPORT: 1570-12
ADVICE: Approval

PROJECT SUMMARY:

Developer: Habitat for Humanity of Greater New Haven, Inc.
Disposition Price: \$1,000.00
Site: 4,792sf
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 4,792sf 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.

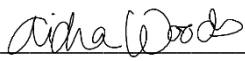
PLANNING CONSIDERATIONS:

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