

## NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

**RE:** 56 HENRY STREET. Disposition of a vacant sliver lot to be split between both neighboring properties to be used as additional side yard area. (442 Orange, LLC/ Sublime Realty, LLC)  
**REPORT:** 1546-10  
**ADVICE:** Approval

### PROJECT SUMMARY:

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**Developer:** 442 Orange, LLC & Sublime Realty, LLC  
**Disposition Price:** \$17,046  
**Site:** 5,663 SF  
**Zone:** RM-2  
**Use:** Vacant to side yard  
**Financing:** Private  
**Subsidy:** None  
**City Lead:** Evan Trachten  
**Agency:** Livable City Initiative  
**Phone:** 203-946-8373

### BACKGROUND:

LCI proposes to dispose of the City owned vacant lot located at 56 Henry Street to 442 Orange, LLC and Sublime Realty, LLC who will use the lot as side-yard and parking area. The property will be split between the adjacent property owners at 52 and 58 Henry Street. The applicants may intend to utilize the additional lot area to construct an addition to the existing residences (subject to zoning approval, if required).

### PLANNING CONSIDERATIONS:

The City of New Haven owns the property at 56 Henry Street and the applicants are proposing to buy and split the land at fair market value, \$3.00 per square foot, as opposed to Sliver Lot pricing of \$1.50 per square foot. The dimensions of the property are approximately 36-feet wide and 160-feet long. The lot will be split to give an additional 18-feet wide by 160-feet long area to the two neighboring properties at the cost of \$8,493 and \$8,553 respectively.

**ADVICE:**  
Approval.

**ADOPTED:** July 18, 2018  
Edward Mattison  
Chair

**ATTEST:** MDL  
Michael Piscitelli, AICP  
Deputy Economic Development Administrator