

## NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

**RE:** 181 PINE STREET. Disposition of a sliver lot to two abutters. (Antonio Capriglione and Gilberto Gonzales)  
**REPORT:** 1562-12  
**ADVICE:** Approval

### PROJECT SUMMARY:

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**Developer:** Antonio Capriglione and Gilberto Gonzales  
**Disposition Price:** Capriglione to purchase a 36' x 74' portion of the lot for \$666.00; Gonzales to purchase a 12' x 36' portion for \$108.00.  
**Site:** Total 36' x 86' or 3,485 sq. ft.  
**Zone:** RM-2  
**Use:** Vacant  
**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 181 Pine Street to the abutters at 183 Pine Street and 386 Poplar Street. The small portion disposed of to Gonzales will square off his side yard and the larger disposition to Capriglione will be used as a side yard and driveway (as it is today).

### PLANNING CONSIDERATIONS:

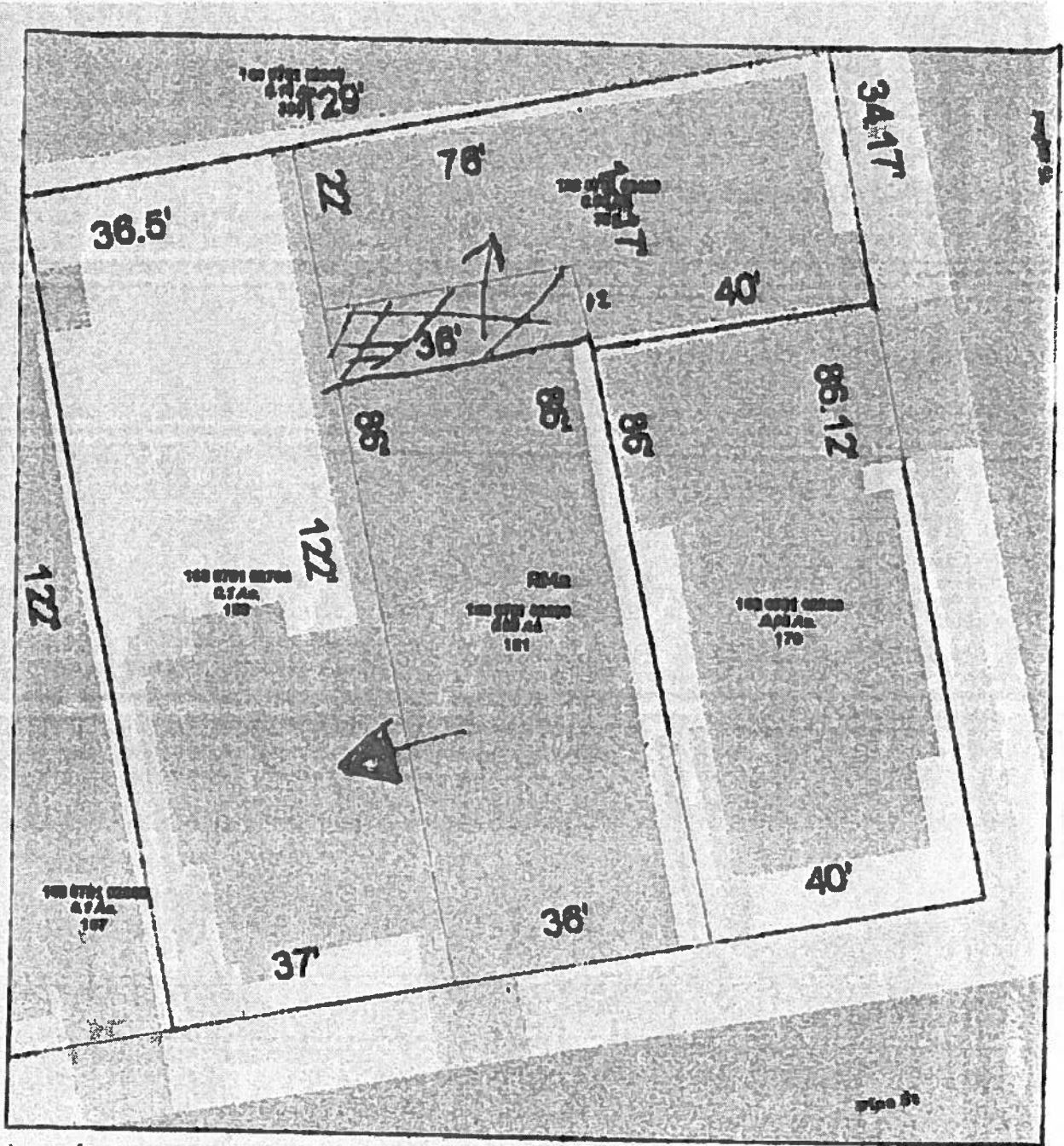
This proposed disposition will create legal ownership that matches what has been occurring on this property. Both applicants have been using this City-owned land and the current use would continue. The disposition will make both abutters' lots more conforming to the bulk area requirements of the RM-2 zone.

### ADVICE:




Approval.

**ADOPTED:** October 16, 2019  
Ed Mattison  
Chair

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



**Legend**

-  PDU Overlay Zone
-  Zoning Boundaries
-  New Haven Parcels

**ZONING MAP PRINT**

This map is for reference purposes only. It is not for legal description or conveyances. All information is subject to verification by any user. The City of New Haven assumes no legal responsibility for the information contained herein.



Date: 8/7/2019

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