

**NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT**

**RE:** 272 DAVENPORT AVENUE. Disposition of sliver lot for use as a driveway.  
(Daniel, James, and Steven Cole and Daniel Peschell)

**REPORT:** 1535-09

**ADVICE:** Approval

**PROJECT SUMMARY:**

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**Developer:** Daniel, James, and Steven Cole and Daniel Peschell

**Disposition Price:** \$4,573.50 (\$1.50/SF)

**Site:** 3,049 SF

**Zone:** RM-2

**Use:** Driveway

**Financing:** Private

**Subsidy:** None

**City Lead:** Evan Trachten

**Agency:** Livable City Initiative

**Phone:** 203-946-8373

**BACKGROUND:**

LCI proposes to dispose of a sliver lot at 272 Davenport Avenue to the adjacent property owner at 276 Davenport Avenue, who will use the lot as a driveway and erect fencing.

**PLANNING CONSIDERATIONS:**

The dimensions of the lot are 25-feet wide by 120-feet long, with a total area of 3,049. Both the lot width and the lot area are below the minimum allowed in an RM-2 zone. As a non-conforming lot, a single-family home could be built at this site, but it could only be seven-feet wide without being granted a variance. Selling this lot to a neighboring property owner for use as a side yard or driveway is likely the highest and best use of this property. The proposed owner plans to use the site as a driveway, which would require a new curb cut, subject to approval by the Department of Transportation, Traffic, and Parking (TTP). There is a large sycamore in front of the property that is one of the few street trees on its side of the block between Kossuth Street and West Street; LCI believes that the curb cut and driveway can be constructed without removing or damaging the tree. Potential impacts or a request to remove the tree will be reviewed by the tree warden. If TTP or the tree warden does not approve the required curb cut, the property can be utilized as additional side yard.

**ADVICE:**

Approval. The Commission notes that driveway construction is subject to approval of both the tree warden and the Department of Transportation, Traffic, and Parking.

**ADOPTED:** September 19, 2017  
Edward Mattison  
Chair

**ATTEST:**   
Karyn M. Gilvarg, AIA  
Executive Director