

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: 205 STARR STREET, (MBP 286-0451-03000) Land Disposition Agreement for 12' wide Sideyard [Leroy and Tameka Pearson].
REPORT: 1465-05
ADVICE: Approval

PROJECT SUMMARY:

Developer: Leroy Pearson, Jr. and Tameka Barnes Pearson
Disposition Price: \$228.00
Site: 912 S.F.
Zone: RM-2 zone
Use: Side Yard
Financing: Private
Subsidy: None
City Lead: Evan Trachten
Agency: Livable City Initiative
Phone: 946-8373

BACKGROUND:

The City acquired this parcel and proposes to sell a 912. s.f. narrow strip of 205 Starr Street to Leroy and Tameka Pearson who will maintain and develop said lot in conjunction with their abutting property at 201 Starr Street. A recent site visit shows a large vacant lot with a refuse dumpster at the rear adjoining the 2-story house at 201 Starr Street. The site also features an assortment of mature trees along the perimeter.

PLANNING CONSIDERATIONS:


Although there are 2 adjoining vacant lots (209 & 213 Starr), they are undersized with respect to the RM-2 zone. In an attempt to yield a conforming sized lot, the remaining 22' wide (1,694 s.f.) lot of 205 Starr Street will be reserved for future residential development. In contrast, the 912 square foot lot offered to the Pearsons will simply provide needed play space for their children.

Evaluation of the site was based on examination of the City Tax Map and a site visit as a survey was not submitted. The City proposes to sell a portion of 205 Starr Street for \$228.00 and the estimated cost of improvements is unknown. The Commission has not addressed the issue of price.

ADVICE:

The Commission finds the proposed reuse of the property suitable for the site in question and therefore recommends approval.

ADOPTED: May 16, 2012
Edward Mattison
Chair

ATTEST: 
Karyn M. Gilvarg A.I.A.
Executive Director