

## NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

**RE: 261-265 STARR STREET - DISPOSITION**

**REPORT: 1525-14**

**ADVICE: Approval**

### **PROJECT SUMMARY**

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**Purchaser:** Michael Clyburn  
**Disposition Price:** \$1,000  
**Site:** 6,534 sq. ft.  
**Zone:** RM-2  
**Use:** Use for community open space and buffering of adjacent properties.  
**Financing:** Private  
**Subsidy:** None  
**City Lead:** Evan Trachten  
**Agency:** Livable City Initiative  
**Phone:** 203-946-8373

### **BACKGROUND**

The property is currently two vacant lots owned by the City of New Haven. They are to be sold to Michael Clyburn for use as a community open space with landscaping, lighting and paving to be provided by the purchaser.

### **PLANNING CONSIDERATIONS**

While this property has previously been considered for sale to the Greater Deliverance Tabernacle Church as parking and recreational space, private ownership of the property provides the best current option for maintenance and security. If the property is ever proposed for further development, compliance with the RM-2 zoning regulations for yard setbacks, height limits and required parking, and the dimensions of any related zoning relief, can only be determined at the time when a specific construction proposal is submitted.

### **ADVICE:**

Approval

**ADOPTED:** December 21, 2016  
Edward Mattison  
Chair

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