

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: 32 STEVENS STREET, Land Disposition of Sliver Lot for Driveway/Sideyard (Alberta Jackson).
REPORT: 1448-05
ADVICE: Approval with Condition

PROJECT SUMMARY:

Developer: Alberta Jackson
Disposition Price: \$1.00
Site: 1,725 sq.ft.
Zone: RM-2
Use: Driveway
Financing: Not Provided
Subsidy: None
City Lead: Evan Trachten
Agency: Livable City Initiative
Phone: 946-8373

BACKGROUND

The City acquired Reuse Parcel TF-312-0143-02100 through tax foreclosure and proposes to sell the remaining half to Alberta Jackson for driveway use. The other half was previously disposed to Neighborhood Housing Services of New Haven, Inc. (CPC File 1438-12).

The subject parcel is located midblock on a residential street between Sylvan Ave. and Davenport Ave. in the Hill neighborhood.

PLANNING CONSIDERATIONS

Evaluation of the site was based on examination of a plot plan, the LCI PAD submission materials, the zoning regulations and the geographic information system. The City proposes to sell TF-312-0143-02100 for \$1.00. The Commission has not addressed the issue of price. This item was presented at the December 15, 2010 PAD meeting and was approved without conditions.

This remaining half of the lot is only 15 feet wide. The purchaser's home, next door at 34 Stevens St., is a three family dwelling with very little yard space. Ms. Jackson's home does not appear to have a driveway exclusively on her property, although she may share a drive. This disposition will provide her with exclusive driveway access to the rear of her property as well as enlarging it by providing more yard space.


ADVICE

The Commission finds the proposed reuse of the property suitable for the site in question and recommends approval with condition:

1. Notice to Land Records at time of closing.

ADOPTED: January 19, 2011
Edward Mattison
Chair

ATTEST:


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



Portion to be disposed

Buyer's Property

Portion already disposed to NHS