

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: 51 STEVENS STREET, Land Disposition of Sliver Lot for Sideyard (Robert Keene).
REPORT: 1448-06
ADVICE: Approval with Condition

PROJECT SUMMARY:

Developer: Robert Keene
Disposition Price: \$1.00
Site: 3,159 sq.ft.
Zone: RM-2
Use: Side Yard
Financing: Not Provided
Subsidy: None
City Lead: Evan Trachten
Agency: Livable City Initiative
Phone: 946-8373

BACKGROUND

The City acquired Reuse Parcel TF-299-0144-05200 through tax foreclosure and proposes to sell the remainder to Robert Keene for side yard space. This applicant has already purchased 3' of the lot. Originally a community garden, the site was abandoned due to lack of community involvement. The owner of 49 Stevens Street, Mr. Ortiz, did not respond to inquiries from LCI; therefore the balance of the lot will be disposed to Mr. Keene.

The subject parcel is located 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 the remainder of TF-299-0144-05200 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.


The lot is flat and clear of debris as well as narrow and not very deep. It is not suitable for development due to its small size. Stevens Street appears to have been platted to have lots very much identical to one another. Consequently, off street parking and yard space is in short supply. Mr. Keene's property at 53 Stevens Street is small and lacks sufficient yard space. This disposition will help improve on that deficiency.

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