

**NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT**

**RE:** 83 SYLVAN AVENUE, Disposition of Sliver Lot for Side Yard for #87 (Maximo Perez & Bianca Toledo-Perez).  
**REPORT:** 1432-15  
**ADVICE:** Approval with Condition

**PROJECT SUMMARY:**

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**Developer:** Maximo Perez & Bianca Toledo-Perez  
**Disposition Price:** \$1.00  
**Site:** 3,920 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**

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The City acquired Reuse Parcel TF-299-0158-01200 through tax foreclosure and proposes to sell it to Maximo Perez & Bianca Toledo-Perez for use as a side yard. The abutter at 81 Sylvan Avenue did not show interest; therefore the entire lot will be disposed to this applicant.

The subject parcel is located on a residential street in the Hill neighborhood near the intersection of Sylvan Avenue and Orchard Street.

**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-299-0158-01200 for \$1.00. The Commission has not addressed the issue of price. This item was presented at the August 19, 2009 PAD meeting and was approved without conditions.


The lot is nonconforming as to minimum lot size and average lot width. In fact the average width is only 30.5', which makes development extremely problematic. Most of the lots on this section of Sylvan Avenue are, like most lots in the city, narrow and in need of yard space. The Commission therefore advises the best use of the lot is to use it for yard space as proposed.

**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:** September 16, 2009  
Edward Mattison  
Chair

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