

## NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

**RE:** 743 WINCHESTER AVENUE, (MBP 254-0490-03400) Land  
Disposition Agreement of Portion of Sliver Lot [Moye].  
**REPORT:** 1477-10  
**ADVICE:** Approval

### PROJECT SUMMARY:

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**Developer:** Tiffany & Deborah Moye  
**Disposition Price:** \$894.25  
**Site:** 3,750 S.F. (25' x 150')  
**Zone:** RM-2  
**Use:** Additional Land  
**Financing:** Private  
**Subsidy:** None  
**City Lead:** Evan Trachten  
**Agency:** Livable City Initiative  
**Phone:** 946-8373

### BACKGROUND:

The City acquired this 5,227 SF parcel and proposes to sell a 3,577 SF portion of it to Tiffany and Deborah Moye who will maintain the parcel in conjunction with their adjoining lot known as 733-735 Winchester Avenue. A recent site visit shows the subject property is on Winchester Avenue between Bassett and Huntington Streets within the Newhallville neighborhood. The lot is vacant with a stockade fence buffer at the street front.

### Prior CPC Actions:

- Approved with Conditions (CPC file# 1087-06) Land Disposition Agreement (LDA) for Infill Housing (CUHO) March, 1989. The LDA was not executed.
- Approved LDA to Tiffany and Deborah Moye (CPC 1473-06, 01/16/13)

### PLANNING CONSIDERATIONS:

While the Commission's previous approval was for an even lot split between the Moyes and Neighborhood Housing Services (NHS), this proposed split will leave the Moyes with a parcel 25' wide x 150' long as additional yard space for their property at 733-735 Winchester Avenue, and NHS will purchase a portion of the parcel that is 11' wide x 150' as additional yard area for #745-749.-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 the sliver parcel for \$894.25, 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:** April 17, 2013  
Edward Mattison  
Chair

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