

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: 40 ARCH STREET, Disposition of sliver lot for off-street parking for #38 (Corey Spruill).
REPORT: 1432-17
ADVICE: Approval with Condition

PROJECT SUMMARY:

Developer: Corey Spruill
Disposition Price: \$1.00
Site: 3,500 sq.ft.
Zone: RM-2
Use: Off-street parking
Financing: Not Provided
Subsidy: None
City Lead: Velma George
Agency: Livable City Initiative
Phone: 946-8562

BACKGROUND

The City acquired Reuse Parcel TF-301-0096-01600 through tax foreclosure and proposes to sell it to Corey Spruill for off street parking.

The subject parcel is located on a residential street in the Hill neighborhood between Congress and Columbus Avenues.

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-301-0096-01600 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.


Most of the lots on Arch Street are very narrow – less than 40’ wide. Consequently there is a great deal of on-street parking by default. The applicant lives next door at #38 Arch Street and has no off-street parking or even side yard to speak of. This disposition will provide off-street parking as well as some much needed 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: September 16, 2009
Edward Mattison
Chair

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