

## NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

**RE:** 105 CARLISLE STREET, Disposition of Sliver Lot for side yard (Berrios).  
**REPORT:** 1441-04  
**ADVICE:** Approval with Condition

### PROJECT SUMMARY:

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**Developer:** Luisa Berrios  
**Disposition Price:** \$1.00  
**Site:** 2,614 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-237-0081-01800 through tax foreclosure and proposes to sell it to Luisa Berrios for use as side yard space.

The subject parcel is located on a residential street one lot in from the intersection of Carlisle Street and Liberty Street in the Hill neighborhood. This purchaser has already acquired the corner lot (#57 Liberty St.) from the City. The other abutter at 101 Carlisle Street did not respond to LCI when offered a chance to buy one-half of the lot, therefore the entire lot will be disposed to Ms. Berrios.

### 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-237-0081-01800 for \$1.00 The Commission has not addressed the issue of price. This item was presented at the May 19, 2010 PAD meeting and was approved without conditions.

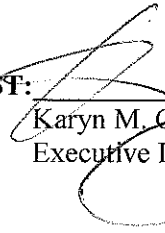
The applicant's lot at 59 Liberty Street has only 2,289 square feet with the house occupying 42% of the lot, well above the 30% zoning permits. This address also has no off street parking. The previous purchase of 57 Liberty Street and the present purchase of 105 Carlisle will give Ms. Berrios a conforming lot with ample off street parking and 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:** June 16, 2010  
Edward Mattison  
Chair

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

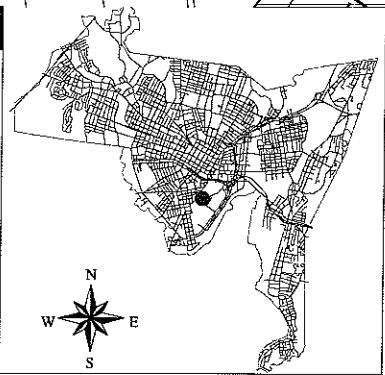
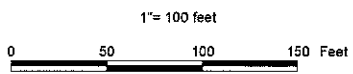


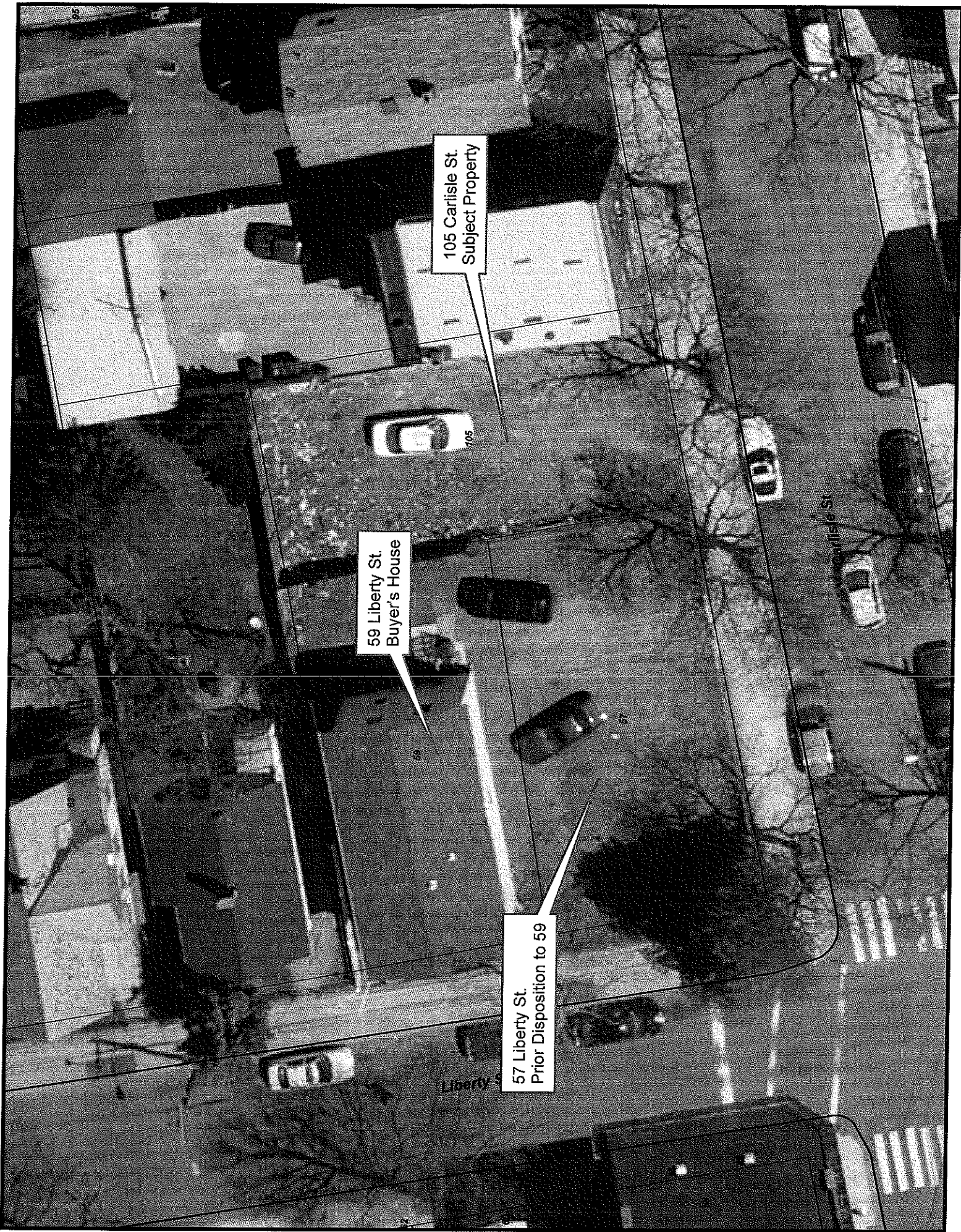
**NEW HAVEN CITY PLAN DEPARTMENT**

**105 CARLISLE ST**

FILE  
 ADDRESS 105 CARLISLE ST  
 MBP 237 0081 01800  
 OWNER RELIANCE HOLDINGS LIMITED

This map is based on 1997 aerial mapping. The City of New Haven cannot accept any responsibility for accuracy or completeness of this map. There are no warranties, expressed or implied. Plot date: Jun 8, 2010; C:\PCBZA\pcbza\_2\_1\_b.apr





105 Carlisle St.  
Subject Property

59 Liberty St.  
Buyer's House

57 Liberty St.  
Prior Disposition to 59

CARLISLE ST

Liberty St