

**NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT**

**RE:** 174 CARLISLE STREET, Land Disposition of Sliver Lot as Driveway and Garden  
(Matthew Browning).  
**REPORT:** 1446-07  
**ADVICE:** Approval with Condition

**PROJECT SUMMARY:**

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**Developer:** Matthew Browning  
**Disposition Price:** \$1.00  
**Site:** 3,049 sq.ft.  
**Zone:** RM-2  
**Use:** Driveway and Yard  
**Financing:** Not Provided  
**Subsidy:** None  
**City Lead:** Evan Trachten  
**Agency:** Livable City Initiative  
**Phone:** 946-8373

**BACKGROUND**

The City acquired Reuse Parcel TF-265-0059-02000 through tax foreclosure and proposes to sell it to Matthew Browning for driveway and side yard use.

The subject parcel is located on a residential street between Howard Avenue and Salem Street in the Trowbridge Square section of the Hill neighborhood. The entire parcel is being disposed to Mr. Browning.

**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-265-0059-02000 for \$1.00. The Commission has not addressed the issue of price. This item was presented at the October 20, 2010 PAD meeting and was approved without conditions.

The parcel is flat and clear of debris and measures 30.2' wide by 105.5' long (3,049 sq.ft.). It is unlikely that a developer will build a home on this lot because it is very narrow and well under the required minimum lot size for the zone: Multiple variances would be required with no certainty of them being approved.


The applicant's parcel at 178 Carlisle is virtually the same nonconforming size as the subject parcel. Disposing this parcel will create a conforming lot for zoning purposes. In addition the extra yard space provides much needed green space.

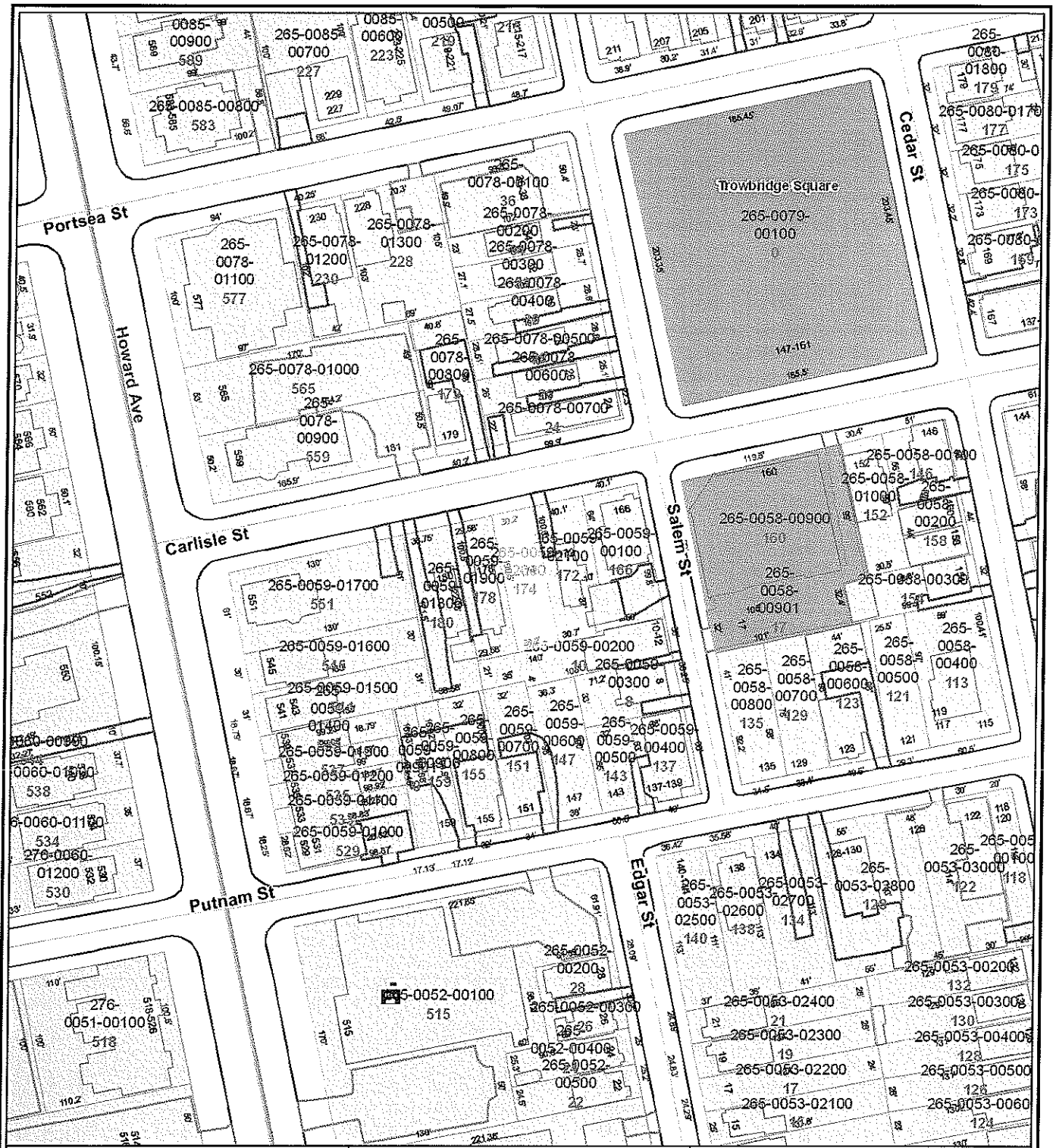
**ADVICE**

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:** November 17, 2010  
Edward Mattison  
Chair

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



New Haven  
 City of New Haven, Connecticut  
 John DeStefano Jr., Mayor  
 2003

**174 Carlisle Street**

Produced by the  
 Office of Information Technology  
 Geographic Data Viewer

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| <p><b>Waterway</b></p> <ul style="list-style-type: none"> <li>— Lake - Pond</li> <li>— River</li> <li>— Shoreline</li> <li>— Stream</li> <li>— Wetland</li> </ul> <p><b>Parcel</b></p> <ul style="list-style-type: none"> <li>— City Boundary Line</li> </ul> <p><b>Schools</b></p> <ul style="list-style-type: none"> <li>— Administration</li> <li>— Food Service</li> <li>— Private School</li> <li>— Public School</li> </ul> <p><b>Police Station</b></p> <ul style="list-style-type: none"> <li>— Fire Station</li> <li>— PD Headquarters</li> <li>— Substation</li> </ul> <p><b>Health Centers</b></p> <ul style="list-style-type: none"> <li>— Hospital</li> <li>— Library</li> </ul> | <p><b>Railroad</b></p> <ul style="list-style-type: none"> <li>— Railroad Track</li> <li>— Abandoned Railroad Track</li> </ul> <p><b>Airport Runway</b></p> <ul style="list-style-type: none"> <li>— Airport Runway</li> <li>— Parcel Line_2006</li> </ul> <p><b>Parks</b></p> <ul style="list-style-type: none"> <li>— Park</li> <li>— Triangle</li> <li>— Golf Course</li> <li>— Land Trust Preserves</li> <li>— Airport boundary</li> <li>— Shoreline</li> </ul> |
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**Scale: 1" = 100 ft**

**Created: November 9, 2010**

