

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: 300 DAVENPORT AVENUE & 219 WEST STREET, Land Disposition of Sliver Lots (Crnkovic).
REPORT: 1434-16
ADVICE: Approval with Condition

PROJECT SUMMARY:

Developer: Mirolsav & Zdravka Crnkovic
Disposition Price: \$2.00
Site: 2,178 sq.ft. (total)
Zone: RM-2
Use: Yard
Financing: Not Provided
Subsidy: None
City Lead: Evan Trachten
Agency: Livable City Initiative
Phone: 946-8373

BACKGROUND

The City acquired Reuse Parcel TF's-300-0129-00100 & 300-0129-04300 through tax foreclosure and proposes to sell them to Mirolsav & Zdravka Crnkovic for side yard use. The subject parcels are located at the intersection Davenport and West in the Hill neighborhood.

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's-300-0129-00100 & 300-0129-04300 for \$2.00. The Commission has not addressed the issue of price. These items was presented at the October 21, 2009 PAD meeting and was approved without conditions.

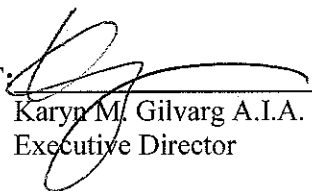
These two lots are contiguous and very small. They are not suitable for development. The applicant's own the building at 298 Davenport Avenue which has no yard space. This disposition creates yard space and provides off-street parking where none exists now.

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 18, 2009
Edward Mattison
Chair

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