

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: 13 GRANNIS STREET, Land Disposition of Sliver Lot as Rear Yard (Fargeorge).
REPORT: 1444-18
ADVICE: Approval with Condition

PROJECT SUMMARY:

Developer: Anne Fargeorge
Disposition Price: \$1.00
Site: 4,488 sq.ft.
Zone: RM-1
Use: Rear Yard
Financing: Not Provided
Subsidy: None
City Lead: Evan Trachten
Agency: Livable City Initiative
Phone: 946-8373

BACKGROUND

The City acquired Reuse Parcel TF-160-1264-01100 through tax foreclosure and proposes to sell it to Anne Fargeorge for Rear Yard use.

The subject parcel is located a recently abandoned street (Grannis St.) just north of Grand Avenue in the Fair Haven 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-160-1264-01100 for \$1.00. The Commission has not addressed the issue of price. This item was presented at the July 21, 2010 PAD meeting and was approved without conditions.

The subject parcel is undeveloped and gently slopes west to east. It is not a buildable lot because it does not have frontage on an accepted city street. The immediate parcel to the west that fronts Perkins Street is owned by the New Haven Land Trust, the parcel to the east is owned by Leonard Suzio. Both of these lots are also undeveloped.

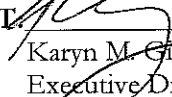
The Fargeorge property at 37 Grand Avenue is nonconforming as to minimum lot size and average lot width. Disposing the property to Ms. Fargeorge will give her a lot conforming as to size.

ADVICE

Because the subject parcel is not developable, 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 22, 2010
Edward Mattison
Chair

ATTEST 
Karyn M. Gilvarg A.T.A.
Executive Director



Perkins

50'

22.21'

48.91'

81.9'

12'

120'

30.6'

Grannis

13 Grannis St.

75'

74'

470.3'

88'

87.8'

22.39'

51.34'

27.26'

33.61'

28.11'

Grand

91.70'

60.10'

89.71'

81.45'

89.39'

64'

69'

30.59'

61'

61'