

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: 0 HILLSIDE AVENUE (aka 2 Hillside Avenue MBP 058-0939-05400), Land Disposition of Sliver Lot [Estate of Joseph Esposito].

REPORT: 1460-06

ADVICE: Approval

PROJECT SUMMARY:

Developer: Estate of Joseph Esposito
Disposition Price: \$8,934.00
Site: 3,920 S.F.
Zone: RM-1
Use: Additional Land
Financing: Private
Subsidy: None
City Lead: Evan Tracthen
Agency: Livable City Initiative
Phone: 946-8373

BACKGROUND:

The City acquired this parcel through tax foreclosure and proposes to sell it to the Estate of Joseph Esposito who will maintain the parcel in conjunction with the adjoining lot known as 4 Hillside Avenue. Specifically the proposed sale will correct an administrative error wherein a single-family dwelling was constructed at 4 Hillside Avenue and currently encroaches onto 2 Hillside Avenue. In the final analysis the land purchase will enable a land merger thus unifying the contiguous parcels as 4 Hillside Avenue.

A recent site visit shows the subject property is a corner lot bounded by Clarendon Street and Hillside Avenue. The subject parcel fronts on Clarendon Street. However the site is current developed with a single-family raised ranch house. The subject parcel includes a driveway access and front yard space.

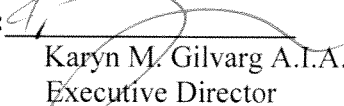
PLANNING CONSIDERATIONS:

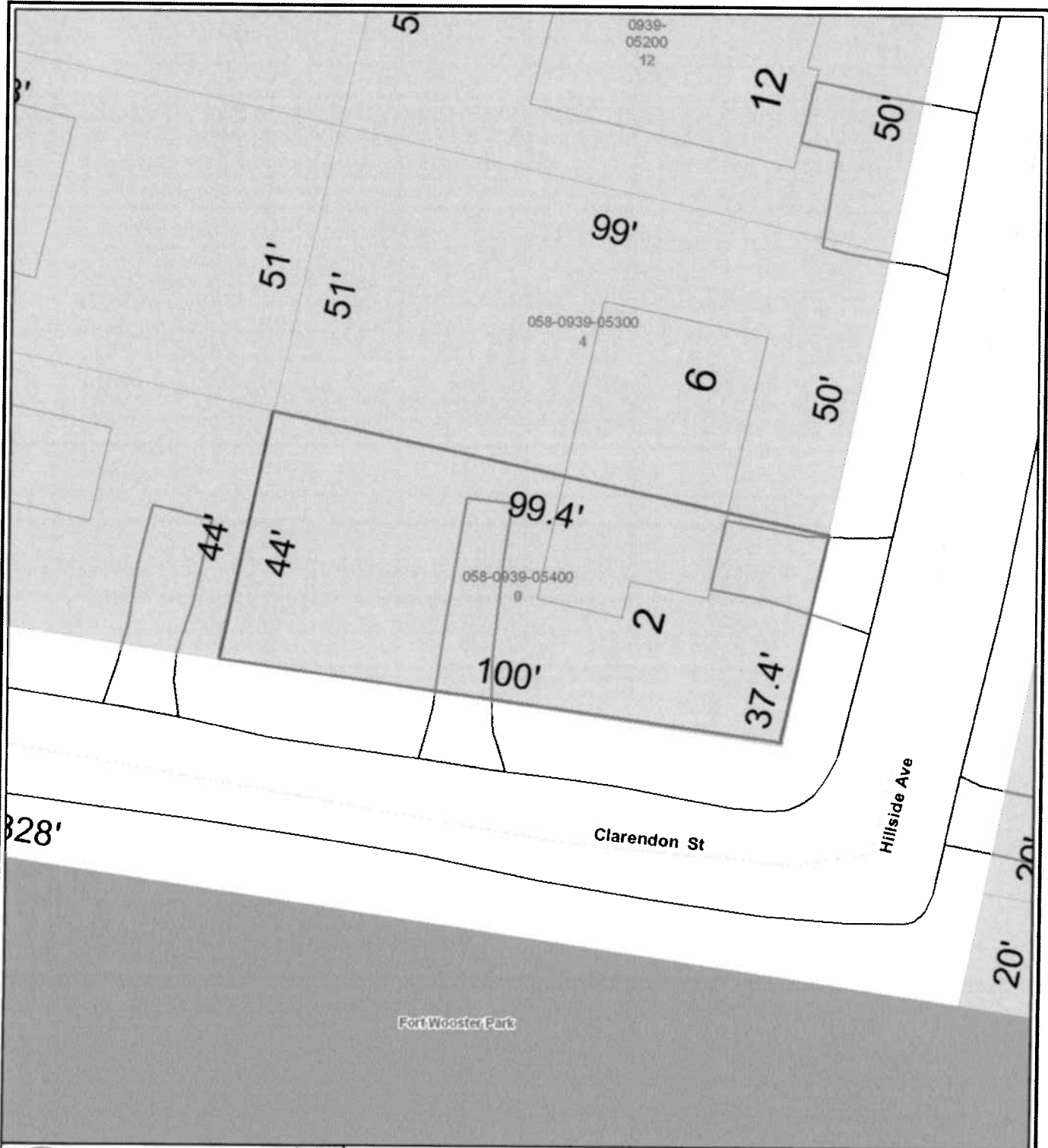
Evaluation of the site was based on examination of the City Tax Map and a site visit as a survey was not submitted. The City proposes to sell 2 Hillside Avenue for \$8,934.00 and the estimated cost of improvements is not applicable as the house is completed. The Commission has not addressed the issue of price.


ADVICE:

Because the proposed LDA will remedy an administrative error and as the single-family house currently exists on site, the Commission finds the proposed reuse of the property suitable for the site in question and therefore recommends approval.

ADOPTED: January 18, 2012
Edward Mattison
Chair

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




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

- Waterway**
- Lake - Pond
 - River
 - Shoreline
 - Stream
 - Wetland
- Parcel**
- Parcel Boundary Line
- Schools**
- Administration
 - Food Service
 - Private School
 - Public School
- Police Station**
- Fire Station
 - PD Headquarters
 - Substation
- Health Centers**
- Health Centers
 - Hospital
 - Library

- Railroad**
- Railroad Track
 - Abandoned Railroad Track
 - Airport Runway
 - Parcel Line_2005
- Parks**
- Park
 - Triangle
 - Golf Course
 - Land Trust Preserves
 - Airport boundary
 - Shoreline

This map is intended for illustrative and Community-Based Planning processes. Every reasonable effort has been made to assure the accuracy of the map and data provided; nevertheless, some information may not be accurate. The City of New Haven assumes no responsibility arising from the use of this information.

No warranty is made by the City of New Haven as to the accuracy, reliability or completeness of these data for individual or aggregate use with other data. Original data compiled from various sources. Spatial information may not meet national map accuracy standards. This information may be updated without notification.

CPC 1460-06

Produced by the
Office of Information Technology
Geographic Data Viewer

Scale: 1" = 24 ft
Created: January 13, 2012

