

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: 9-11 HURLBURT STREET, (MBL 275-0031-02600) Land Disposition of Sliver Lot (Michelle Empronto).

REPORT: 1481-11

ADVICE: Approval with Condition

PROJECT SUMMARY:

Developer: Michelle Empronto
Disposition Price: \$0.25 per sq. ft.
Site: 2,178 sq. ft. (total lot)
Zone: RM-2
Use: Parking/Yard
Subsidy: None
City Lead: Evan Trachten
Agency: Livable City Initiative
Phone: 946-8373

BACKGROUND

The City acquired Reuse Parcel TF-275-0031-02600 through tax foreclosure and proposes to sell it to Michelle Empronto. Ms. Empronto has previously been approved to purchase one half of the parcel that abuts the rear of her property of 125 Lamberton Street with reference to report #1434-11. Her neighbor, Lessie Smith, planned to buy the other half of the parcel but has decided not to proceed with the purchase. Ms. Empronto would like to purchase the balance of the parcel which would eliminate the creation of an orphan parcel mid-block.

Ms. Empronto plans to utilize the parcel as an extension of her property's rear yard to create either a play area for children and/or parking. An existing curb cut off Hurlburt Street allows access to the sliver lot.

PLANNING CONSIDERATIONS

Evaluation of the site was based on examination of the LCI PAD submission materials, the zoning regulations and the geographic information system. A staff site visit revealed the parcel is free and clear of debris and offers an existing curb cut that is not currently being utilized.

This disposition will eliminate the creation of an orphan lot.

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: July 31, 2013
Edward Mattison
Chair

ATTEST: 
Karyn M. Gilvarg AIA
Executive Director

