

# NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

**RE:** 24 & 28 KENSINGTON STREET, Disposition of Sliver lots for yard space (365 Orchard, LLC).  
**REPORT:** 1441-03  
**ADVICE:** Approval with Condition

## PROJECT SUMMARY:

---

**Developer:** 365 Orchard LLC  
**Disposition Price:** \$2.00  
**Site:** 5,562 sq.ft. (total, both lots)  
**Zone:** RM-2  
**Use:** Yard space. Buffer with fencing.  
**Financing:** Not Provided  
**Subsidy:** None  
**City Lead:** Evan Trachten  
**Agency:** Livable City Initiative  
**Phone:** 946-8373

## BACKGROUND

The City acquired Reuse Parcels TF-316-0244-05201 & 316-0244-02400 through tax foreclosure and proposes to sell them to 365 Orchard LLC to use as a fenced buffer to the abutting apartment complex.

The subject parcels are located on a residential street, midblock between Chapel Street and Edgewood Avenue in the Dwight 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- 316-0244-05201 & 316-0244-02400 for \$2.00. The Commission has not addressed the issue of price. This item was presented at the May 19, 2010 PAD meeting and was approved without conditions.

Both parcels are nonconforming as to minimum lot size and average lot width. Taken together they still are nonconforming as to average lot width. A developer has not approached the city concerning these properties and neither has the owner of 32 Kensington Street, an abutting property. However, the owner of the apartment complex that abuts these properties approached LCI about buying the land to use as a fenced buffer to keep trespassers from using this land to cut across the complex. The city agreed to sell the land for that purpose.

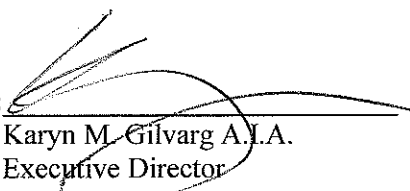
The Commission notes that although taken together the parcels could be developed as a single-family dwelling; no developer has approached the city to do that, so the fair interests of all concerned would be to sell these small lots to this buyer. However, if the apartment complex wishes to use the land for off-street parking, the Commission thinks the land is reasonably large enough to accommodate some tenant parking, as well as open space.

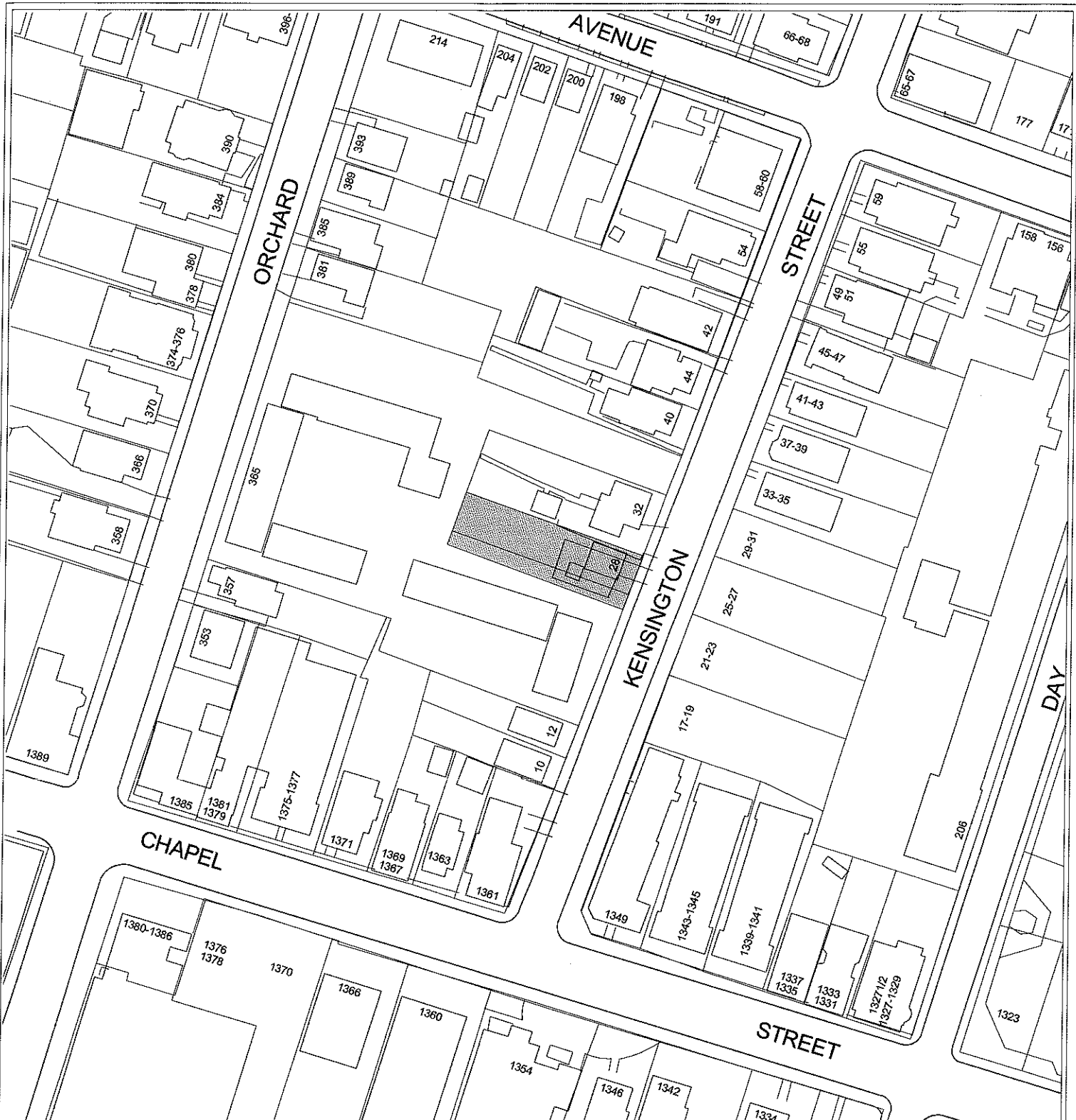
## ADVICE

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:** June 16, 2010  
Edward Mattison  
Chair

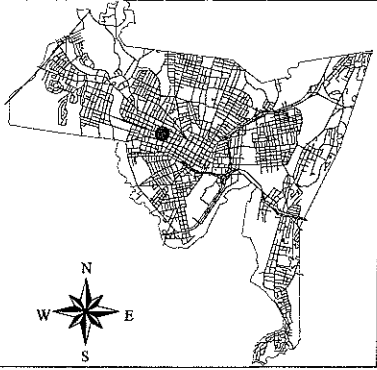
**ATTEST:**   
Karyn M. Gilvarg A.I.A.  
Executive Director



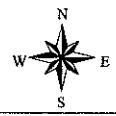
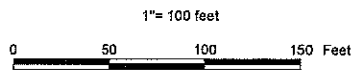
**NEW HAVEN CITY PLAN DEPARTMENT**

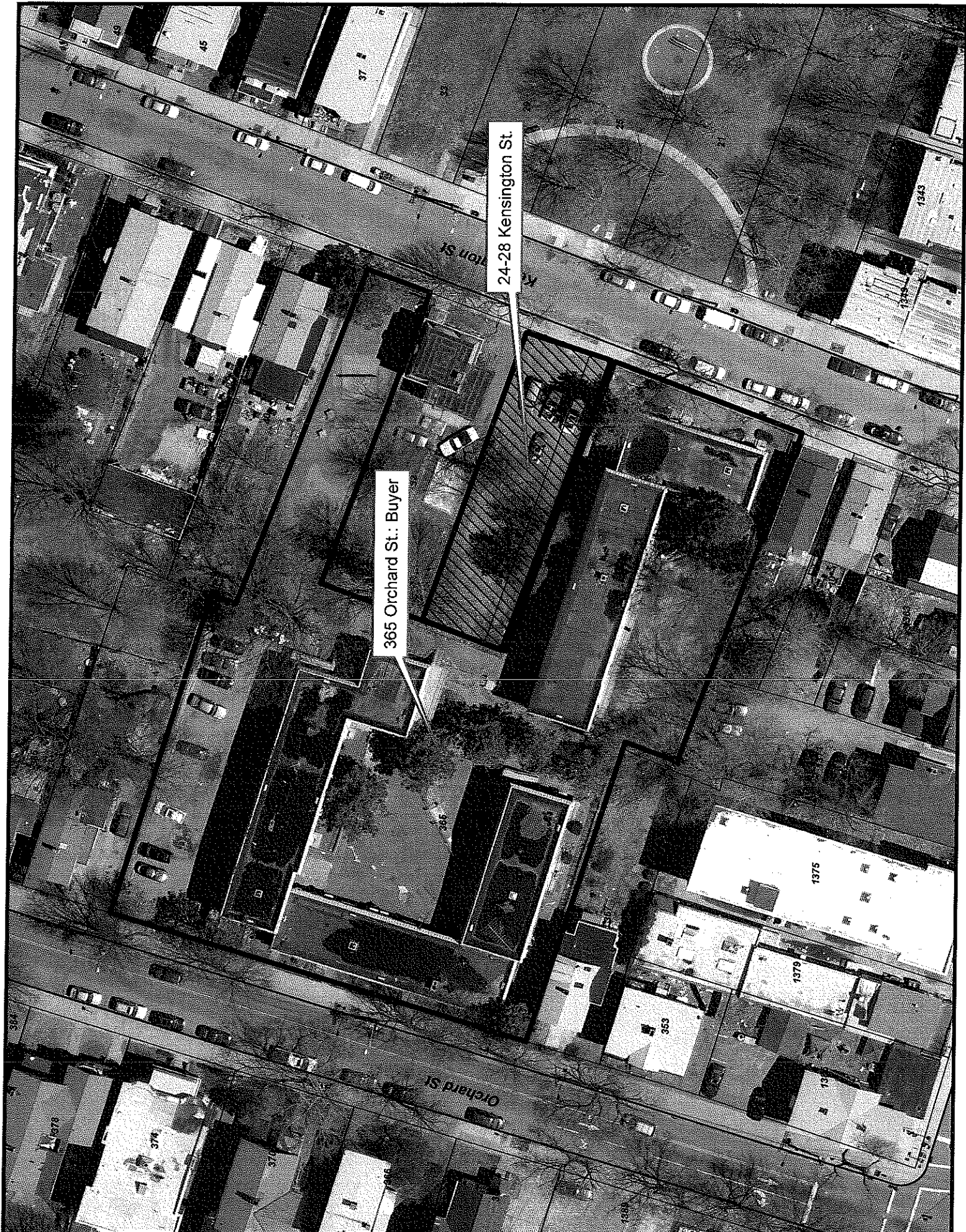
**24 KENSINGTON ST**

FILE  
 ADDRESS 24 KENSINGTON ST  
 MBP 316 0244 02501  
 OWNER CITY OF NEW HAVEN



This map is based on 1997 aerial mapping. The City of New Haven cannot accept any responsibility for accuracy or completeness of this map. There are no warranties, expressed or implied.  
 Plot date: Jun 8, 2010; C:\CPCBZA\cpcbza\_2\_1\_b.apr





24-28 Kensington St.

365 Orchard St.: Buyer