

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: 57 LIBERTY STREET, Disposition of sliver lot to be used for side yard for #59
(Luisa Berrios).
REPORT: 1432-19
ADVICE: Approval with Condition

PROJECT SUMMARY:

Developer: Luisa Berrios
Disposition Price: \$1.00
Site: 2,614 sq.ft.
Zone: RM-2
Use: Side yard
Financing: Not Provided
Subsidy: None
City Lead: Evan Trachten
Agency: Livable City Initiative
Phone: 946-8373

BACKGROUND

The City acquired Reuse Parcel TF-237-0081-01900 through tax foreclosure and proposes to sell it to Luisa Berrios for use as a side yard.

The subject parcel is located on a narrow residential street in the Hill neighborhood near the intersection of Liberty Street and Carlisle Street.

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-237-0081-01900 for \$1.00. The Commission has not addressed the issue of price. This item was presented at the August 19, 2009 PAD meeting and was approved without conditions.

The subject parcel is a very small nonconforming corner lot. The applicant lives next door at 59 Liberty Street, also a very small nonconforming lot. Disposing this property will effectively double the size of the applicant's property to 4,903 square feet – still 500 square feet less than the zone minimum.

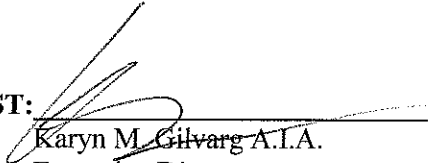
The Commission feels it is in the best interest of the city to bring very small lots into conformity as much as possible, and this disposition does just that.

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: September 16, 2009
Edward Mattison
Chair

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