

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: 217 NEWHALL STREET, (MBP 287-0481-02200) Land
Disposition Agreement of Sliver Lot for Side Yard [Neighborhood
Housing Services of New Haven, Inc.].

REPORT: 1480-16

ADVICE: Approval

PROJECT SUMMARY:

Developer: Neighborhood Housing Services of New Haven, Inc. (NHS)

Disposition Price: \$1,460.00

Site: 1,460 S.F.

Zone: RM-2

Use: parking for 52 Lilac Street

Subsidy: None

City Lead: Evan Trachten

Agency: Livable City Initiative

Phone: 946-8373

BACKGROUND:

The City acquired this parcel and proposes to sell it to NHS which will rehabilitate the house at 52 Lilac Street and use the additional property at 217 Newhall Street as a rear/side yard for parking for a future occupant. A recent site visit shows 217 Newhall Street is on the east side of the street between Lilac and Ivy Streets in upper Newhallville. The site is vacant and undeveloped.

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 217 Newhall Street for \$1,460.00 and the estimated cost of improvements is unknown. The Commission has not addressed the issue of price.

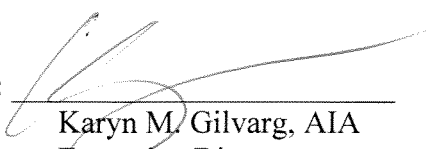
The small sliver lot will provide off-street parking for a parcel which currently has none. It should be noted that there is a healthy young street tree in the middle of the lot frontage which can be preserved if a curb cut and drive is cut to the south of the tree. A utility pole guy wire may also need to be relocated. If to be used for parking, a parking space should be located at least 17 feet to the rear of the sidewalk in order to meet zoning requirements.

ADVICE:

The Commission finds the proposed reuse of the property suitable for the site in question and therefore recommends approval.

ADOPTED: June 19, 2013
Edward Mattison
Chair

ATTEST:


Karyn M. Gilvarg, AIA
Executive Director