

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: 242 NEWHALL STREET, Land Disposition of Sliver Lot for Driveway (Patrick Myrthil).
REPORT: 1437-07
ADVICE: Approval with Condition

PROJECT SUMMARY:

Developer: Patrick Myrthil
Disposition Price: \$1.00
Site: 2,552 sq.ft.
Zone: RM-2
Use: Driveway
Financing: Not Provided
Subsidy: None
City Lead: Evan Trachten
Agency: Livable City Initiative
Phone: 946-8373

BACKGROUND

The City acquired Reuse Parcel TF-287-0488-01800 through tax foreclosure and proposes to sell it to Patrick Myrthil for driveway use. The owner of 238 Newhall Street was sent a certified letter by LCI about purchasing ½ of this lot, but never responded. Therefore, the entire lot is being offered to Mr. Myrthil.

The subject parcel is located on a residential street between Bassett and Lilac Streets in the Newhallville neighborhood. In a separate, but related matter, Mr. Myrthil is seeking approval from the Board of Zoning Appeals for a reduction in parking for a private school he wishes to operate in the abutting building he owns at 246 Newhall 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-287-0488-01800 for \$1.00. The Commission has not addressed the issue of price. This item was presented at the January 20, 2010 PAD meeting and was approved without conditions.

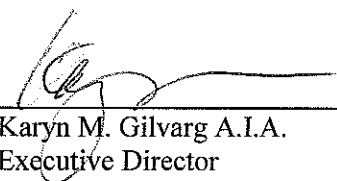
The parcel is nonconforming as to minimum lot size (2,722 s.f.) and average lot width (29'). It is too small for any reasonable development. Disposing it to this applicant would give access to his rear yard, effectively double the size of his lot, and provide off street parking.

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: February 17, 2010
Edward Mattison
Chair

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