

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: 388 NEWHALL STREET, Land Disposition of Sliver Lot for Sideyard (Ramos & Knight).
REPORT: 1433-17
ADVICE: Approval with Condition

PROJECT SUMMARY:

Developer: Mr. Tiemarcie Ramos & Martina Knight
Disposition Price: \$1.00
Site: 4,377 sq. ft.
Zone: RM-1
Use: Yard space
Financing: Not Provided
Subsidy: None
City Lead: Velma George
Agency: Livable City Initiative
Phone: 946-8562

BACKGROUND

The City acquired Reuse Parcel TF-253-0524-02000 through tax foreclosure and proposes to sell it to Mr. Tiemarcie Ramos & Ms. Martina Knight for yard space.

The subject parcel is located on a residential street approximately ½ block south of the New Haven/Hamden town line in the Newhallville 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-253-0524-02000 for \$1.00. The Commission has not addressed the issue of price. This item was presented at the September 16, 2009 PAD meeting and was approved without conditions.


The subject parcel is vacant, flat and clear of debris. No developer has come forward with a proposal for this nonconforming lot; therefore it will be disposed to this applicant. This disposition will give additional yard 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: October 21, 2009
Edward Mattison
Chair
Revised 11-18-09

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