

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: 388 NEWHALL STREET (1/2), Disposition of Sliver Lot for Sideyard (Martina Knight).
REPORT: 1433-18
ADVICE: Approval with Condition

PROJECT SUMMARY:

Developer: Ms. Martina Knight
Disposition Price: \$1.00
Site: 2,178 sq. ft. (1/2 of lot)
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 1/2 of it to Ms. Martina Knight for yard space. The other half is being disposed to Mr. Tiemarcie Ramos.

The subject parcel is located on a residential street approximately 1/2 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 1/2 of 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.

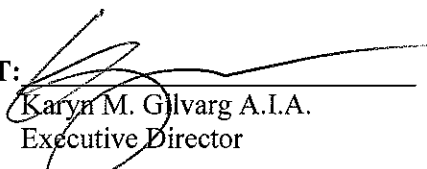
The subject parcel is vacant, flat and clear of debris. No developer has come forward with a proposal for this nonconforming lot; therefore it will be disposed in equal portions to the two abutters. This disposition will give additional yard space to these two property owners.

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

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