

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: 95 PUTNAM STREET (1/2), Disposition of sliver lot for play space for #101 (Miguel Bracero).
REPORT: 1432-13
ADVICE: Approval with Condition

PROJECT SUMMARY:

Developer: Miguel Bracero
Disposition Price: \$1.00
Site: 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-265-0057-01100 through tax foreclosure and proposes to sell one half of it to Miguel Bracero for side yard use. The other half will be disposed to the other abutter, Otis and Shantell James of 89 Putnam Street.

The subject parcel is located on a residential street in the Hill neighborhood near the intersection of Putnam Street and Howard Avenue.

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-265-0057-01100 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.

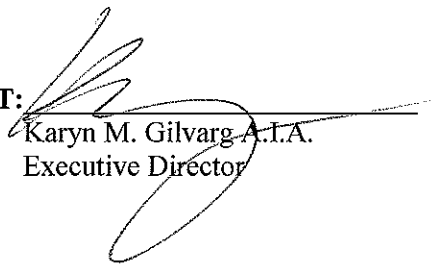
This nonconforming parcel has been vacant for a number of years with no one coming forward with a development proposal. Over the course of several years this applicant has taken it upon himself to care for the lot such as removing trash and keeping it in a neat and trim appearance. Because this parcel has not attracted the attention of any developer the city has determined that the best course of action is to dispose of it to the abutters. This applicant does not have side yard space, therefore this disposition solves that problem.

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.T.A.
Executive Director