

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: 82 READ STREET, Disposition of Sliver Lot for parking (Tamela and William Jones).
REPORT: 1441-05
ADVICE: Approval with Condition

PROJECT SUMMARY:

Developer: Tamela B. Jones & William J. Jones
Disposition Price: \$1.00
Site: 3,485 sq.ft.
Zone: RM-1
Use: Off street parking
Financing: Not Provided
Subsidy: None
City Lead: Evan Trachten
Agency: Livable City Initiative
Phone: 946-8373

BACKGROUND

The City acquired Reuse Parcel TF-253-0506-00500 through tax foreclosure and proposes to sell it to Tamela B. Jones & William J. Jones for off street parking.

The subject parcel is located on a residential street between Newhall Street and Shepard Street 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-253-0506-00500 for \$1.00. The Commission has not addressed the issue of price. This item was presented at the May 19, 2010 PAD meeting and was approved without conditions.

The lot is flat and clear of debris. The applicants own an abutting three-family dwelling at 86 Read Street. This lot does not have off-street parking. The other abutter is not eligible to buy one-half of the lot because of a tax issue; therefore the entire lot will be disposed to the Jones'.

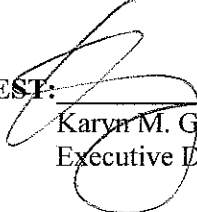
Although the regulations permits a single-family dwelling on a nonconforming lot, this lot is very small and the wider neighborhood lacks sufficient off street parking. Therefore, the best use of this property is to use it for off street parking and open space.

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: June 16, 2010
Edward Mattison
Chair

ATTEST:

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



86 Read St.
Buyer's Property

82 Read St.
Subject Property

Shepard St

Read St

79

831