

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: 627 WASHINGTON AVENUE. Disposition of vacant sliver lot for parking and side yard. (Applicant: 623-625 Washington Avenue, LCC)
REPORT: 1576-05
ADVICE: Approval

PROJECT SUMMARY:

Developer: 623-625 Washington Avenue, LCC
Disposition Price: \$5,227.50
Site: 3,485 SF
Zone: RM-2
Use: Parking & side yard
Financing: Private
Subsidy: None
City Lead: Evan Trachten
Agency: Livable City Initiative
Phone: 203-946-8373

BACKGROUND:

LCI proposes to dispose of the 3,485sf vacant sliver/corner lot shown located at 627 Washington Avenue. The City approached the owner of the adjacent property to purchase this lot as it has attracted illegal dumping over the years. The applicant will use the area as a side yard.

PLANNING CONSIDERATIONS:

The lot will create additional green space for tenants of the adjacent residential property (623 Washington Avenue), supporting New Haven Vision 2025's goal of preserving and enhancing green space throughout the city. As the parcel is a corner lot (thereby comprised of two front yards) and parking is not permitted in front yards, the proposal will include a condition of approval prohibiting parking on the lot.

ADVICE:

Approval.

ADOPTED: November 4, 2020
Ed Mattison
Chair

ATTEST: Aicha Woods
Aicha Woods
Executive Director, City Plan Department