

## NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

**RE:** 80 AND 88 BARCLAY STREET. Disposition of two vacant sliver lots for commercial use. (Miryam Rodriguez & Roberto Rodriguez)  
**REPORT:** 1553-12  
**ADVICE:** Deny

### PROJECT SUMMARY:

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**Developer:** Myriam Rodriguez and Roberto Rodriguez  
**Disposition Price:** \$13,292.00  
**Site:** 3,246 SF and 3,402 SF (6,646 SF Total)  
**Zone:** IL  
**Use:** Vacant to customer parking  
**Financing:** Private  
**Subsidy:** None  
**City Lead:** Evan Trachten  
**Agency:** Livable City Initiative  
**Phone:** 203-946-8373

### BACKGROUND:

LCI proposes to dispose of the City owned vacant lots located at 80 and 88 Barclay Street to Myriam and Roberto Rodriguez who will use the lots for customer parking as well as additional space for their business.

### PLANNING CONSIDERATIONS:

The City of New Haven owns both vacant sliver lots and the applicants, who own the abutting property, seek to purchase the lots for additional space for their business, including customer parking. The dimensions of the vacant lots, which are zoned for business use, are approximately 55' X 55' and 42' X 81'. The parcels are located within the CT Coastal Area Management Boundary; therefore, proposed site improvements will be subject to review by the City Plan Commission.

### ADVICE:

Deny on the basis that the applicants' existing use on abutting properties is in violation with the New Haven Zoning Ordinance as cars are frequently parked on the sidewalk.

**ADOPTED:** January 23, 2019  
Edward Mattison  
Chair

**ATTEST:**   
Michael Piscitelli, AICP  
Acting Economic Development Administrator