

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: 55 DIXWELL AVENUE. Proposal to grant a five foot by one hundred fifty-foot (5' X 150') easement over a portion of 55 Dixwell Avenue for the installation of windows at 59 Dixwell Avenue. (Applicant: Kadir Catalbasoglu for 59 Dixwell Avenue LLC)

REPORT: 1556-15

ADVICE: Approval

PROJECT SUMMARY:

Developer: 59 Dixwell Avenue LLC

Disposition Price: \$1.00

Site: 5,227 SF lot size, 5'x150' easement area

Zone: RM-2

Use: Permanent easement to benefit 59 Dixwell Avenue over 55 Dixwell Avenue for window installation and emergency egress as required by the Building Code.

Financing: None

Subsidy: None

City Lead: Evan Trachten

Agency: Livable City Initiative

Phone: 203-946-8373

BACKGROUND:

LCI proposes to accept an easement burdening City-owned land at 55 Dixwell Avenue for the benefit of the neighboring parcel at 59 Dixwell Avenue to comply with the building code. The same applicant is in the process of purchasing the land that is burdened by this easement.


PLANNING CONSIDERATIONS:

New Haven Vision 2025, IV-14: It is a housing and neighborhood planning goal to “encourage the stabilization and revitalization of publicly-owned property through a timely disposition process.”

Zoning Ordinance, Section 67(a)(3): “It is a fundamental principal of zoning law that nonconformities are not to be expanded, and that they should be abolished or reduced to conformity as quickly as the fair interests of the parties will permit. This principle is declared to be the intent of this ordinance.” The subject lot is nonconforming. Selling it to the Applicant would reduce nonconformities, and the easement would run across land that is then under common ownership. If the subject lot is not sold to the Applicant, this easement would burden an already-narrow lot.

ADVICE:
Approval.

ADOPTED: April 17, 2019
Leslie Radcliffe
Vice Chair

ATTEST: 
Aicha Woods
Director, City Plan Department