

# NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

**RE:** 575 WASHINGTON AVENUE, Land Disposition Agreement of Sliver Lot for Sideyard [Tirado].  
**REPORT:** 1471-12  
**ADVICE:** Approval

## PROJECT SUMMARY:

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**Developer:** Mr. Luis A. Tirado  
**Disposition Price:** \$877.50  
**Site:** 3,510 S.F. (32.5 x 108')  
**Zone:** RM-2  
**Use:** Additional Land  
**Financing:** Private  
**Subsidy:** None  
**City Lead:** Evan Trachten  
**Agency:** Livable City Initiative  
**Phone:** 946-8373

## BACKGROUND:

The City acquired this parcel and proposes to sell it to Mr. Luis A. Tirado who will maintain the parcel in conjunction with his adjoining lot at 589-591 Washington Avenue. A recent site visit shows 575 Washington currently functioning as additional side yard and bounded by a chain link fence.

## Prior CPC Action:

- Approval- (CPC file# 1208-04) Land Disposition Agreement [Tirado]. Staff notes the prior LDA was premature and was not executed since the City did not own the parcel.

## PLANNING CONSIDERATIONS:


Evaluation of the site was based on examination of the City Tax Map and a site visit as a survey was not submitted. The City proposes to sell the sliver lot for \$877.50 and the estimated cost of improvements is not known. The Commission has not addressed the issue of price.

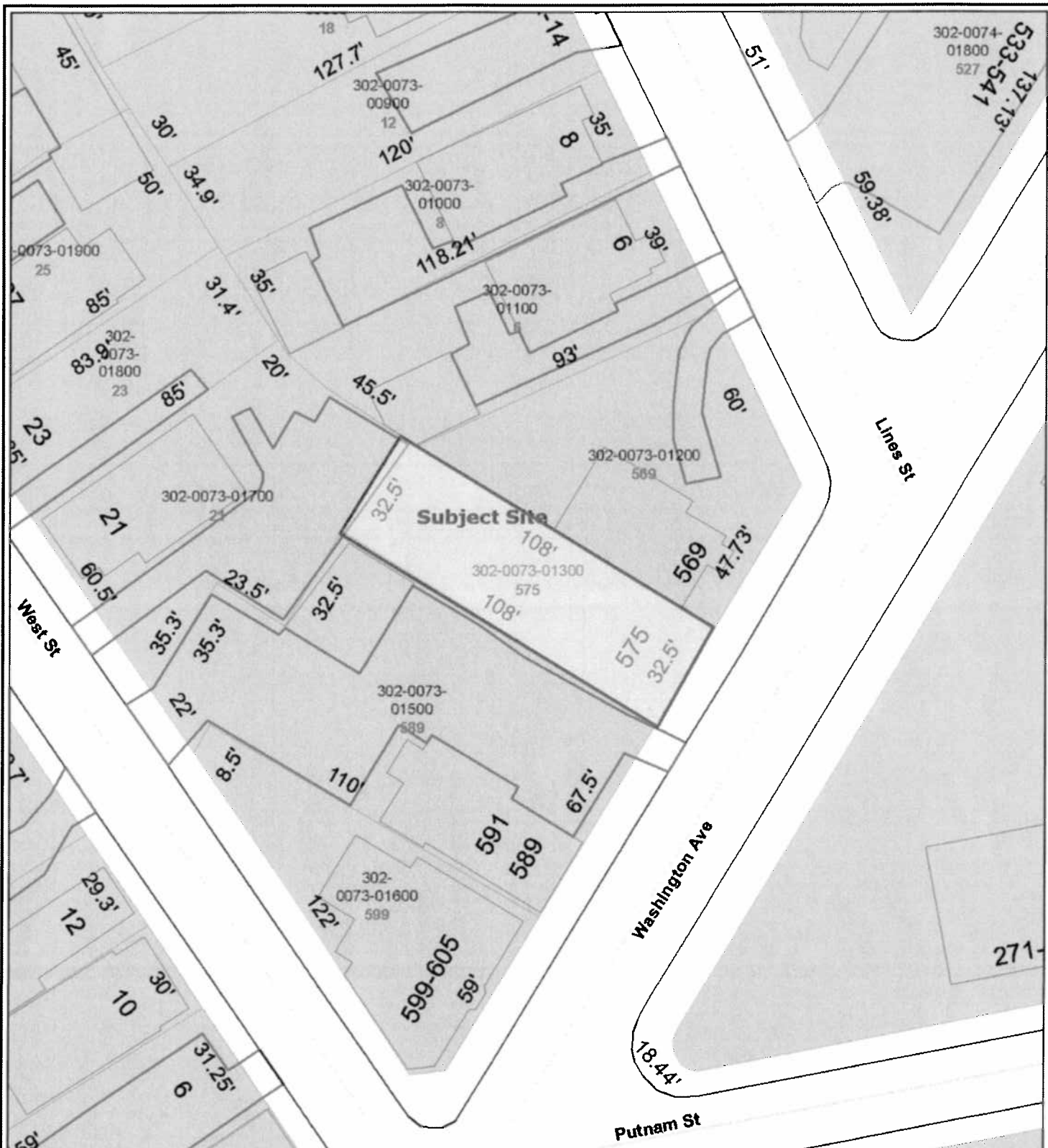
The LDA is in keeping with the Livable City Initiative mission which is to reduce neighborhood density by merging parcels when possible in an effort to increase the average lot sizes, namely to provide off street parking, play space and additional side yards in neighborhoods where side yards are scarce.

## ADVICE:

Because the proposed sale will accommodate off street parking and green space the Commission finds the proposed reuse of the property suitable for the site in question and therefore recommends approval.

**ADOPTED:** November 20, 2012  
Edward Mattison  
Chair

**ATTEST:**   
Karyn M. Gilvarg A.I.A.  
Executive Director



City of New Haven, Connecticut  
John DeStefano Jr., Mayor



### 575 Washington Avenue LDA

Produced by the  
Office of Information Technology  
Geographic Data Viewer

- Waterway
  - Lake - Pond
  - River
  - Shoreline
  - Stream
  - Wetland
- Parcel
- City Boundary Line
- Schools
  - Administration
  - Food Service
  - Private School
  - Public School
  - Fire Station
- Police Station
  - PD Headquarters
  - Substation
- Health Centers
- Hospital
- Library

- Railroad
  - Railroad Track
  - Abandoned Railroad Track
  - Airport Runway
  - Parcel Line\_2005
- Parks
  - Park
  - Triangle
  - Golf Course
  - Land Trust Preserves
  - Airport boundary
  - Shoreline

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Scale: 1" = 40 ft

Created: November 9, 2012

