

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: 23 ANN STREET, Disposition of Sliver Lot for Sideyard for #21 (Shirley Stevens).
REPORT: 1433-19
ADVICE: Approval with Condition

PROJECT SUMMARY:

Developer: Shirley Stevens
Disposition Price: \$1.00
Site: 2,964 sq. ft.
Zone: RM-2
Use: Yard space
Financing: Not Provided
Subsidy: None
City Lead: Velma George
Agency: Livable City Initiative
Phone: 946-8562

BACKGROUND

The City acquired Reuse Parcel TF-300-0129-02800 through tax foreclosure and proposes to sell it to Shirley Stevens for yard space.

The subject parcel is located on a short residential street between Kossuth Street and West Street in the Hill 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-300-0129-02800 for \$1.00. The Commission has not addressed the issue of price. This item was presented at the September 16, 2009 PAD meeting and was approved without conditions.

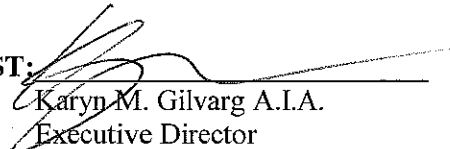
The subject parcel is too narrow and small for development. Ms. Stevens' property next door at #25 Ann Street is very small with almost no yard space. This disposition will more than double her property by adding much needed yard space.

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: October 21, 2009
Edward Mattison
Chair

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