

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: 136 WEST STREET, Land Disposition for side yard and garden (Jose Garcia).
REPORT: 1446-06
ADVICE: Approval with Condition

PROJECT SUMMARY:

Developer: Jose Garcia
Disposition Price: \$1.00
Site: 1,188 sq.ft.
Zone: BA
Use: Side Yard & Garden
Financing: Not Provided
Subsidy: None
City Lead: Evan Trachten
Agency: Livable City Initiative
Phone: 946-8373

BACKGROUND

The City acquired Reuse Parcel TF-303-0071-00101 through tax foreclosure and proposes to sell it to Jose Garcia for side yard and garden use.

The subject parcel is flat, clear of debris and undeveloped. It is located at the intersection of West Street and what could be called West Alley near the intersection of West St. and Columbus Ave. in the Hill neighborhood. Although it is in a BA zone it directly abuts a RM-2 zone to the north.

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-303-0071-00101 for \$1.00. The Commission has not addressed the issue of price. This item was presented at the October 20, 2010 PAD meeting and was approved without conditions.

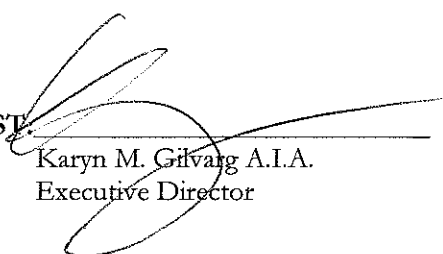
This parcel is very small and has an unusual shape. It is not developable by itself because of its small size, nor is it useful for business because of its small size and the fact that it abuts residential properties. A business would conflict with and harm the residential nature of the immediate area. The buyer owns and lives in the abutting parcel at 469 Columbus Avenue. His property has very little yard space. This disposition gives him some green space he lacks.

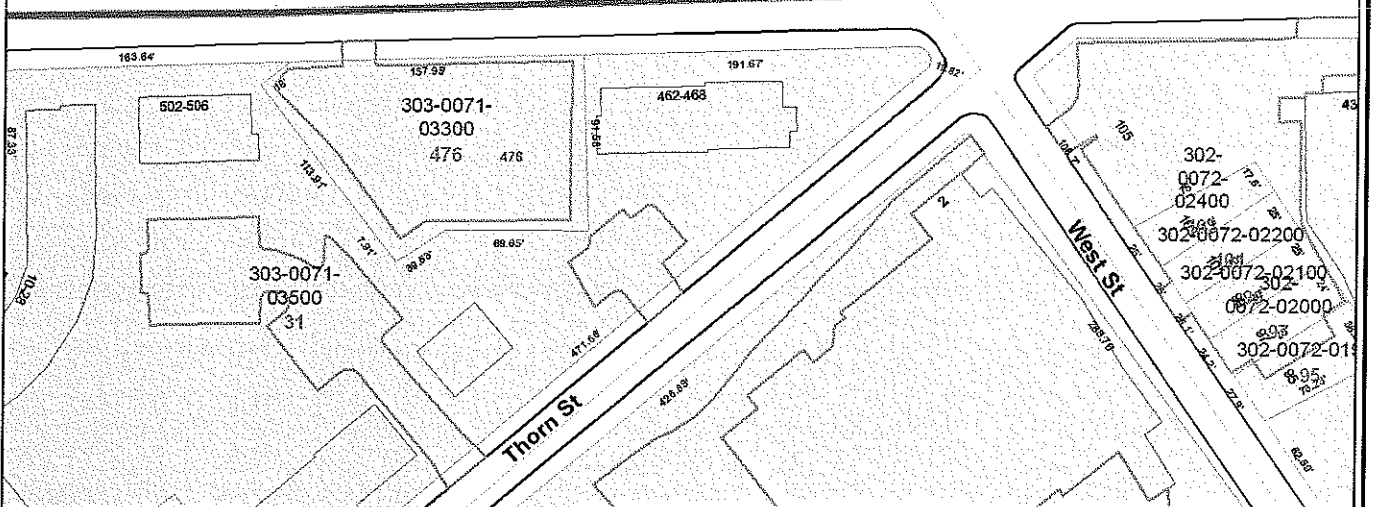
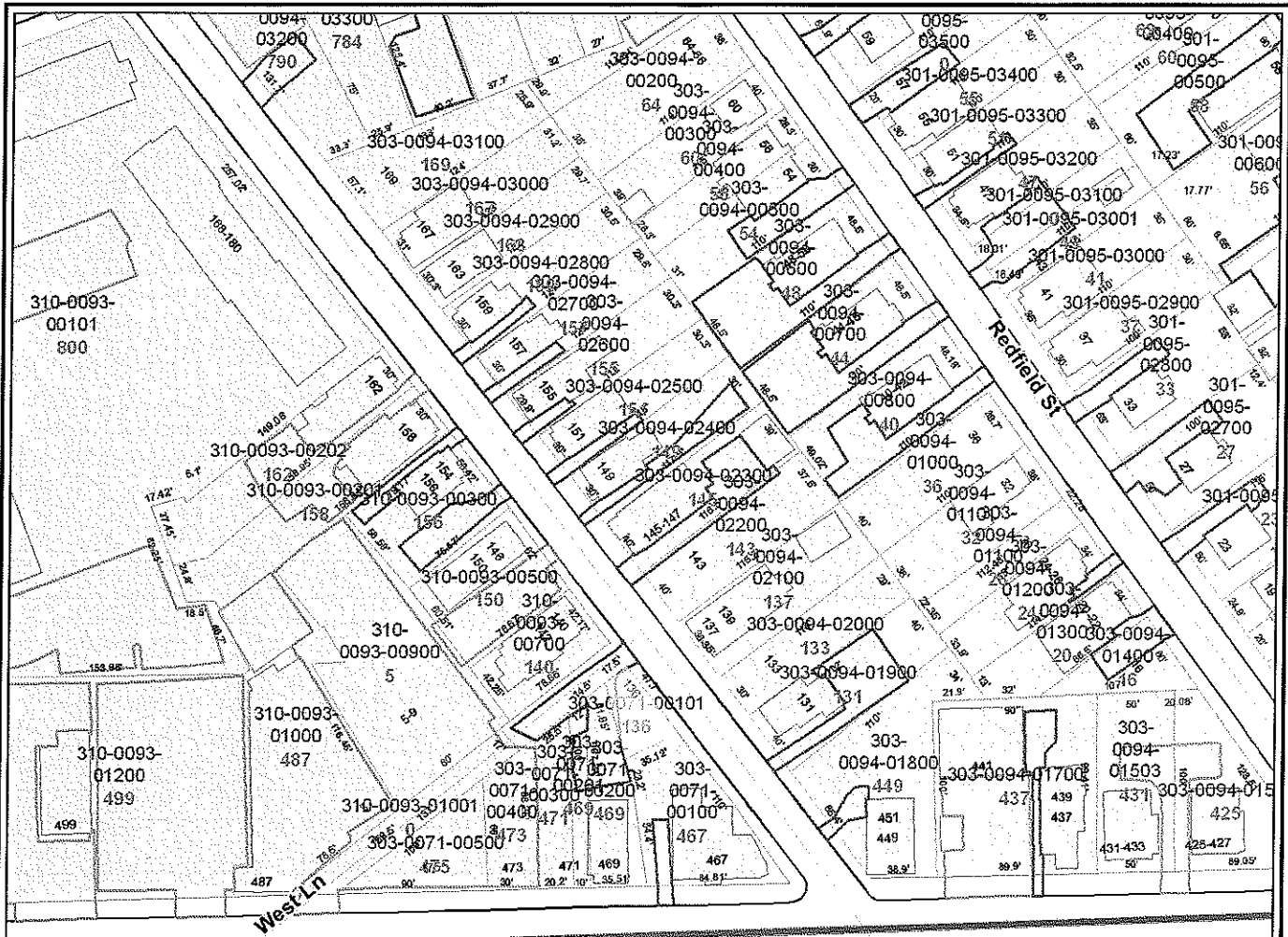

ADVICE

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: November 17, 2010
Edward Mattison
Chair

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

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

136 West Street

Produced by the
Office of Information Technology
Geographic Data Viewer

<p>New Haven City of New Haven 2003</p>	<p>Waterway Lake - Pond River Shoreline Stream Wetland</p> <p>Parcel City Boundary Line</p> <p>Schools Administration Food Service Private School Public School Fire Station Police Station PD Headquarters Substation Health Centers Hospital Library</p>	<p>Railroad Railroad Track Abandoned Railroad Track Airport Runway Parcel Line, 2005</p> <p>Parks Park Triangle Golf Course Land Trust Preserves Airport boundary Shoreline</p>
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Scale: 1" = 100 ft

Created: November 9, 2010

