

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: 743 WINCHESTER AVENUE, (MBP 254-0490-03400) Land Disposition Agreement of Sliver Lot [Moye].
REPORT: 1473-06
ADVICE: Approval

PROJECT SUMMARY:

Developer: Tiffany & Deborah Moye
Disposition Price: \$653.00
Site: 2,700 S.F.
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 Tiffany and Deborah Moye who will maintain the parcel in conjunction with their adjoining lot known as 733-735 Winchester Avenue. A recent site visit shows the subject property bounded by Bassett and Huntington Streets within the Newhallville neighborhood. The lot is vacant; however, a stockade fence buffers the lot at the street front.

Prior CPC Action:

- Approved with Conditions (CPC file# 1087-06) Land Disposition Agreement (LDA) for Infill Housing (CUHO) March, 1989. The LDA was not executed.


PLANNING CONSIDERATIONS:

As planned the City will divide the existing non-conforming lot and sell each half to the abutting property owners as additional usable land. 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 parcel for \$653.00 and the estimated cost of improvements is unknown. The Commission has not addressed the issue of price.

ADVICE:

The Commission finds the proposed reuse of the property suitable for the site in question and therefore recommends approval.

ADOPTED: January 16, 2013
Edward Mattison
Chair

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

