

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: 743 WINCHESTER AVENUE, (MBP 254-0490-03400) Land
Disposition Agreement of Portion of Sliver Lot [NHS].
REPORT: 1477-11
ADVICE: Approval

PROJECT SUMMARY:

Developer: Neighborhood Housing Services (NHS)
Disposition Price: \$1,650.00
Site: 1,650 SF (11' x 150')
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 5,227 SF parcel and proposes to sell a 1,650 SF portion of it to Neighborhood Housing Services who will maintain the parcel in conjunction with an adjoining development lot known as 745-749 Winchester Avenue. The remaining 3,577 SF will be sold to Deborah and Tiffany Moye for use with their property at 733-735 Winchester Avenue. A recent site visit shows the subject property is on Winchester Avenue between Bassett and Huntington Streets within the Newhallville neighborhood. The lot is vacant with a stockade fence buffer at the street front. The house appears to be already under construction by NHS.

Prior CPC Actions:

- Approved with Conditions (CPC file# 1087-06) Land Disposition Agreement (LDA) for Infill Housing (CUHO) March, 1989. The LDA was not executed.
- Approved LDA to Neighborhood Housing Services (CPC 1473-07, 01/16/13)

PLANNING CONSIDERATIONS:

While the Commission's previous approval was for an even lot split between the Moyes and Neighborhood Housing Services (NHS), this proposed split will give NHS an 11' x 150' parcel as additional yard space for their property, and the Moyes will have a 25' x 150' parcel to add to their lot at 733-735 Winchester Avenue. 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 \$1,650.00, 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: April 17, 2013
Edward Mattison
Chair

ATTEST:


Karyn M. Gilvarg AIA
Executive Director