

## NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

**RE:** 127 WINTHROP AVENUE - DISPOSITION  
**REPORT:** 1522-10  
**ADVICE:** Approval

### PROJECT SUMMARY

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**Purchaser:** Moises Regueiro  
**Disposition Price:** \$5,880  
**Site:** 3,920 sq. ft.  
**Zone:** RM-2  
**Use:** Use for off-street parking for an adjacent rental property.  
**Financing:** Private  
**Subsidy:** None  
**City Lead:** Evan Trachten  
**Agency:** Livable City Initiative  
**Phone:** 203-946-8373

### BACKGROUND

The property is currently a vacant city-owned lot. It is to be sold to an adjacent rental property-owner for use as an off-street parking area servicing multi-family residential buildings at 125 Winthrop Avenue and 36 Auburn Street (located abutting the rear of 127 Winthrop Avenue).

### PLANNING CONSIDERATIONS

The dimensions of the lot are 45 feet wide and 90 feet deep. Because of the size of the transferred property (3,920 square feet) it will be possible in the future for the owner to apply to add up to one additional unit to the combined property at 125-127 Winthrop Avenue at some point in the future in compliance with the RM-2 zoning regulations for yard setbacks, height limits and required parking. This is a negotiated privately financed sale, so there are no terms contained in the proposed transfer agreement to preclude this option.

**ADVICE:**  
Approval

**ADOPTED:** September 21, 2016  
Edward Mattison  
Chair

**ATTEST:**   
Karyn M. Gilvarg, AIA  
Executive Director