

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: 106 BLATCHLEY AVENUE, Disposition of sliver lot as additional yard space for #110 (Arnold Segui).
REPORT: 1432-22
ADVICE: Approval with Condition

PROJECT SUMMARY:

Developer: Arnold Segui
Disposition Price: \$1.00
Site: 1,600 sq.ft.
Zone: RM-1
Use: Yard Space
Financing: Not Provided
Subsidy: None
City Lead: Evan Trachten
Agency: Livable City Initiative
Phone: 946-8373

BACKGROUND

The City acquired Reuse Parcel TF-173-0712-00500 through tax foreclosure and proposes to sell it to Arnold Segui for use as additional yard space. This applicant had previously been sold approximately one-half of this lot abutting his house at #110 Blatchley Avenue, and has now agreed to purchase the other half.

The subject parcel is located on a residential street in the Fair Haven neighborhood near the intersection of Blatchley Avenue and Chapel Street.

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-173-0712-00500 for \$1.00. The Commission has not addressed the issue of price. This item was presented at the August 19, 2009 PAD meeting and was approved without conditions.


Although it is a common practice to offer both abutters an equal share of a sliver lot, in this case it was determined that the best solution for the city was to offer the balance of the lot to Mr. Segui. The remaining area of the subject parcel is very small measuring only 20'x80'. Since it has no development potential disposing it as yard space is the most reasonable solution.

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: September 16, 2009
Edward Mattison
Chair

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