

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: 88 **BUTTON STREET**, Land Disposition of Sliver Lot for Side Yard and Play Space for Children (Jamine Mightly).
REPORT: 1442-06
ADVICE: **Approval with Condition**

PROJECT SUMMARY:

Developer: Jamine Mightly
Disposition Price: \$1.00
Site: 3,485 sq.ft.
Zone: RM-2
Use: Side Yard for Play Space
Financing: Not Provided
Subsidy: None
City Lead: Evan Trachten
Agency: Livable City Initiative
Phone: 946-8373

BACKGROUND

The City acquired Reuse Parcel TF-275-0038-00700 through tax foreclosure and proposes to sell it to Jamine Mightly for side yard and children's play space.

The subject parcel is located on a residential street one lot in from the intersection of Button and Spring Streets in the Hill neighborhood.

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-275-0038-00700 for \$1.00. The Commission has not addressed the issue of price. This item was presented at the June 16, 2010 PAD meeting and was approved without conditions.

The subject parcel is nonconforming as to lot size and width and lacks a curb cut. At less than 4,000 square feet the lot is too small for building without first obtaining several variances and permission for a curb cut for off street parking. In addition a new building here would place it within 40 feet of three existing homes on Spring Street. Disposing it as yard space creates a green buffer between the Spring Street homes and the Applicant's property.

The three abutting property owners at 190, 192, and 194 Spring Street did not show interest in obtaining any of this lot, therefore it will be disposed to Ms. Mightly, the only abutter interested in buying the lot.

Disposing this small lot to Ms. Mightly will increase her yard space and provide play space for children which doesn't exist to any great degree on her property at 86 Button Street.

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: July 21, 2010
Edward Mattison
Chair

ATTEST


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