

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: 167 CLAY STREET, Land Disposition of sliver lot (Cleveland).
REPORT: 1433-22
ADVICE: Approval with Condition

PROJECT SUMMARY:

Developer: Brian Cleveland
Disposition Price: \$1.00
Site: 5,216 sq. ft.
Zone: RM-2
Use: Off-street parking
Financing: Not Provided
Subsidy: None
City Lead: Evan Trachten
Agency: Livable City Initiative
Phone: 946-8373

BACKGROUND

The City acquired Reuse Parcel TF-172-0766-02500 through tax foreclosure and proposes to sell it to Brian Cleveland (Owner of #165 Clay St.) for off-street parking use. The owner of #169 Clay Street did not respond to the offer to purchase half of this lot; therefore the entire lot was offered to Mr. Cleveland.

The subject parcel is located on a residential street between Blatchley Avenue and Haven Street in the Fair Haven 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-172-0766-02500 for \$1.00. The Commission has not addressed the issue of price. This item was presented at the September 16, 2009 PAD meeting and was approved without conditions.


Mr. Cleveland's property has three dwelling units but lacks off-street parking because the lot is very narrow. Purchasing this property will permit off-street parking for tenants as well as provide some much needed side yard space. The Commission notes that off-street parking and adequate yard space are rare in this area of Fair Haven. This disposition helps to correct that problem.

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: October 21, 2009
Edward Mattison
Chair

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