

**NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT**

**RE:** 56 DAGGETT STREET, Land Disposition of 1/2 of Sliver Lot (Neives).  
**REPORT:** 1434-13  
**ADVICE:** Approval with Condition

**PROJECT SUMMARY:**

---

**Developer:** Jorge & Bethzaida Neives  
**Disposition Price:** \$1.00  
**Site:** 2,400 sq.ft. (1/2 of lot)  
**Zone:** RM-2  
**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-301-0098-01200 through tax foreclosure and proposes to sell 1/2 of it to Jorge & Bethzaida Neives. The other half will be disposed to Abdullah Shehadeh.

The subject parcel is located on a short residential street between Congress Ave. and Washington Ave. 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 1/2 of TF-301-0098-01200 for \$1.00. The Commission has not addressed the issue of price. This item was presented at the October 21, 2009 PAD meeting and was approved without conditions.


The subject parcel is nonconforming as to minimum lot size and average lot width. Daggett Street is characterized as having many small parcels and a lack of both yard space and off-street parking. This disposition goes toward easing some of 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:** November 18, 2009  
Edward Mattison  
Chair

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