

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: 189 DAVENPORT AVENUE, Land Disposition of Sliver Lot (Rivera).
REPORT: 1434-17
ADVICE: Approval with Condition

PROJECT SUMMARY:

Developer: Jacqueline & Freddie Rivera
Disposition Price: \$1.00
Site: 2,614 sq.ft.
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-299-0146-02401 through tax foreclosure and proposes to sell it to Jacqueline & Freddie Rivera for yard space.

The subject parcel is located on an inter-neighborhood street near the intersection with Elliot St. and very near John C. Daniels School of International Communication.

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-299-0146-02401 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 only 19' wide, and therefore not viable for development. The purchaser owns a three-family dwelling abutting to the west at the corner of Elliot and Davenport. Although off-street parking is provided, this parcel lacks adequate yard space. Disposing the subject parcel would create much needed yard space.

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