

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: 539 DIXWELL AVENUE, Land Disposition of Sliver Lot as Side Yard (Stephen Haynes).
REPORT: 1446-08
ADVICE: Approval with Condition

PROJECT SUMMARY:

Developer: Stephen Haynes
Disposition Price: \$1.00
Site: 3,628 sq.ft.
Zone: RM-2
Use: Side Yard
Financing: Not Provided
Subsidy: None
City Lead: Evan Trachten
Agency: Livable City Initiative
Phone: 946-8373

BACKGROUND

The City acquired Reuse Parcel TF-291-0431-02800 through tax foreclosure and proposes to sell it to Stephen Haynes who plans to fence the site and it as a side yard. 535 Dixwell Avenue, the other abutting property is a single-family dwelling with off street parking and a reasonably sized rear yard. Therefore, the entire parcel will be disposed to Mr. Haynes.

The subject parcel is located in a residential zone along a busy arterial in the Newhallville neighborhood near the intersection of Dixwell Avenue and Thompson 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-291-0431-02800 for \$1.00. The Commission has not addressed the issue of price. This item was presented at the October 20, 2010 PAD meeting and was approved without conditions.

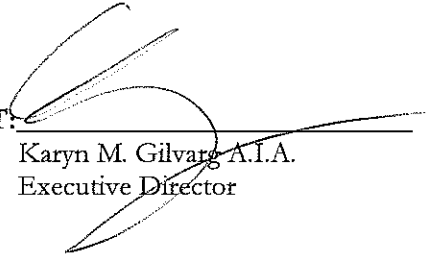
The subject parcel is flat and clear of debris and measures 34' wide by 107' deep. Although it *may* be possible to build a small new home on the lot assuming any variances were approved, a developer has not come forward. The applicant owns an abutting nonconforming property that has a two family dwelling. A small garage is located at the rear lot line. There is space to park another car, but very little yard space because the lot tapers toward the rear. Disposing this lot to the applicant will greatly expand usable yard space while also creating a conforming lot for zoning purposes.

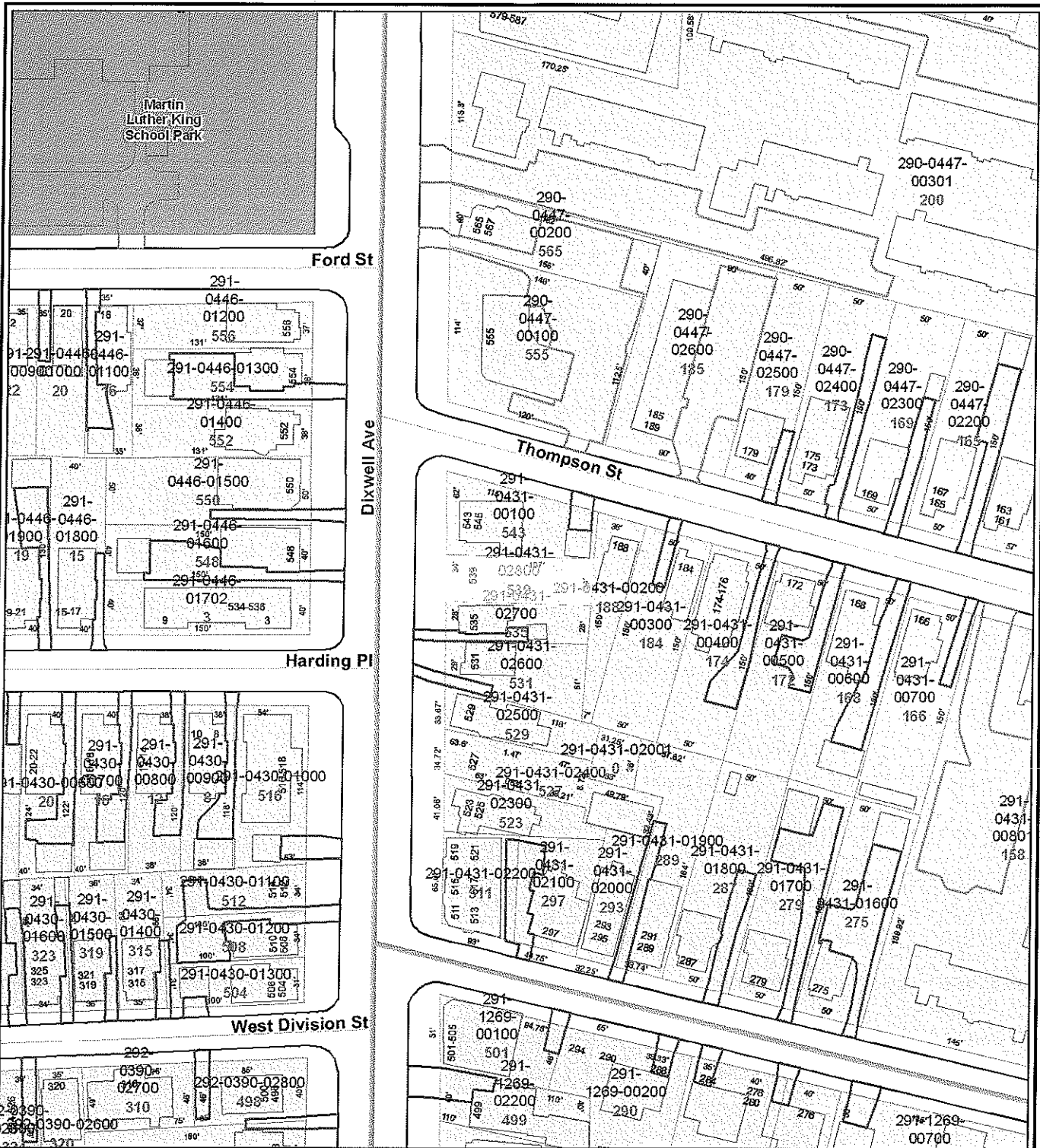
ADVICE


The Commission finds the proposed reuse of the property suitable for the site in question and recommends approval with condition:

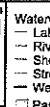
1. Notice to Land Records at time of closing.

ADOPTED: November 17, 2010
Edward Mattison
Chair

ATTEST:

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




City of New Haven, Connecticut
 John DeStefano Jr., Mayor

- New Haven**

 2003
- Waterway
 - Lake - Pond
 - River
 - Shoreline
 - Stream
 - Wetland
 - Parcel
 - City Boundary Line
 - Schools
 - Administration
 - Food Service
 - Private School
 - Public School
 - Fire Station
 - Police Station
 - PD Headquarters
 - Substation
 - Health Centers
 - Hospital
 - Library
- Railroad
 - Railroad Track
 - Abandoned Railroad Track
 - Airport Runway
 - Parcel Line 2005
 - Parks
 - Park
 - Triangle
 - Golf Course
 - Land Trust Preserves
 - Airport boundary
 - Shoreline

This map is intended for illustrative and Community-Based Planning processes. Every reasonable effort has been made to assure the accuracy of the map and data provided; nevertheless, some information may not be accurate. The City of New Haven assumes no responsibility arising from the use of this information.

No warranty is made by the City of New Haven as to the accuracy, reliability or completeness of these data for individual or aggregate use with other data. Original data compiled from various sources. Spatial information may not meet national map accuracy standards. This information may be updated without notification.

539 Dixwell Avenue

Produced by the
 Office of Information Technology
 Geographic Data Viewer

Scale: 1" = 100 ft

Created: November 9, 2010

