

# NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

**RE:** 0 EDGEWOOD AVENUE/0 ORCHARD STREET Lot B (MBP 316-0266-00101),  
Land Disposition of Sliver Lot Portion for off-Street parking (Abraham Waldman, 215-  
Edgewood LLC).

**REPORT:** 1459-07

**ADVICE:** Approval

## PROJECT SUMMARY:

---

**Developer:** Abraham Waldman  
**Disposition Price:** 1,023.00  
**Size:** 682 S.F.  
**Zone:** RM-2  
**Use:** Driveway and Parking Area  
**Financing:** Private  
**Subsidy:** None  
**City Lead:** Evan Trachten  
**Agency:** Livable City Initiative  
**Phone:** 946-8562

## BACKGROUND:

The City acquired this Reuse Parcel through tax foreclosure and proposes to sell it to Mr. Abraham Waldman who will maintain and improve the sliver lot for use in conjunction with property he owns at 215-217 Edgewood Avenue. A recent site visit shows the subject lot free of debris and currently accessed from Orchard Street. The lot is simply open space directly behind 211 and 215 Edgewood Avenue.

**Prior City Plan Commission Actions:** None

## PLANNING CONSIDERATIONS:


As planned the City will subdivide MBP 316-0266-00101 and sell a S.F. [sliver lot B] as a rear yard extension. In this instance Mr. Waldman owns a 2-bay garage with access from Orchard Street. With that said the proposed 682 square foot Lot B is simply additional rear yard space.

Evaluation of the site was based on examination of the City Tax Map and a site visit as a survey was not submitted. The City proposes to sell the lot for \$1,023.00. The matter was presented at the November 16, 2011 PAD meeting and approved. The Commission has not addressed the issue of price.

## ADVICE:

The Commission finds the proposed reuse of the property suitable for the site in question and therefore recommends approval.

**ADOPTED:** December 21, 2011  
Edward Mattison  
Chair

**ATTEST:**   
Karyn M. Gilvarg A.I.A.  
Executive Director 120

