

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: 0 EDGEWOOD AVENUE, 0 ORCHARD STREET Lot A (MBP 316-0266-00101),
Land Disposition of Sliver Lot Portion for Parking Access (Kenneth Providence).
REPORT: 1459-08
ADVICE: Approval with Conditions

PROJECT SUMMARY:

Developer: Kenneth Providence
Disposition Price: \$337.00
Size: 1,348 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. Kenneth Providence who will maintain and improve the sliver lot for use in conjunction with property he owns at 211-213-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 1,348 S.F. [sliver lot A] as a rear yard extension. The L shaped lot will feature a 12' wide curb cut and driveway from Orchard Street that will access 3 proposed parking spaces. In the final analysis 211-213 Edgewood will comply with the mandatory 1 parking space per dwelling unit requirement of the RM-2 zone. Said parking spaces are positioned beyond the front yard setback of Orchard Street. Because three parking spaces are planned, and as the house at 423 Orchard Street abuts the proposed rear property line, the Commission notes either evergreen plantings or a fence shall be installed long the rear property line to buffer head light glare per Section 29.D of the New Haven Zoning Ordinance. The *Department of Transportation, Traffic and Parking* recommended the 12' wide curb cut.

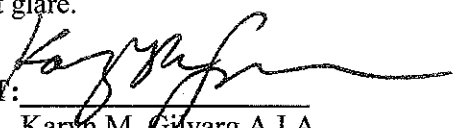
Evaluation of the site was based on examination of the City Tax Map and a site visit as a survey was not submitted. The City proposes to sell the lot for \$337.00. The matter was presented at the November 16, 2011 PAD meeting and approved. The Commission has not addressed the issue of price.

ADVICE:


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


1. A 12' wide curb cut shall be constructed to serve to allow a driveway access.
2. All parking spaces not within a building shall be provided with a suitable fence, wall or evergreen planting at least 5 feet in height, designed to screen noise, odors, visibility and headlight glare.

ADOPTED: December 21, 2011
Edward Mattison
Chair

ATTEST: 
Karyn M. Givarg A.I.A.
Executive Director 120




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

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|---|---|---|--|
| 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 |
|---|---|---|--|


0 Edgewood Avenue Parcels A & B
MBP 316-0266-00101

Produced by the
 Office of Information Technology
 Geographic Data Viewer

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Scale: 1" = 35 ft
Created: December 1, 2011



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