

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: 79 FILLMORE STREET, (MBP 167-0769-01900) Land Disposition Agreement of Sliver Lot [Kin Fai Property Corporation].
REPORT: 1475-06
ADVICE: Approval

PROJECT SUMMARY:

Developer: Kin Fai Property Corporation
Disposition Price: \$3,950.50
Site: 2,639 S.F.
Zone: RM-2
Use: Off street parking/additional land
Financing: Private
Subsidy: None
City Lead: Evan Trachten
Agency: Livable City Initiative
Phone: 946-8373

BACKGROUND:

The City acquired this parcel and proposes to sell it to the Kin Fai Property Corporation who will maintain the parcel for off-street parking in conjunction with the adjoining lot known as 75 Fillmore Street. A recent site visit shows a narrow vacant lot adjacent to a 3-family dwelling. During the March 13, 2013 visit assorted debris was found at the lot rear. In addition a mature street tree is located within the greenbelt before the site.

PLANNING CONSIDERATIONS:

The Commission notes the aforementioned street tree does not completely block access to the lot. As off street parking is planned, a curb-cut permit is required by the City. In addition because the site is within a RM-2 zone, front yard parking is prohibited within the 17' front yard setback.

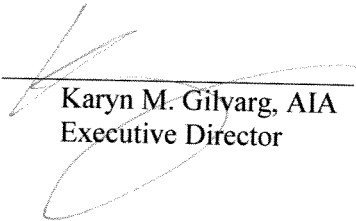
Evaluation of the site was based on examination of the City Tax Map and a site visit as a survey was not submitted. The City proposes to sell the lot for \$3,950.50 and the estimated cost of improvements is unknown. The Commission has not addressed the issue of price.

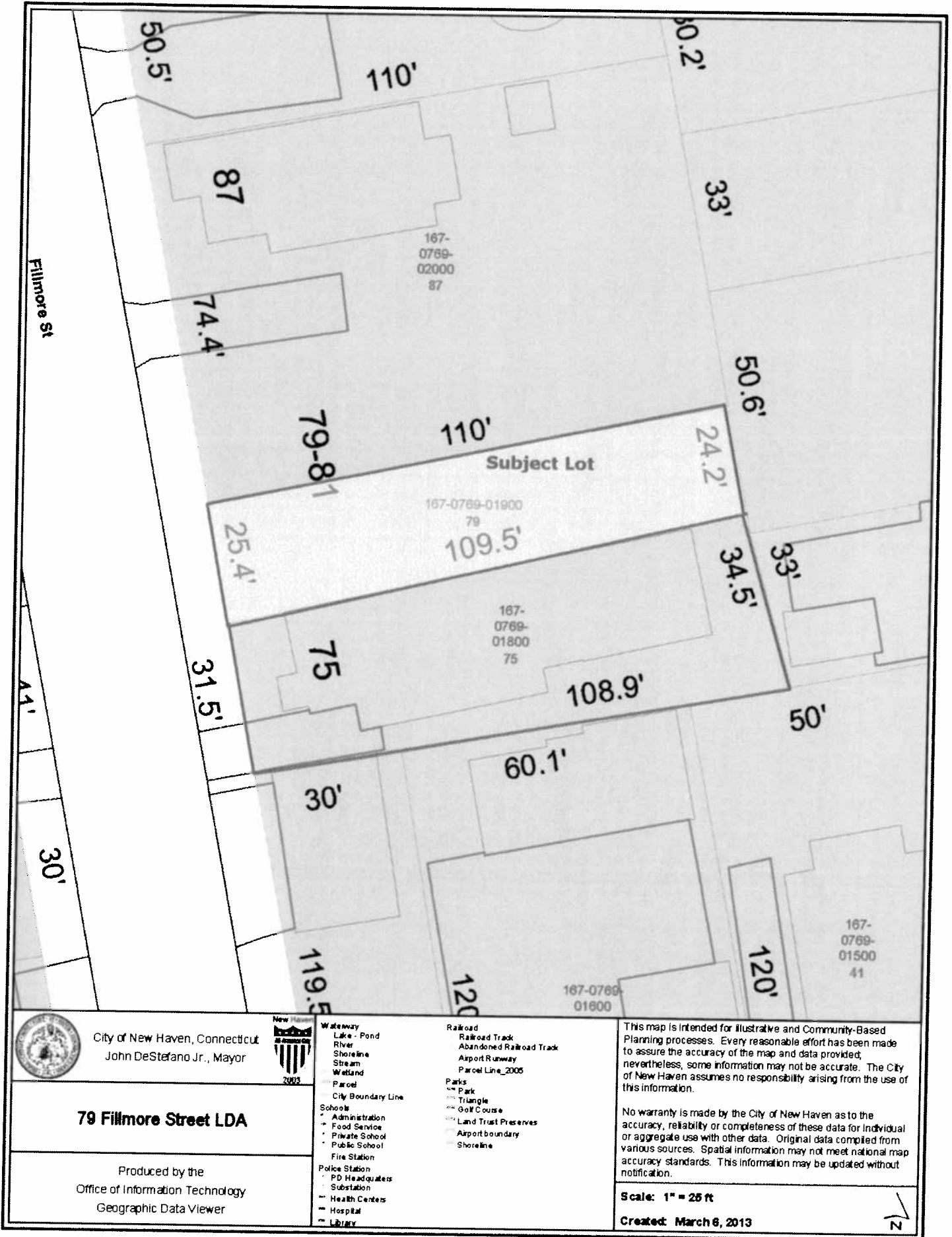
ADVICE:

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

ADOPTED: March 20, 2013
Edward Mattison
Chair

ATTEST:


Karyn M. Gilyarg, AIA
Executive Director



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



79 Fillmore Street LDA

Produced by the
Office of Information Technology
Geographic Data Viewer

- Waterway
- Life - 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.

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Scale: 1" = 25 ft

Created: March 6, 2013

