

**NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT**

**RE:** 168 FRANK STREET, Land Disposition of Sliver Lot (Neighborhood Housing Services of New Haven).  
**REPORT:** 1434-15  
**ADVICE:** Approval with Condition

**PROJECT SUMMARY:**

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**Developer:** Neighborhood Housing Services of New Haven  
**Disposition Price:** \$1.00  
**Site:** 3,485 sq.ft.  
**Zone:** RM-2  
**Use:** Driveway  
**Financing:** Not Provided  
**Subsidy:** None  
**City Lead:** Evan Trachten  
**Agency:** Livable City Initiative  
**Phone:** 946-8373

**BACKGROUND**

The City acquired Reuse Parcel TF- through tax foreclosure and proposes to sell it to Neighborhood Housing Services of New Haven for driveway use for 170 Frank Street. The abutter at 164 Frank Street was not current on taxes and so was not offered a portion of the lot. The subject parcel is located on a residential street near Truman School in the Hill neighborhood.

**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- for \$. 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.

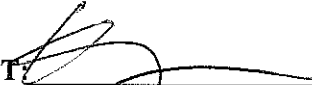
The subject lot is small and narrow, as are most of the lots on Frank Street. Consequently, on-street parking is common which causes traffic problems. This disposition will alleviate some of those traffic problems by providing off-street parking.

**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