

## NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

**RE:** 81 HALLOCK STREET, Land Disposition of sliver lot to be used as driveway and side yard (Grand Holding, LLC).  
**REPORT:** 1446-09  
**ADVICE:** Approval with Condition

### PROJECT SUMMARY:

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**Developer:** Grand Holding, LLC  
**Disposition Price:** \$1.00  
**Site:** 3,485 sq.ft.  
**Zone:** RM-2  
**Use:** Driveway and 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-301-0098-05200 through tax foreclosure and proposes to sell it to Grand Holding, LLC for driveway and side yard use. The entire parcel is being disposed to Grand Holding, LLC.

The subject parcel is located on a residential street near the intersection of Hallock Street and Congress Avenue 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-301-0098-05200 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. It measures 30.2' wide with a lot size of 3,485 square feet. The narrowness of the lot works against its development for residential use. The purchaser owns the abutting parcel at 83 Hallock Street, a nine unit apartment building on an irregular lot with no off street parking and very little yard space.


The disposition of this parcel offers the chance to provide some off street parking for tenants as well as some additional yard space. Many of the homes on this block of Hallock Street do not have off street parking, which only contributes to street congestion. Since the subject lot is not amenable to development and off street parking is a real need on this block, the best use of this property is to dispose of it for parking and yard space.

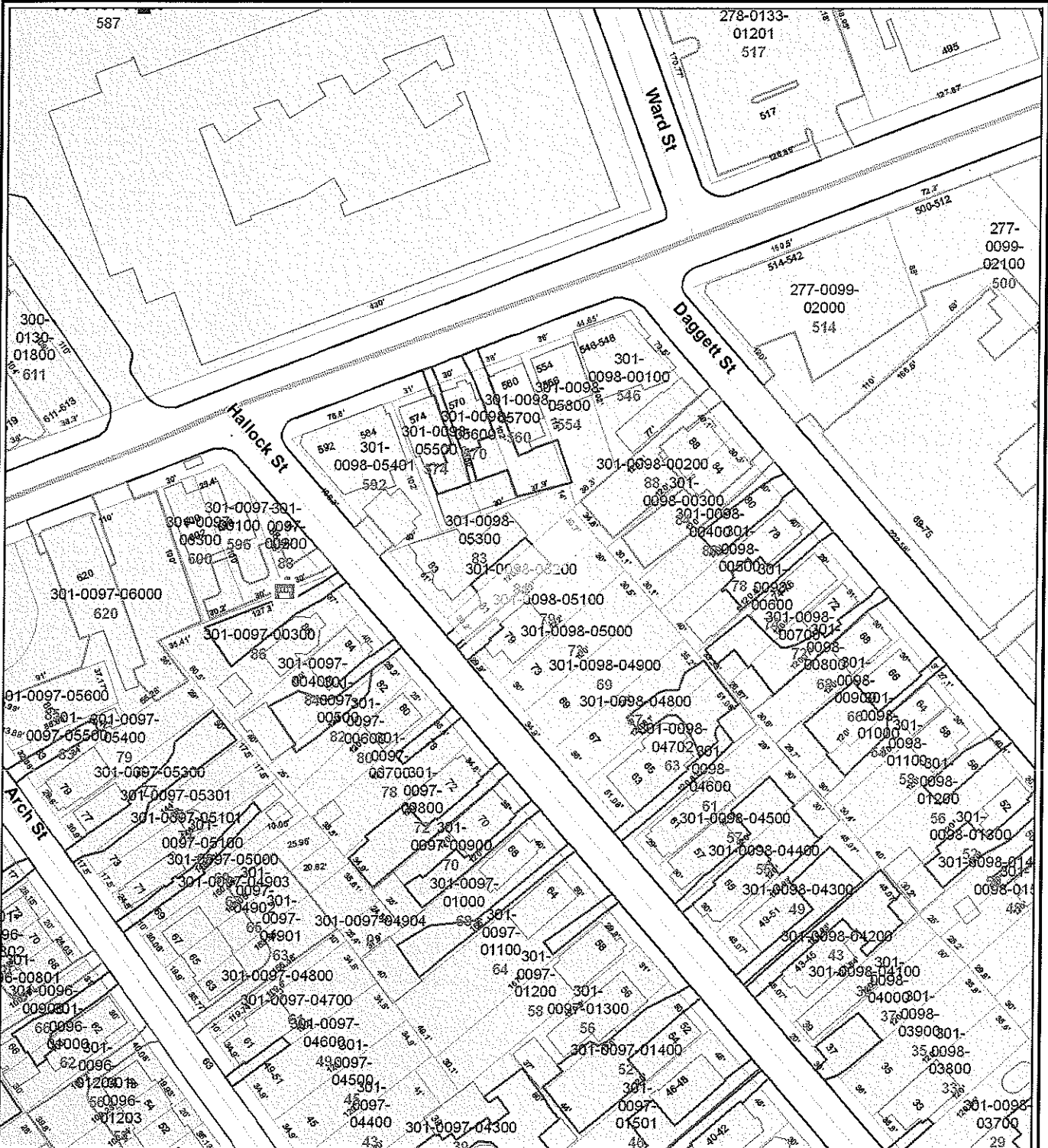

### ADVICE

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



**81 Hallock Street**

Produced by the  
Office of Information Technology  
Geographic Data Viewer

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| <ul style="list-style-type: none"> <li>Waterway</li> <li>Lake - Pond</li> <li>River</li> <li>Shoreline</li> <li>Stream</li> <li>Wetland</li> <li>Parcel</li> <li>City Boundary Line</li> <li>Schools</li> <li>Administration</li> <li>Food Service</li> <li>Private School</li> <li>Public School</li> <li>Fire Station</li> <li>Police Station</li> <li>PD Headquarters</li> <li>Substation</li> <li>Health Centers</li> <li>Hospital</li> <li>Library</li> </ul> | <ul style="list-style-type: none"> <li>Railroad</li> <li>Railroad Track</li> <li>Abandoned Railroad Track</li> <li>Airport Runway</li> <li>Parcel Line_2005</li> <li>Parks</li> <li>Park</li> <li>Triangle</li> <li>Golf Course</li> <li>Land Trust Preserves</li> <li>Airport boundary</li> <li>Shoreline</li> </ul> |
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Scale: 1" = 100 ft  
Created: November 9, 2010

