

## NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

**RE:** 0 HAVEN STREET, Disposition of sliver lot for driveway for #66 (Heriberto Cortes).  
**REPORT:** 1432-12  
**ADVICE:** Approval with Condition

### PROJECT SUMMARY:

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**Developer:** Heriberto Cortes  
**Disposition Price:** \$1.00  
**Site:** 1,307 sq.ft.  
**Zone:** RM-2  
**Use:** Driveway  
**Financing:** Not Provided  
**Subsidy:** None  
**City Lead:** Velma George  
**Agency:** Livable City Initiative  
**Phone:** 946-8373

### BACKGROUND

The City acquired Reuse Parcel TF-180-1749-01801 through tax foreclosure and proposes to sell it to Heriberto Cortes for use as a driveway.

The subject parcel is located on a residential street in the Fair Haven neighborhood near the intersection of Grand Avenue and Haven Street. Very narrow lots mark this area of Haven Street with small houses built a few feet from each other.

### 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-180-1749-01801 for \$1.00. The Commission has not addressed the issue of price. This item was presented at the August 19, 2009 PAD meeting and was approved without conditions.

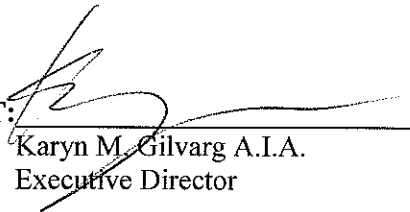
This lot is very narrow, being only 13' wide. Mr. Cortes lives next door at 66 Haven Street which lacks off-street parking. The purchase of this lot will give Mr. Cortes not only parking space but the side yard he also lacks. This disposition is in the best interest of the city as it provides off street 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:** September 16, 2009  
Edward Mattison  
Chair

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