

**NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT**

**RE:** 277 (aka 0) HIGHLAND STREET, Disposition of Sliver Lot for Side Yard to #279-281 (Wright).  
**REPORT:** 1439-19  
**ADVICE:** Approval with Condition

**PROJECT SUMMARY:**

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**Developer:** John C. & Virginia D. Wright  
**Disposition Price:** \$1.00  
**Site:** 3,920 sq.ft.  
**Zone:** RM-2  
**Use:** 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-254-0490-01400 through tax foreclosure and proposes to sell it to John C. & Virginia D. Wright for side yard use for property they own next door at 279-281 Highland Street.

The subject parcel is located on a short residential street at the corner of Sheffield Avenue in the Newhallville 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-254-0490-01400 for \$1.00. The Commission has not addressed the issue of price. This item was presented at the March 17, 2010 PAD meeting and was approved without conditions.

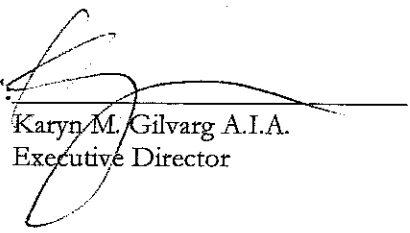
This lot is vacant, flat and clear of debris. The buyer owns the abutting lot at 279-281 Highland Street, a 3-family dwelling on a very narrow lot, only 35' wide. Consequently, there is very little yard space. Purchasing this subject lot will double the size of their lot. Thus tenants will gain yard space and off-street parking for at least some vehicles reducing street congestion.

**ADVICE**

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

1. Notice to Land Records at time of closing.

**ADOPTED:** April 21, 2010  
Edward Mattison  
Chair

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