

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: 80-82 HUDSON STREET, Disposition of sliver lots to be used as driveway/parking for #84 (Geraldine Brown).
REPORT: 1432-20
ADVICE: Approval with Condition

PROJECT SUMMARY:

Developer: Geraldine Brown
Disposition Price: \$1.00 per parcel
Site: 3,493 sq.ft. (combined)
Zone: RM-2
Use: Driveway/Parking
Financing: Not Provided
Subsidy: None
City Lead: Evan Trachten
Agency: Livable City Initiative
Phone: 946-8373

BACKGROUND

The City acquired Reuse Parcel TF's-320-0298-03700 & 320-0298-03600 through tax foreclosure and proposes to sell them to Geraldine Brown for use as driveway and parking. The subject parcels are located on a short residential street in the Dixwell 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's-320-0298-03700 & 320-0298-03600 for \$1.00 per parcel. 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.


The two subject parcels are extremely small. Combined they total less than 3,500 square feet. These lots have no realistic development potential making the disposition for driveway/parking use the only reasonable use. In addition, the purchaser, who lives at 84 Hudson Street, does not have off street parking. This disposition would solve that problem.

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