

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: 110 HURLBURT STREET. Disposition of sliver lot for use as side yard. (Gan Eden Chadash, LLC)
REPORT: 1534-08
ADVICE: Approval

PROJECT SUMMARY:

Developer: Gan Eden Chadash, LLC
Disposition Price: \$4,489.50 (\$1.50/SF)
Site: 2,993 SF
Zone: RM-2
Use: Side yard
Financing: Private
Subsidy: None
City Lead: Evan Trachten
Agency: Livable City Initiative
Phone: 203-946-8373

BACKGROUND:

The City acquired 110 Hurlburt Street in 2001 and proposes to sell it to Gan Eden Chadash, LLC, which will use the parcel as an additional side yard for the existing two-family home at 114 and 116 Hurlburt Street.

PLANNING CONSIDERATIONS:

Other portions of the lot have previously been sold to other neighboring home owners. The dimensions of the remaining lot are 20-feet wide by 144-feet long. Both the lot area and lot width are below the required minimum in the RM-2 zone, so use of the lot as a side yard is likely the highest and best use of the property.

ADVICE:

Approval

ADOPTED: August 16, 2017
Leslie Radcliffe
Acting Chair

ATTEST: 
Ted Stevens, AICP
Planner II