

# NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

**RE:** 273 JAMES STREET (1/2), Land Disposition of Sliver Lot as Side Yard (Davis).  
**REPORT:** 1444-15  
**ADVICE:** Approval with Condition

## PROJECT SUMMARY:

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**Developer:** Olivia N. Davis  
**Disposition Price:** \$1.00  
**Site:** 1,525 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-172-0766-03000 through tax foreclosure and proposes to sell one-half of it to Olivia N. Davis for side yard space. The other half will be disposed to the owner of the other abutting property.

The subject parcel is located on a short residential block on James Street between Market Street and Clay Street in the Fair Haven 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 one-half of TF-172-0766-0300 for \$1.00. The Commission has not addressed the issue of price. This item was presented at the July 21, 2010 PAD meeting and was approved without conditions.

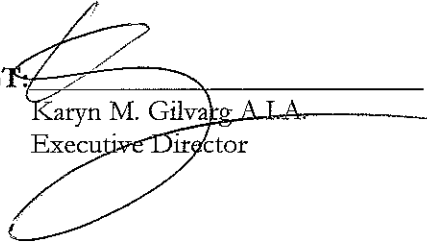
The subject parcel is flat and clear of debris. It is nonconforming as to minimum lot size (2,934 sq.ft.) and average lot width (30'). There is no curb cut for a driveway. Although the regulations permit a single-family home on a nonconforming lot, no person has expressed an interest in constructing a new dwelling. The lot is very narrow which makes it difficult to build on. Therefore, the best solution is to dispose one-half to each abutting property as additional, and needed, 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:** October 20, 2010  
Edward Mattison  
Chair

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



273 James Street

Clay

James



**NEW HAVEN CITY PLAN DEPARTMENT**

**273 JAMES ST**

**FILE ADDRESS MBP OWNER**  
**273 JAMES ST**  
**172 0766 03000**  
**CRIBS**

This map is based on 1997 aerial mapping. The City of New Haven cannot accept any responsibility for accuracy or completeness of this map. There are no warranties, expressed or implied.  
 Plot date: Sep 18, 2010; C:\PCBZA\lcpbz\_2\_1\_b.apr

