

## NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

**RE:** 48 KOSSUTH STREET - DISPOSITION  
**REPORT:** 1522-08  
**ADVICE:** Approval

### PROJECT SUMMARY

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**Purchaser:** Alexandra Munoz  
**Disposition Price:** \$15,000  
**Site:** 6,098 sq. ft.  
**Zone:** RM-2  
**Use:** Use for additional side yard area and off-street parking for 44 Kossuth Street.  
**Financing:** Private  
**Subsidy:** None  
**City Lead:** Evan Trachten  
**Agency:** Livable City Initiative  
**Phone:** 203-946-8373

### BACKGROUND

The property is currently a vacant city-owned lot. It is to be sold to an adjacent home-owner for use as additional yard area and off-street parking area.

### PLANNING CONSIDERATIONS

The dimensions of the lot are 37 feet wide and 160 feet deep. Because of the size of the transferred property (6,098 square feet) it will be possible in the future for the homeowner at 44 Kossuth Street to add up to three (3) additional units to the combined property at 44-48 Kossuth Street at some point in the future in compliance with the RM-2 zoning regulations for yard setbacks, height limits and required parking. This is a negotiated privately financed sale, so there are no terms contained in the proposed transfer agreement to preclude this option.

**ADVICE:**  
Approval

**ADOPTED:** September 21, 2016  
Edward Mattison  
Chair

**ATTEST:**   
Karyn M. Gilvarg, AIA  
Executive Director