

# NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

**RE:** 183 LLOYD STREET, Land Disposition Agreement as Additional Side Yard  
[Rivera].  
**REPORT:** 1455-10  
**ADVICE:** Approval

## PROJECT SUMMARY:

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**Developer:** Ms. Lydia Rivera  
**Disposition Price:** \$10,000  
**Site:** 5,050 S.F.  
**Zone:** RM-2  
**Use:** Side Yard  
**Financing:** Private  
**Subsidy:** None  
**City Lead:** Evan Trachten  
**Agency:** Livable City Initiative  
**Phone:** 946-8373

## BACKGROUND:

The City acquired this parcel through tax foreclosure and the City proposes to sell it to Ms. Lydia Rivera who will maintain and improve 183 Lloyd in conjunction with her adjoining property at 282 Exchange Street. The Commission notes Ms. Rivera also owns 279 and 281 Exchange Street (see attached map).

A recent site visit shows the mid block vacant lot bounded by Exchange and Lloyd Street. The site is currently well maintained and lot is buffered by a chainlink fence around the perimeter.

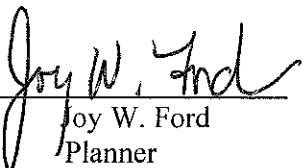
## PLANNING CONSIDERATIONS:

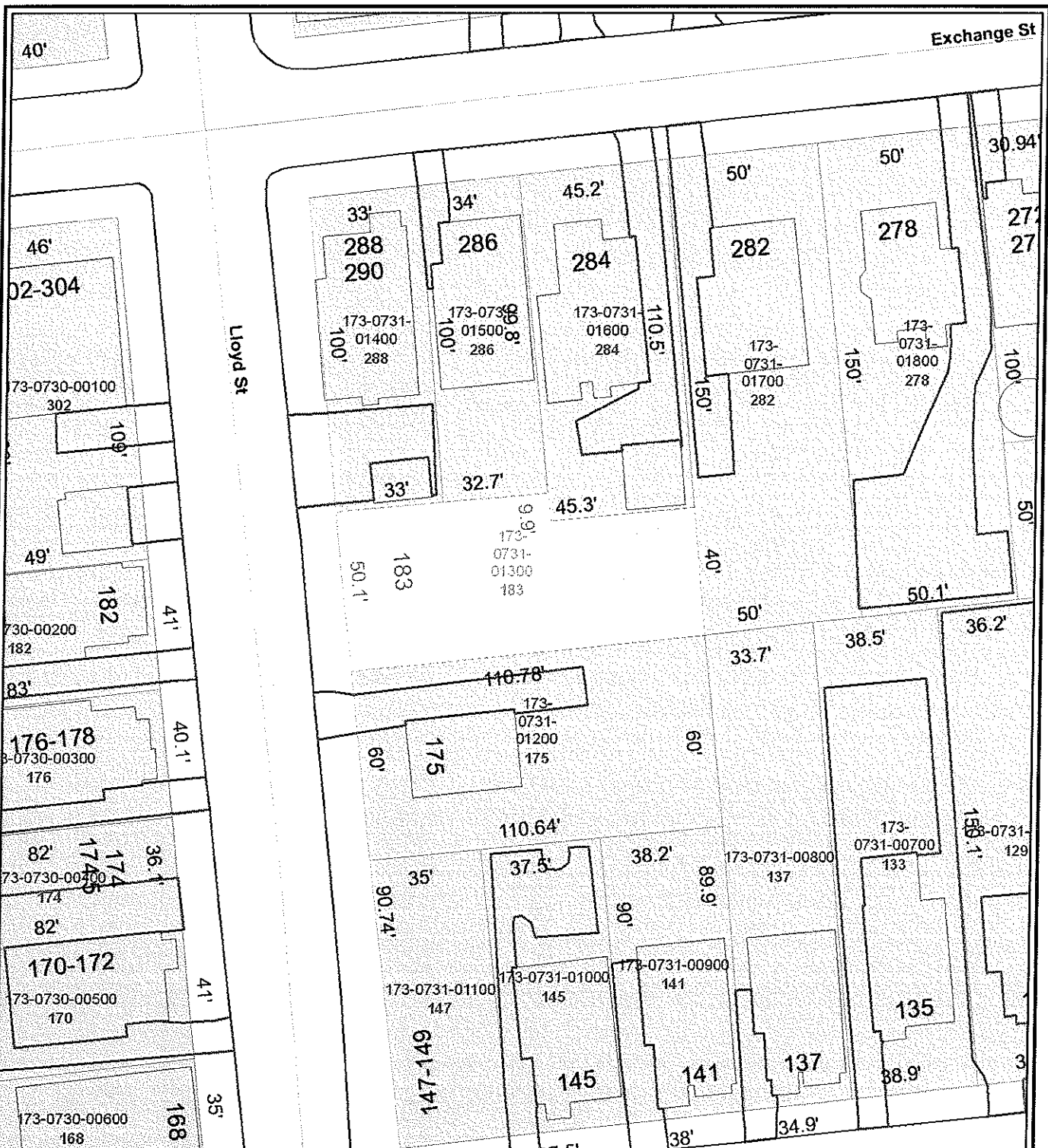
The Commission notes that as the Lot Area of 183 Lloyd is 5,050 S.F. Ms. Rivera reserves the long term option to develop a structure on site although additional zoning relief may be required. Evaluation of the site was based on examination of the City GIS Map and a site visit as a survey was not submitted. The City proposes to sell the lot for \$10, 000 and the estimated cost of improvements is unknown. The Commission does not address the issue of price.



## ADVICE:

The Commission finds the proposed reuse of the property suitable for the site in question and therefore recommends approval.

**ADOPTED:** August 17, 2011  
Roy Smith Jr.  
Vice Chair

**ATTEST:**   
Joy W. Ford  
Planner




 City of New Haven, Connecticut  
 John DeStefano Jr., Mayor  


**183 Lloyd St.**

Produced by the  
 Office of Information Technology  
 Geographic Data Viewer

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| <p><b>Waterway</b></p> <ul style="list-style-type: none"> <li>— Lake - Pond</li> <li>— River</li> <li>— Shoreline</li> <li>— Stream</li> <li>— Wetland</li> </ul> <p><b>Parcel</b></p> <ul style="list-style-type: none"> <li>▭ Parcel</li> <li>--- City Boundary Line</li> </ul> <p><b>Schools</b></p> <ul style="list-style-type: none"> <li>Ⓜ Administration</li> <li>Ⓜ Food Service</li> <li>Ⓜ Private School</li> <li>Ⓜ Public School</li> </ul> <p><b>Police Station</b></p> <ul style="list-style-type: none"> <li>Ⓜ Fire Station</li> <li>Ⓜ PD Headquarters</li> <li>Ⓜ Substation</li> </ul> <p><b>Health Centers</b></p> <ul style="list-style-type: none"> <li>Ⓜ Hospital</li> <li>Ⓜ Library</li> </ul> | <p><b>Railroad</b></p> <ul style="list-style-type: none"> <li>— Railroad Track</li> <li>— Abandoned Railroad Track</li> <li>— Airport Runway</li> <li>— Parcel Line_2005</li> </ul> <p><b>Parks</b></p> <ul style="list-style-type: none"> <li>Ⓜ Park</li> <li>Ⓜ Triangle</li> <li>Ⓜ Golf Course</li> <li>Ⓜ Land Trust Preserves</li> <li>Ⓜ Airport boundary</li> <li>Ⓜ Shoreline</li> </ul> |
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This map is intended for illustrative and Community-Based Planning processes. Every reasonable effort has been made to assure the accuracy of the map and data provided; nevertheless, some information may not be accurate. The City of New Haven assumes no responsibility arising from the use of this information.

No warranty is made by the City of New Haven as to the accuracy, reliability or completeness of these data for individual or aggregate use with other data. Original data compiled from various sources. Spatial information may not meet national map accuracy standards. This information may be updated without notification.

**Scale: 1" = 43 ft**  
**Created: August 18, 2011**