

## NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

**RE:** 120 MINOR STREET (1/2), Disposition of Sliver Lot for Sideyard & Off-Street Parking for #124 (Alexis Soterakis).  
**REPORT:** 1433-20  
**ADVICE:** Approval with Condition

### PROJECT SUMMARY:

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**Developer:** Alexis Soterakis  
**Disposition Price:** \$1.00  
**Site:** 17' x 121' (1/2 of lot) 1,996.5 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-277-0101-2400 through tax foreclosure and proposes to sell half of it to Alexis Soterakis for use as yard space. The other half is being disposed to the Regional Marchegian Society.

The subject parcel is located on a very short residential street between Cedar Street and Howard Avenue in the Hill 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 half of TF-277-0101-2400 for \$1.00. The Commission has not addressed the issue of price. This item was presented at the September 16, 2009 PAD meeting and was approved without conditions.


Mr. Soterakis owns the three-family house abutting to the west at #124 Minor Street. Although this property has off-street parking for tenants it lacks yard space. Disposing half of this lot creates yard space and increases the value of the lot while providing a amenity.

### 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 21, 2009  
Edward Mattison  
Chair

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