

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: 36 MONROE STREET, Land Disposition of sliver lot as driveway and side yard (Zbierzak).
REPORT: 1446-10
ADVICE: Approval with Condition

PROJECT SUMMARY:

Developer: Wieslaw Zbierzak
Disposition Price: \$1.00
Site: 3,049 sq.ft.
Zone: RM-2
Use: Driveway
Financing: Not Provided
Subsidy: None
City Lead: Evan Trachten
Agency: Livable City Initiative
Phone: 946-8373

BACKGROUND

The City acquired Reuse Parcel TF-172-0766-00100 through tax foreclosure and proposes to sell it to Wieslaw Zbierzak for driveway use.

The subject parcel is located on a residential street near the intersection of Monroe and Market Streets 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 TF-172-0766-00100 for \$1.00. The Commission has not addressed the issue of price. This item was presented at the October 20, 2010 PAD meeting and was approved without conditions.

The subject parcel is irregular in shape and nonconforming as to minimum lot size (3,049 sq.ft.) and average lot width. The front of the lot is 42' wide with the rear only 26' feet wide. The very small size and irregular shape preclude residential development.


The applicant's corner lot property at 52 Monroe Street is also nonconforming. It has only 4,603 sq.ft. of area and average lot width of only 33' along Market Street. Although there is a garage in rear of the lot, it lacks a curb cut. Disposing this property, which does have a curb cut, to Mr. Zbierzak will provide access to his parking area. Also, a conforming lot for zoning purposes will be created. The balance of this small lot can be devoted to yard space.

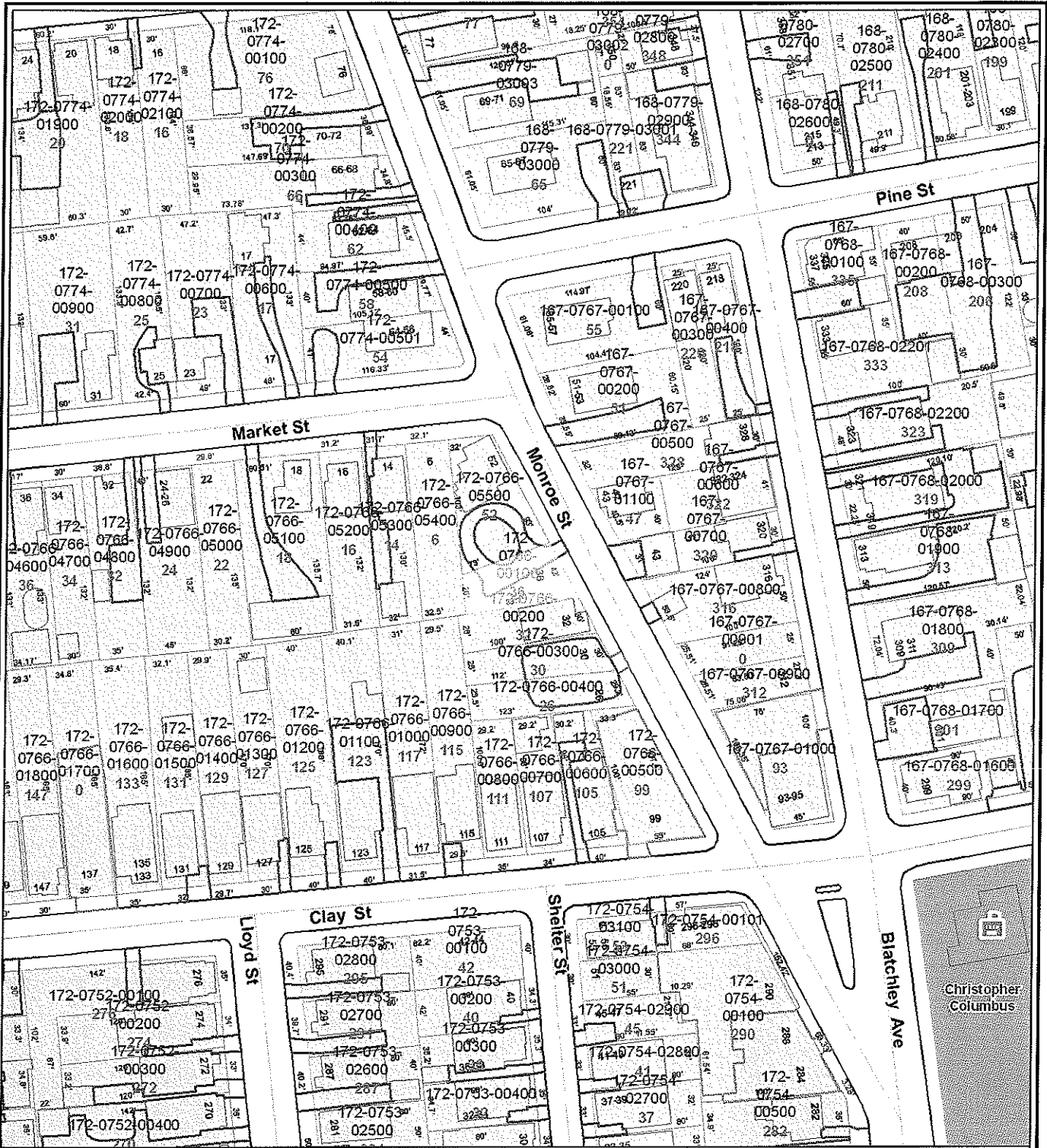
ADVICE

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: November 17, 2010
Edward Mattison
Chair

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



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



36 Monroe Street

Produced by the
Office of Information Technology
Geographic Data Viewer

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| <ul style="list-style-type: none"> Waterway Lake - Pond River Shoreline Stream Wetland Parcel City Boundary Line Schools Administration Food Service Private School Public School Fire Station Police Station PD Headquarters Substation Health Centers Hospital Library | <ul style="list-style-type: none"> Railroad Railroad Track Abandoned Railroad Track Airport Runway Parcel Line, 2005 Parks Park Triangle Golf Course Land Trust Preserves Airport boundary Shoreline |
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Scale: 1" = 100 ft

Created: November 9, 2010

