

## NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

**RE:** 208 MUNSON STREET, Land Disposition of sliver lot (Carroll).  
**REPORT:** 1433-23  
**ADVICE:** Approval with Condition

### PROJECT SUMMARY:

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**Developer:** Mark Carroll  
**Disposition Price:** \$1.00  
**Site:** 2,178 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-283-0346-01400 through tax foreclosure and proposes to sell it to Mark Carroll for side yard use.

The subject parcel is located on a residential street just to the south of Science Park and between Ashmun Street and Dixwell Avenue on the border of the Dixwell and Newhallville neighborhoods.

### **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-283-0346-01400 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.

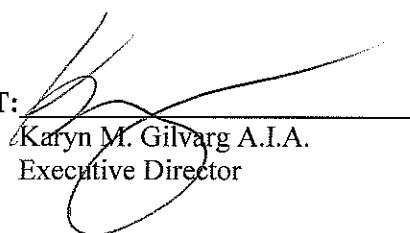
The subject parcel is very narrow at only 27.5' wide. It is also very undersized for the zone and too small for development. The abutting lot owned by Mr. Carroll is also very narrow having no useful side yard space. This disposition will create much needed yard space.

### **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 21, 2009  
Edward Mattison  
Chair

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