

## NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

**RE:** 273 MUNSON STREET, Disposition of sliver lot as garden and side yard (Vonetta).  
**REPORT:** 1446-11  
**ADVICE:** Approval with Condition

### PROJECT SUMMARY:

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**Developer:** Joe Vonetta  
**Disposition Price:** \$1.00  
**Site:** 3,485 sq.ft.  
**Zone:** IH  
**Use:** Garden and driveway  
**Financing:** Not Provided  
**Subsidy:** None  
**City Lead:** Evan Trachten  
**Agency:** Livable City Initiative  
**Phone:** 946-8373

### BACKGROUND

The City acquired Reuse Parcel TF-284-0392-00900 through tax foreclosure and proposes to sell it to Joe Vonetta for driveway and yard use.

The subject parcel is located on a street with residential uses in a heavy industrial zone. This parcel is at the western edge of the Winchester complex near the intersection with Shelton and Dixwell (a locator map showing the lot in context is attached to this report). The entire parcel is being disposed to Mr. Vonetta.

### 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-284-0392-00900 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 first twelve parcels in from the corner of Munson and Shelton on the north side of the street are residential. The balance of this side of the block is one large industrial lot. Residential uses are not permitted in the heavy industrial zone but the subject parcel and all other residential uses on this block pre-exist current zoning and so may continue. The Commission reiterates the subject parcel will not have a dwelling but will be used as yard space. A variance is not required prior to this disposition being completed.

The buyer owns and lives in an abutting parcel at 271 Munson Street. Although he has a driveway and back yard his lot is small. If it were in a RM-2 zone (the zone that has the smallest permitted lot size) it would be nonconforming. Disposing this parcel to the applicant would create a comfortable sized lot with an appreciable yard.


Retaining this lot for industrial purposes is not a realistic option because it is far too small for industrial use and is wedged between two residential uses. Therefore, the best use of the property is to dispose of it to this applicant to increase the livability and value of his property.

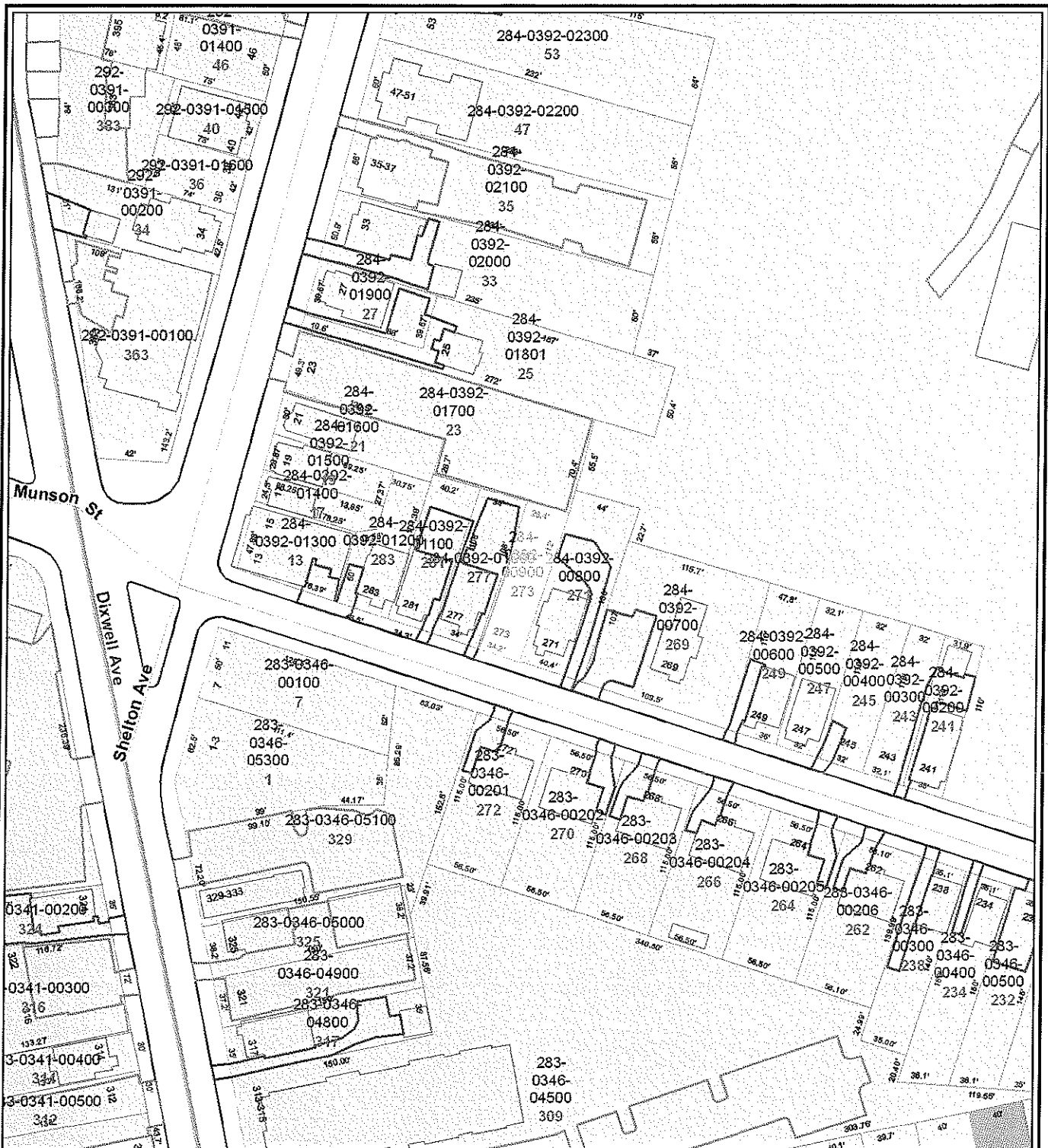
### ADVICE

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



- Waterway**
- Lake - Pond
  - River
  - Shoreline
  - Stream
  - Wetland
- Parcel**
- Parcel
  - City Boundary Line
- Schools**
- Administration
  - Food Service
  - Private School
  - Public School
- Police Station**
- Fire Station
  - PD Headquarters
  - Substation
- Health Centers**
- Hospital
  - Library

- Railroad**
- Railroad
  - Railroad Track
  - Abandoned Railroad Track
  - Airport Runway
  - Parcel Line\_2005
- Parks**
- Park
  - Golf Course
  - Land Trust Preserves
  - Airport boundary
  - Shoreline

**273 Munson Street**

Produced by the  
Office of Information Technology  
Geographic Data Viewer

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Scale: 1" = 100 ft

Created: November 9, 2010

