

## NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

**RE:** 102 PINE STREET. Disposition of sliver lot for use as a driveway and parking area. (Antonio and Luisa Santos and Maria Alves)  
**REPORT:** 1534-09  
**ADVICE:** Approval

### PROJECT SUMMARY:

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**Developer:** Antonio and Luisa Santos and Maria Alves  
**Disposition Price:** \$1,089.00 (\$0.25/SF)  
**Site:** 4,356 SF  
**Zone:** RM-1  
**Use:** Driveway and parking area  
**Financing:** Private  
**Subsidy:** None  
**City Lead:** Evan Trachten  
**Agency:** Livable City Initiative  
**Phone:** 203-946-8373

### BACKGROUND:


The City acquired 102 Pine Street in 2004 and proposes to sell it to Antonio and Luisa Santos and Maria Alves, who will use the parcel as a driveway and parking area for the existing single-family home at 100 Pine Street.

### PLANNING CONSIDERATIONS:

The dimensions of the remaining lot are 59-feet wide by 75-feet long. The lot is below the required minimum size in the RM-1 zone, so use of the lot as a driveway and parking area for a home that currently has neither is likely the highest and best use of the property.

**ADVICE:**  
Approval

**ADOPTED:** August 16, 2017  
Leslie Radcliffe  
Acting Chair

**ATTEST:**   
Ted Stevens, AICP  
Planner II