

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: 20 ALTON STREET, Land Disposition of portion of sliver lot (Serna & Mallma).
REPORT: 1433-24
ADVICE: Approval with Conditions

PROJECT SUMMARY:

Developer: Luz M. Serna & Ruben Mallma
Disposition Price: \$1.00
Site: 24'x37' (888 sq. ft. portion of lot)
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-172-0776-01200 through tax foreclosure and proposes to sell a portion of it to Luz M. Serna & Ruben Mallma for driveway use. This lot will be disposed to three abutters, Mr. Calderon, Mr. Almonte, and Mr. Mallma.

The subject parcel is located on a short residential street near the intersection of Main Street and Monroe Street 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 a portion of TF-172-0776-01200 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.

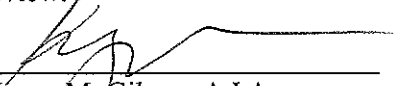
Mr. Mallma and Ms. Serna live at #49 Main St. at the intersection of Alton St. and Main St. They own a three-unit building that lacks sufficient off-street parking. Disposing a portion of this lot to these buyers will provide ample space to construct a driveway, thus removing vehicles from the street.

ADVICE

The Commission finds the proposed reuse of the property suitable for the site in question and recommends approval with conditions:

1. Notice to Land Records at time of closing.
2. Prior to closing, a parking plan shall be submitted to the City Plan Department to determine if zoning relief for front yard parking is required. If zoning relief is necessary it shall be obtained prior to closing.
3. Paved parking for other than residents and guests will require Site Plan Review.

ADOPTED: October 21, 2009
Edward Mattison
Chair

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