

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: 159 SALTONSTALL AVENUE, Disposition of Surplus Land as side yard and parking (Garage) for #163 (Asdrubal Bernier).
REPORT: 1440-14
ADVICE: Approval with Condition

PROJECT SUMMARY:

Developer: Asdrubal Bernier
Disposition Price: \$10,000
Site: 5,663 sq.ft.
Zone: RM-2
Use: Side yard and garage
Financing: Not Provided
Subsidy: None
City Lead: Evan Trachten
Agency: Livable City Initiative
Phone: 946-8373

BACKGROUND

The City acquired Reuse Parcel TF-173-0719-00800 through tax foreclosure and proposes to sell it to Asdrubal Bernier for side yard and garage.

The subject parcel is located on a residential street at the intersection of Saltonstall Avenue and Lloyd Street in the Fair Haven neighborhood. Mr. Bernier has been maintaining the lot at his own expense for some time.

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-173-0719-00800 for \$10,000. The Commission has not addressed the issue of price. This item was presented at the April 21, 2010 PAD meeting and was approved without conditions.

The developer's home is at #163 Saltonstall Avenue, a lot having only 2,614 sq.ft. and being only 23' wide. He has no driveway space and only a small rear yard. The purchase of the subject lot will increase his land holding to 8,277 sq.ft. Mr. Bernier has expressed an interest in converting his house into a two family dwelling and building a garage for the vehicles.

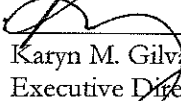
If the subject lot was sold to a developer a house could be built that included off-street parking, but only for that house, and variances would be required because as a corner lot there are two, 17-foot front yard setbacks. Mr. Bernier would still not have off street parking. However, disposing this lot to Mr. Bernier would, in effect, accomplish the same density (two dwellings) but would provide off street parking for each dwelling unit, a net positive. Given the fact that many homes in this area have very small lots and no off street parking, this disposition is the best option for the city.

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: May 19, 2010
Edward Mattison
Chair

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