

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: 189 SHELTON AVENUE, Land Disposition Agreement of Sliver Lot for Driveway [Nelson].
REPORT: 1471-10
ADVICE: Approval with Condition

PROJECT SUMMARY:

Developer: Mr. Calvin Nelson, Jr.
Disposition Price: \$320.25
Site: 1,281 S.F.
Zone: RM-2
Use: Additional Land
Financing: Private
Subsidy: None
City Lead: Evan Trachten
Agency: Livable City Initiative
Phone: 946-8373

BACKGROUND:

The City acquired this parcel and proposes to sell it to Mr. Calvin Nelson, Jr. who will maintain the parcel in conjunction with his adjoining lots at 185 Shelton and 137-139 Thompson Street. A recent site visit shows the odd-shaped lot bounded by the Farmington Canal Greenway and Thompson Street. The former single story commercial structure has been demolished and only the slab base remains. Staff notes there is ample space for a curb-cut access from Shelton Avenue.

PLANNING CONSIDERATIONS:

Mr. Nelson's intent is to create a driveway access that will serve his neighboring properties and to buffer the lot with fencing. A proposed site plan was not submitted. For that reason staff notes this site is in the RM-2 zone where front yard parking (first 17' from Shelton Avenue) is prohibited per Section 29.C. of the New Haven Zoning Ordinance. The triangle shaped street block may compound the matter. To ensure compliance, a detailed site plan showing all proposed parking and driveway access must be submitted to the City Plan Department for review and approval.

Evaluation of the site was based on examination of the City Tax Map and a site visit as a survey. The City proposes to sell the sliver lot for \$320.25 and the estimated cost of improvements is not known. The Commission has not addressed the issue of price.

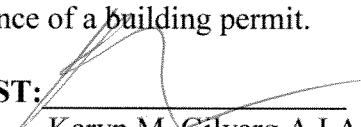
The proposed LDA is in keeping with the Livable City Initiative mission which is to reduce neighborhood density by merging parcels when possible in an effort to increase the average lot sizes, namely to provide off street parking, play space and additional side yards in neighborhoods where side yards are scarce.

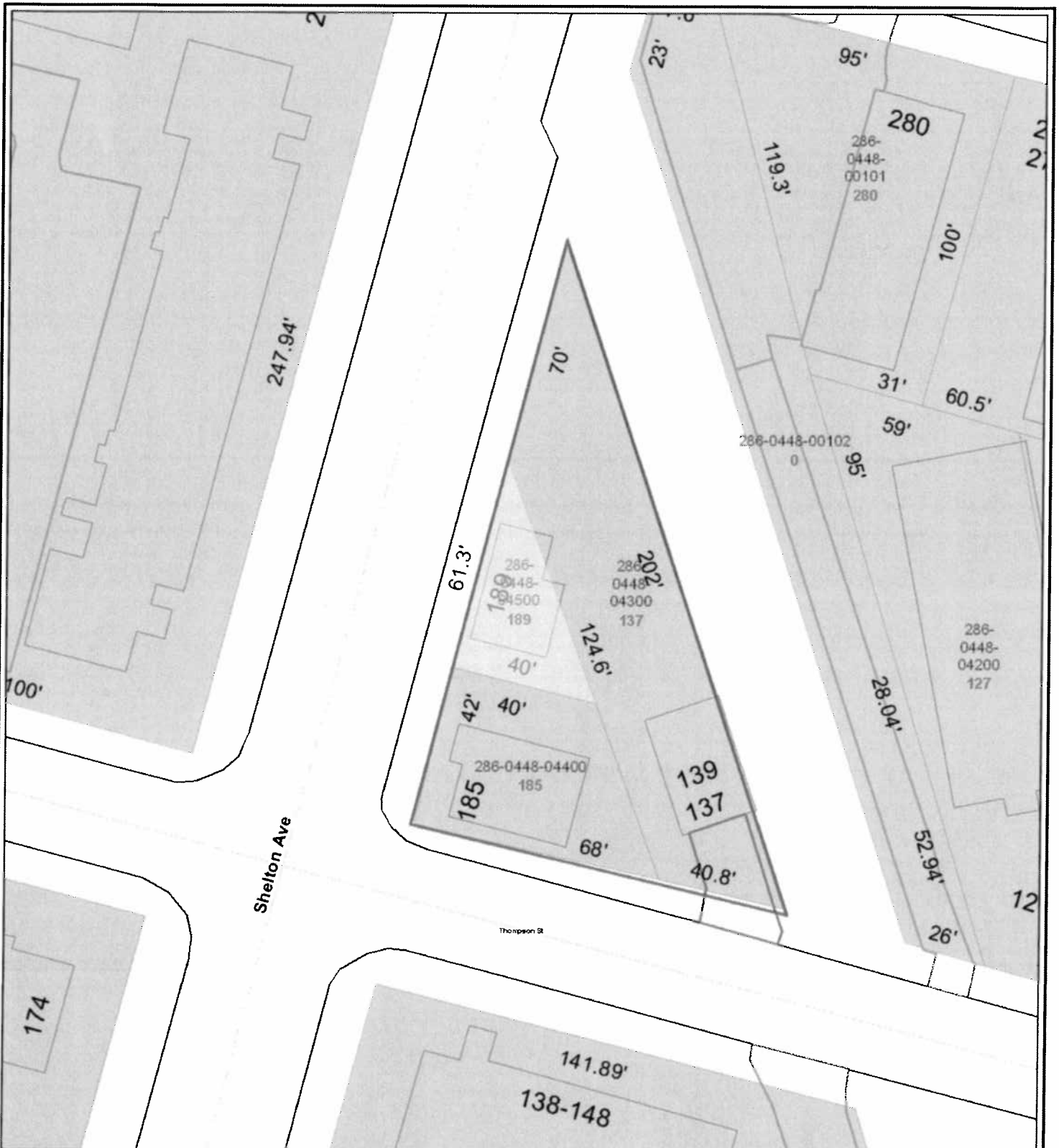
ADVICE:


Because the proposed sale will accommodate off street parking and green space the Commission finds the proposed reuse of the property suitable for the site in question and therefore recommends approval with condition:

1. A detailed site plan showing all proposed parking and driveway access shall be submitted to the City Plan Department for review and approval prior to issuance of a building permit.

ADOPTED: November 20, 2012
Edward Mattison
Chair

ATTEST:

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




 City of New Haven, Connecticut
 John DeStefano Jr., Mayor

- New Haven 2003**
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| <ul style="list-style-type: none"> Waterway — Lake - Pond — River — Shoreline — Stream — Wetland Parcel — City Boundary Line Schools — Administration — Food Service — Private School — Public School — Fire Station Police Station — PD Headquarters — Substation — Health Centers — Hospital — Library | <ul style="list-style-type: none"> Railroad — Railroad Track — Abandoned Railroad Track — Airport Runway — Parcel Line_2005 Parks — Park — Triangle — Golf Course — Land Trust Preserves — Airport boundary — Shoreline |
|--|---|

189 Shelton Avenue LDA

Produced by the
 Office of Information Technology
 Geographic Data Viewer

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Scale: 1" = 40 ft
Created: November 14, 2012