

## NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

**RE:** 94 SHELTON AVENUE, (MBL 292-0409-02100) Land Disposition of Sliver Lot (Venessa Mix).

**REPORT:** 1481-10

**ADVICE:** Approval with Conditions

### PROJECT SUMMARY:

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**Developer:** Venessa Mix  
**Disposition Price:** \$1.50 per sq. ft.  
**Site:** 1742 sq. ft.  
**Zone:** RM-2  
**Use:** Driveway to access rear yard of 96 Shelton Avenue  
**Subsidy:** None  
**City Lead:** Evan Trachten  
**Agency:** Livable City Initiative  
**Phone:** 946-8373

### BACKGROUND

The City proposes to sell Parcel TF-292-0409-02100 to Venessa Mix. Ms. Mix is the owner of a 4 family rental unit located at 96 Shelton Avenue. The sliver lot runs the entire length of the south side of 96 Shelton Avenue. Ms. Mix would like to create a driveway running the length of the sliver lot to allow for parking in the rear of the rental property. Ms. Mix's current property has a curb cut and dilapidated driveway that abuts the sliver lot.

### PLANNING CONSIDERATIONS

Evaluation of the site was based on examination of the LCI PAD submission materials, the zoning regulations and the geographic information system. A staff site visit revealed the parcel is free and clear of debris and has an existing curb cut that allows access to Ms. Mix's property adjacent to the parcel. A new curb cut will be required to replace the existing deteriorated curb cut.

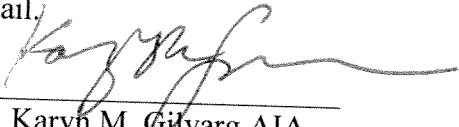
### ADVICE

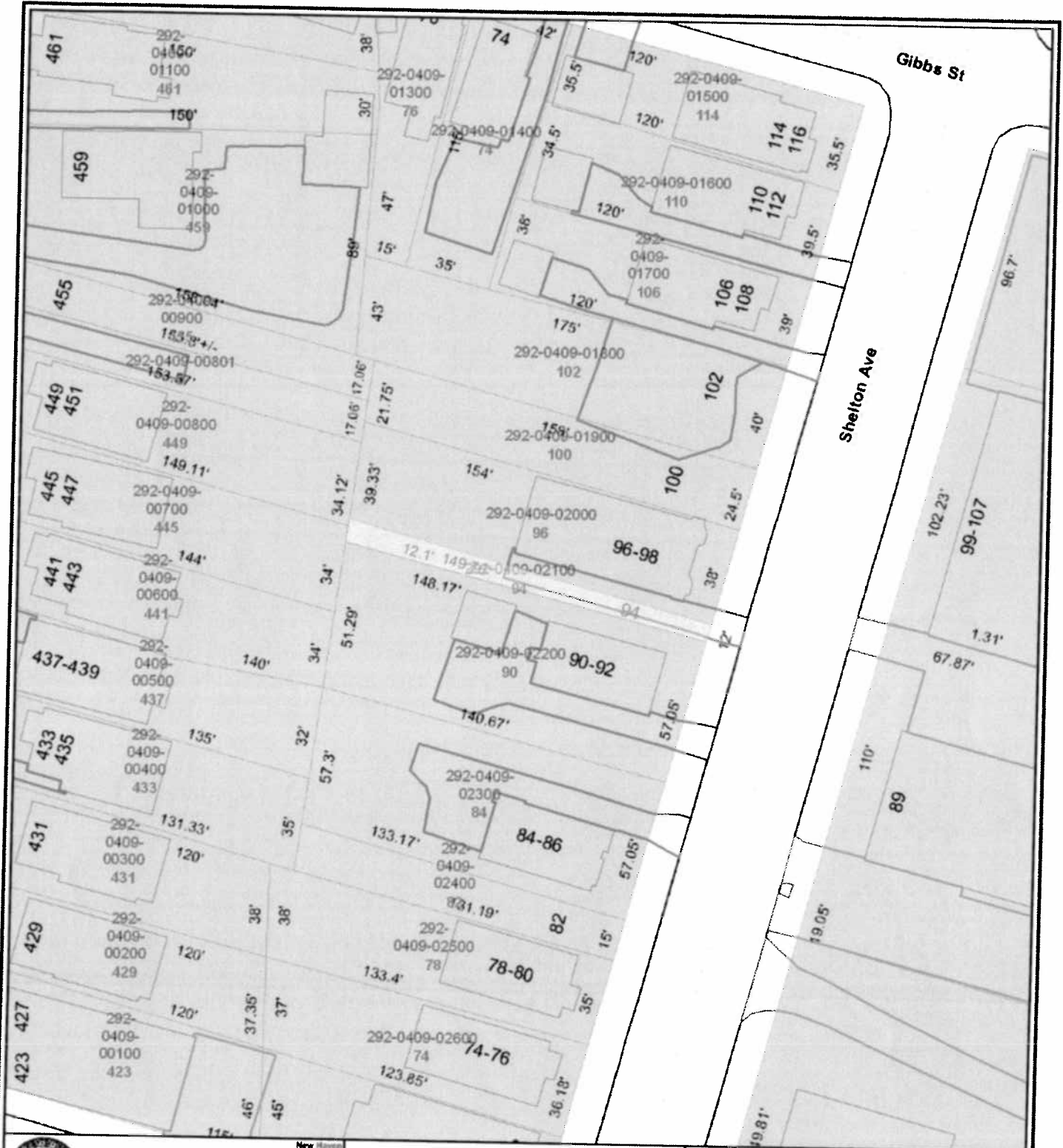
The Commission finds the proposed reuse of the property suitable for the site in question and recommends approval with conditions:

1. Notice to Land Records at time of closing.
2. Curb cut to be replaced in accord with standard City detail.

**ADOPTED:** July 31, 2013  
Edward Mattison  
Chair

**ATTEST:**

  
Karyn M. Gilvarg AIA  
Executive Director



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



**1481-10 94 Shelton Avenue**

Produced by the  
Office of Information Technology  
Geographic Data Viewer

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

This map is intended for illustrative and Community-Based Planning processes. Every reasonable effort has been made to assure the accuracy of the map and data provided; nevertheless, some information may not be accurate. The City of New Haven assumes no responsibility arising from the use of this information.

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Scale: 1" = 55 ft

Created: July 23, 2013

