

## NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

**RE:** 72 GOODYEAR STREET. Disposition of a sliver lot for use as off-street parking and yard area. (Applicant: 66 Goodyear LLC and Lionheart Holdings Group LLC)  
**REPORT:** 1580-06  
**ADVICE:**

### PROJECT SUMMARY:

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**Applicants:** 66 Goodyear LLC & Lionheart Holdings Group LLC  
**Disposition Price:** \$2,289.75  
**Site:** 3,049 SF (1,524.5 SF per applicant)  
**Zone:** RM-1  
**Use:** Parking & side yard  
**Financing:** Private  
**Subsidy:** None  
**City Lead:** Evan Trachten  
**Agency:** Livable City Initiative  
**Phone:** 203-946-8373

### BACKGROUND:

LCI proposes to evenly split the 3,049 SF sliver lot located at 72 Goodyear Street between adjacent property owners (at 66 Goodyear Street and 74 Goodyear Street). The applicants will utilize the land for additional parking and yard area.


### PLANNING CONSIDERATIONS:

The proposal will create more on-site parking spaces for two existing residential developments (one two-family and one three-family). The site is a narrow, non-conforming lot where residential development is not feasible.

### ADVICE:

Approval. The Commission encourages LCI staff to consult with neighbors and non-profit partners in the urban agriculture and open space preservation sectors regarding the potential for similar vacant sites to be utilized as public open space and/or community gardens.

**ADOPTED:** January 20, 2021  
Ed Mattison  
Chair

**ATTEST:**   
Aicha Woods  
Executive Director, City Plan Department