

# NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

**RE:** 89 READ STREET, Disposition of Sliver Lot for side yard (future owner-occupant of #93).  
**REPORT:** 1440-15  
**ADVICE:** Approval with Condition

## PROJECT SUMMARY:

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**Developer:** To be Determined  
**Disposition Price:** \$1.00  
**Site:** 2,614 sq.ft.  
**Zone:** RM-2  
**Use:** Yard Space  
**Financing:** Not Provided  
**Subsidy:** None  
**City Lead:** Evan Trachten  
**Agency:** Livable City Initiative  
**Phone:** 946-8373

## BACKGROUND

The City acquired Reuse Parcel TF-288-0523-03000 through tax foreclosure and proposes to sell it to the future owner of #93 Read Street, a Habitat for Humanity owned home.

The subject parcel is located on a residential street at the intersection of Read Street and Shepard Street in the Newhallville 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 TF-288-0523-03000 for \$1.00. 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.

Habitat for Humanity owns the two-family dwelling at #93 Read Street, directly abutting the subject parcel. A buyer for the existing home is being explored. The City wishes to dispose of the subject lot to that future buyer and seeks prior approval to do that.

The subject parcel is flat and clear of debris. It is very small having only 2,614 sq.ft. of area and a width of only 25'. It is much too small for any separate development and the abutting lot has very little yard space itself and no off street parking. Therefore the best interests of the City would be served by disposing this lot to the future owner of #93. This would accomplish three things: create much needed yard space, provide off street parking, and create a conforming lot.

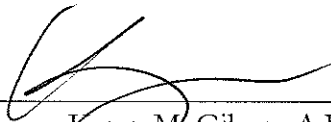
## ADVICE

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