

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: 37 ADELINE STREET, Disposition of 1/2 of Sliver Lot for side-yard/driveway (Santiago).
REPORT: 1440-17
ADVICE: Approval with Condition

PROJECT SUMMARY:

Developer: Milagros I. Santiago
Disposition Price: \$1.00
Site: 2,325 sq.ft. (1/2 of lot)
Zone: RM-2
Use: Side yard/driveway
Financing: Not Provided
Subsidy: None
City Lead: Evan Trachten
Agency: Livable City Initiative
Phone: 946-8373

BACKGROUND

The City acquired Reuse Parcel TF-303-0067-00900 through tax foreclosure and proposes to sell 1/2 of it to Milagros I. Santiago for side yard and driveway use.

The subject parcel is located on a residential street near the intersection of Adeline Street and West Street in the Hill 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 1/2 of TF-303-0067-00900 to Milagros I. Santiago for \$1.00. The other half will be sold to Sandra Garzon. 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 subject parcel is clear of a building and slopes gently to the rear. Both abutters appear to be using the lot for parking in anticipation of the disposition.

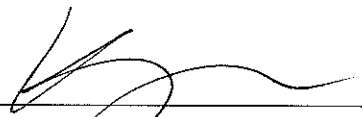
The lot is nonconforming as to both area and width. It is not conducive to development. The two purchasers lots are also nonconforming as to size and width, as are most of the lots in the immediate area. Disposing this lot to the abutters creates extra yard space and off street parking.

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